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LAND USE PLAN ELEMENT
TOWNSHIP OF MONTVILLE



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Community Planning
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**DRAFT LAND USE PLAN ELEMENT
OF THE MASTER PLAN
TOWNSHIP OF MONTVILLE
MORRIS COUNTY, NEW JERSEY**

PREPARED FOR:

**TOWNSHIP OF MONTVILLE PLANNING BOARD
BA #2057.06**

The original document was appropriately signed and sealed on _____ in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

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1. INTRODUCTION

1.1 Overview

The 2010 Township of Montville Land Use Plan Element of the Master Plan is part of a continuing comprehensive planning tradition initiated by the Township fifty years ago, when the Township adopted its first comprehensive master plan in 1960. The planning board has adopted a number of master plan reports and documents since then, adopting two more comprehensive plans in 1977 and 1993, five statutory reexaminations of the master plan between 1984 and 2009, and three housing elements/fair share plans, the most recent being adopted this year. Each of these plans and reports had been designed to guide the future development of the community, in a manner consistent with sound planning criteria and the applicable statutory requirements.

The Township proceeded with this 2010 endeavor recognizing the need to update its plan and provide a comprehensive and coordinated long-range approach to guide the growth, development and physical improvements of the community. The Township also proceeded recognizing that its Land Use Plan was no longer current and needed to be updated, and to ensure that the community's planning efforts remain consistent with the applicable provisions of the Municipal Land Use Law (MLUL). The State statute mandates that all zoning regulations be predicated on an up-to-date Land Use Plan.

This report recognizes that Montville is a microcosm of northern New Jersey. It is comprised of a variety of residential areas that range from older established communities on small lots, to conventional subdivision developments on large lots. It also includes a number of townhouse and multi-family residential developments, neighborhood shopping areas, and substantial office and light industrial activity. In addition, the Township is comprised of large areas of woodlands, open space, steep slopes, wetlands, and streams.

These factors, plus the Township's location in the Highlands region, affirm the need for an appropriate planning response that ensures that any future development respects the Township's environmental features. It necessitates a planning response that focuses on a broad array of issues, which range from the protection of the attractive physical features which typify the area, maintaining and enhancing the established character of the developed sections of the community, encouraging enhanced commercial development in appropriate locations, and identifying those areas warranting an upgraded planning and zoning approach to development, while establishing a prioritized procedure to preserve, protect, and acquire valued open space properties.

This document consists of four basic sections. The first section sets forth the specific objectives, principles, assumptions, policies and standards upon which the Land Use Plan recommendations are based. It includes general goals and objectives for the community as a whole, as well as detailed goals and objectives intended for specific areas of the Township.

The second section of this document sets forth the Land Use Plan recommendations that resulted from the formulation of the goals and objectives. The plan is directed to the immediate needs of the community and is intended to serve as the basis for development for at least six years, in

accordance with the provisions of the MLUL, and also incorporates longer range planning considerations.

The third section of this document presents an evaluation of the Plan's relationship to other plans that impact Montville. This evaluation includes a review of planning in adjoining municipalities and Morris County as a whole, as well as an assessment of the State Development and Redevelopment Plan (SDRP) recommendations as they pertain to the Township. In addition, this section includes discussion on the relationship of the Land Use Plan with the Highlands Regional Master Plan.

The final section provides the obligatory background data required to be compiled in conjunction with the formulation of the Land Use Plan recommendations. This background data includes information on Montville's regional location, existing land use and zoning, environmental features, utilities, population, housing and recent development activity.

The Land Use Plan is an official guide for the Township's future growth and development, and is to be used by the Planning Board, Governing Body, Zoning Board of Adjustment, and the citizens of the community. It is intended to be part of the continuing process which will be subject to periodic review and amendment.

1.2 Legal Requirements for Master Plan

The Municipal Land Use Law (MLUL) establishes the legal requirement and criteria for the preparation of a master plan and reexamination report. The Planning Board is responsible for the preparation of the master plan and its reexamination. These documents may be adopted or amended by the Board only after a public hearing. The Board is required to prepare a review of the plan at least once every six years.

The MLUL identifies the required contents of a master plan and the master plan reexamination reports. The statute requires that the master plan include the following:

- A statement of goals, objectives and policies upon which the proposals for the physical, economic and social development of the municipality are based.
- A land use element that takes into account physical features, identify the existing and proposed location, extent and intensity of development for residential and non-residential purposes, and states the relationship of the plan to any proposed zone plan and zoning ordinance.
- The preparation of a housing plan and recycling plan by the municipality.

In addition, the MLUL identifies a number of other plan elements that may be incorporated into a comprehensive master plan document, such as circulation, open space, recreation, community facilities, and historic preservation plan elements, but these are not obligatory elements.

The master plan gives the community the legal basis to control development in the municipality. This is accomplished through the adoption of development ordinances which implement the plan's recommendations.

1.3 Previous Master Plan Efforts Undertaken By the Township

The Township adopted its most recent comprehensive revision of its original 1960 master plan in 1993. The 1993 master plan included a Land Use Plan Element as well as Circulation, Community Facilities and Open Space, Sidewalk/Walkway, Historic Preservation, and Recycling Plan Elements. Since the preparation of this plan, various amendments have been made, including updates to the Land Use Plan Element (1996), Housing Element and Fair Share Plan (1996 and 2010), Recreation and Open Space Plan Element (2001), and Stormwater Management Plan Element (2005). The Township has also adopted periodic reexamination reports in 1997, 2003 and 2009.

In addition to the above, the Township has also prepared a number of studies and master plan updates in recent years targeted to specific areas of the municipality. The initial such master plan effort was prepared and subsequently adopted by the Planning Board in 2008 for the Towaco Center portion of the Route 202 corridor. Subsequently, in April 2010, the Planning Board adopted a master plan element prepared for the westerly portion of the Route 202 corridor, extending from the Town of Boonton municipal border eastward to Towaco. Finally, the Township has undertaken several area-specific studies as part of this Land Use Plan update, including the Lake Valhalla community, the Changebridge Road corridor, and the Route 46/Bloomfield Avenue corridors. The planning recommendations established for each of these areas have been incorporated into the Land Use Plan section of this document.

Lastly, the Township has also recently prepared a draft Highlands master plan element that is currently in the process of review. This draft Highlands document, prepared in 2009, pertains to the portion of the Township that lies within the Preservation Area of the Highlands Region. Although Montville has land area within both the Highlands Preservation and Planning Areas, the Township elected to petition for Highlands Plan Conformance only for the Preservation Area portion of the municipality. This draft Highlands Master Plan Element was submitted to the Highlands Water Protection and Planning Council on December 8, 2009 and may be adopted by the Township upon completion of the Highlands review.

This 2010 Land Use Plan Element is a continuation of the recent efforts by the Township to establish a comprehensive plan to guide the future growth and development of Montville. It builds upon the prior planning activities described above and is designed to ensure that the Township's master plan remains current and is consistent with the applicable statutory criteria. It is anticipated that the Township will prepare additional updates to various master plan elements, including circulation and recreation/open space, following the adoption of this Land Use Plan Element.

2. GOALS AND OBJECTIVES

The Municipal Land Use Law requires that all municipal master plans set forth a statement of objectives, principles, assumptions, policies and standards upon which the master plan recommendations are based. This section of the Montville Land Use Plan sets forth the Township's goals, objectives and supportive policy statements.

2.1 General Objectives

The Land Use Plan is predicated on the following general objectives, which correspond to the purposes of planning and zoning as set forth in the Municipal Land Use Law:

1. To encourage Township actions to guide the appropriate use or development of all lands in Montville, in a manner which will promote the public health, safety, morals and general welfare.
2. To secure safety from fire, flood, panic and other natural and man-made disasters.
3. To provide adequate light, air and open space.
4. To ensure that the development within Montville does not conflict with the development and general welfare of neighboring municipalities, Morris County, and the State as a whole.
5. To promote the establishment of appropriate population densities and concentrations that will contribute to the well being of persons, neighborhoods, communities and regions and preservation of the environment.
6. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.
7. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens.
8. To encourage the location and design of transportation routes that will promote the free flow of traffic while discouraging the location of such facilities and routes which would result in congestion or blight.
9. To promote a desirable visual environment through creative development techniques and good civic design and arrangements.
10. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources, and to prevent urban sprawl and degradation of the environment through improper use of land.

11. To encourage planned unit developments that incorporate the best features of design and relate the type, design, and layout of residential, commercial, industrial and recreational development of the particular site.
12. To encourage senior citizen community housing construction.
13. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land.
14. To promote utilization of renewable energy sources.
15. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.

2.2 Montville Township Goals and Policies

General Planning Goals

Based on the Township’s analysis of existing conditions and the background data identified in another section of this document, the following goals and policy statements have been established to protect the overall health, safety and welfare of the community.

1. To maintain and enhance existing areas of stability; to encourage a proper distribution of land uses by designating areas which have their own uniform development characteristics. A principal goal of this plan is to preserve and protect the residential character and existing density of the community by restricting incompatible land uses and building heights from established residential areas, and limiting intensities of use to the levels, and locations, prescribed herein.

Policy Statement: The Township recognizes that one of its most significant attributes is its residential neighborhoods, with limited intrusions of non-residential development in these neighborhoods, as well as compatible building forms and building heights. The Plan’s land use recommendations are designed



to protect and reinforce the prevailing residential development patterns (except for areas specifically highlighted in the Plan for change), permit attached residential development only in those areas specified in the Plan, and preclude them from other areas. Additionally, the Plan is designed to prohibit incompatible land use arrangements,

encourage compatible building forms and building heights, and reinforce the intensities of use recommended in this Plan.

2. To include the majority of the Township that is not within the Highlands Preservation Area in a sewer service area, while ensuring that public sewers and water supply be initially provided in those areas serving the greatest number of residences and non-residential properties at a minimum cost to taxpayers.

Policy Statement: It is the Township’s policy to coordinate the location of public sewers and water supply with the activities shaping land development to ensure service to the greatest number of existing and future residents of the Township, and to lessen the cost of such development on the citizenry. Consistent with this policy, the Township should work with the County, NJDEP and the Highlands Council, amongst other agencies and data sources, to assist in this determination.

3. To ensure that any prospective development is responsive to the Township’s environmental features and that any development preserves these physical characteristics.

Policy Statement: The Township seeks to limit development to that which is sensitive to the community’s particular physical characteristics, and preserve the Township’s sensitive environmental elements. In particular, the Township seeks to limit development to that which preserves steeply sloped area (defined to include any slope of minimally 15 percent grade), wetlands, and floodplains, and retains existing vegetation (particularly trees of a caliper of 15 inches or more and clusters of trees which may be of lesser caliper, if determined appropriate). Furthermore, the Township seeks to discourage development in the Highlands Preservation Area. It is specifically noted with respect to steep slopes that the slope regulations set forth in the Township Land Use Ordinance are to be applied to each individual building lot in a development application. Additionally, the Township takes cognizance of the fact that there are numerous sites in the municipality that are typified by extensive environmentally sensitive features and therefore may not be able to accommodate its fully zoned development potential.

4. To continue the Township’s recreation and open space planning and acquisition activities, and encourage the design of open space features in developments to abut the open spaces of adjacent properties.

Policy Statement: The Township recognizes that one of the significant attributes of the area is its rural, wooded open space character. This can best be reinforced by linking open space features throughout the community. Consequently, it is the policy of the Township to seek the placement of open space



features so that they abut open space features on adjoining properties, thereby establishing a series of linked greenbelts throughout the community. In addition, the Township should continue its on-going recreation and open space planning and acquisition activities to ensure that sufficient permanent open space remains within the Township for conservation and recreation purposes and for the visual protection of the Township's natural beauty.

5. To provide a variety of housing types and densities and a balanced housing supply, in appropriate locations, to serve the Township.

Policy Statement: The Township contains a broad and varied housing stock consisting of detached dwellings, townhouses, and multi-family units. Consequently, the Township's policy is designed to acknowledge this existing and established array of housing, but not to allow any more multi-family housing and townhouses beyond that which is prescribed for in this Plan. This policy is in recognition of the broad range of housing in the community. It also recognizes the fact



that the Township seeks to affirmatively address its low- and moderate-income housing obligation, as defined by the New Jersey Council on Affordable Housing, through the plan components established in its Housing Element and Fair Share Housing Plan.

6. To encourage and provide buffer zones to separate incompatible land uses.

Policy Statement: The Township recognizes the need to reinforce the delineation of boundaries separating residential and non-residential uses. Appropriate buffer/screening devices are to be encouraged to separate incompatible land uses in order to minimize adverse impacts on residential and other properties. This should be accomplished primarily within the framework of appropriate open space buffer widths containing suitable planting elements (incorporating such elements as multiple rows of staggered plant material, planting clusters, etc. as a means to provide suitable buffer protection), with supplemental fencing when appropriate.

7. To encourage new development, and redevelopment, to take into account the aesthetic character of the community, in an effort to enhance the visual and aesthetic appearance of the municipality.

Policy Statement: The Township recognizes that the visual and aesthetic character of a community includes the type and design of landscape elements that comprise development sites. The Township's site plan review process shall actively encourage developments, and redevelopments which incorporate the highest quality of aesthetic

elements to enhance the visual character of the community. Landscaped areas are encouraged on the street frontages of commercial properties located along roadway corridors, as are landscaped features within parking lots, foundation plantings, and perimeter plantings.

- 8. To discourage the creation of flag lots in the Township.

Policy Statement: The Township maintains that flag lots represent an improper land use arrangement which results in over utilization of property, and represents a development pattern which hinders emergency service access to such lots.

- 9. To preserve and enhance the Township’s retail commercial areas by defining their functional role in the community.

Policy Statement: Montville is characterized by a variety of retail commercial districts that are clearly distinguished from each other. The community contains small neighborhood facilities serving the daily needs of the residents, and highway commercial development. The community’s local neighborhood commercial areas should be designed to accommodate limited commercial uses and levels of development, with an emphasis on restricting the size and scale of anchor stores, and limiting the number of stores in certain zones as identified in the master plan and zoning ordinance. Additionally, the plan recognizes the need for an emphasis on protecting adjoining residences through the use of buffers and screening features. The Township’s highway commercial areas should be designed to facilitate the creation of more reasonably sized building lots and integrated development that serves to limit the number of curb cuts and conflicting turning movements on the adjacent roadway.



Within this framework, the Plan encourages the continued improvement of the community’s commercial areas for retail and service commercial uses. This should be achieved within a manner that protects and promotes the physical and aesthetic character of the community’s commercial areas. Consideration should be given to design features that enhance the physical character of the community, and encourage the integration of building, parking, landscaping and signage elements into a comprehensive and unified framework.

- 10. To encourage implementation of the Township’s Sidewalk/Walkway Master Plan Element in selected areas of the community.

Policy Statement: Montville recognizes the need to provide sidewalks in certain heavily traveled areas of town to improve pedestrian safety. Consequently, the Township’s land use boards should utilize the Township’s Sidewalk/Walkway Master Plan to identify locations appropriate for sidewalk construction and implement the recommendations therein during site plan review. In addition, the Township is encouraged to establish a sidewalk fund, which will allow developers to contribute to the fund in lieu of building sidewalks in developments in areas that are not conducive to pedestrian activity, thereby directing funds to where they are needed most.



- 11. Maintain the Township’s system of streets and roads to continue to provide for the safe and efficient movement of traffic.

Policy Statement: The Township’s road network is characterized by regional arterials, through roads, and cul-de-sac streets. The municipality seeks to reinforce a road system that moves traffic in a safe and efficient manner through the community, and new roads shall be designed that reflect that design parameter. As a matter of policy, this shall include an intent to link streets in adjoining developments to facilitate the distribution of traffic flow through the community.

- 12. Protect and preserve the Township’s local heritage and traditions by developing and providing the municipality with a suitable inventory of historic sites based on verifiable documentation.



Policy Statement: The Township recognizes that the preservation of the community’s historic features serves to enhance an integral part of the community’s character. The Township seeks to protect sites that are associated with events that have made a significant contribution to history; are associated with lives of significant persons in our past; embody distinctive characteristics of a period or method of construction or represent the work of an acknowledged master; possess high artistic values; or have yielded or may be likely to yield information important in history. In order to accomplish this, the Township should require that future development adjacent

to these structures and sites take into consideration their unique historic character and protect them through appropriate setbacks, buffers and/or related elements.

13. Provide and maintain a superior system of community facilities and services, including water and sanitary sewer utilities, fire, police, and other public safety services, public works and library facilities.

Policy Statement: Montville Township has an exceptional system of community facilities and services. It is one of the underlying themes of this plan to ensure that, as additional development occurs and the community's demographic character evolves, the Township is responsive to these changes and continues to offer the appropriate facilities and services to meet the needs of its residents.

14. To identify Wellhead Protection Areas for public community water supply wells.

Policy Statement: The Township has an adopted Wellhead Protection Ordinance, yet the Township also recognizes the need to ensure that the adopted ordinance remains effective in protecting these areas. Consequently, it is the policy of the Township to continue to maintain an inventory of Wellhead Protection Areas, identify land uses that have a significant potential for contributing pollutants of concern to ground water, and ensure that the Township's wells are properly protected.

15. To promote the conservation of energy and the use of renewable energy sources and sustainable building practices whenever possible as the Township develops.

Policy Statement: The Township recognizes the need to encourage the use of alternative energy sources as a means to conserve non-renewable resources. Montville's policy is to encourage the adoption of the appropriate ordinances that facilitate sustainable building practices.

16. To support the overall philosophy of the State Development and Redevelopment Plan (SDRP) as a means of providing growth management on a state-wide basis while retaining the principles of home-rule.

Policy Statement: The Township maintains that the general intent of the SDRP, to manage growth within the framework of an assessment of needs and infrastructure capabilities, and the SDRP's specific planning area designations for Montville Township (except where inconsistent with the Township Plan), represents a reasonable approach to growth management.

Area-Specific Planning Goals

As already noted, the Township has undertaken a number of area-specific studies in recent years, including the Lake Valhalla community, Towaco Center, the portion of the Route 202 corridor extending from the Town of Boonton municipal border eastward to Towaco Center, and the

Route 46/Bloomfield Avenue corridors. The various goals and objectives noted above are supplemented with the following for these areas.

1. *Route 202 Corridor West (extending from the Town of Boonton to Towaco Center):*

- a. To create a distribution of uses that will enable the development of a compatible arrangement of residential, commercial and other land uses that will integrate itself with the rest of Montville Township.



- b. To plan for a combination of land uses which promote economic development in the area, while minimizing the generation of traffic and conflicting turning movements along Route 202.

- c. To designate areas that are appropriate for infill development, such as underutilized commercial parcels, and develop new zoning and land use standards that will encourage redevelopment and ensure smart growth in such areas.

- d. To encourage the assemblage of undersized properties to foster an efficient and attractive design, as well as to reduce the number of entrance and exit drives along the corridor.



- e. To promote the adaptive reuse of existing buildings, where appropriate, to maintain the existing character of the area.

- f. To continue to offer a range of housing choices and opportunities along the corridor, including an acknowledgement of the existence of housing for low- and moderate-income households.

- g. To encourage the construction of new roadways in the vicinity of Route 202 and Changebridge Road, as detailed in the Plan section of this document, which would

alleviate traffic volumes and minimize turning movements along the Route 202 corridor.

- h. To enhance the existing image of the Route 202 corridor by implementing new streetscape design standards, storefront standards, revised signage regulations and traffic calming measures.
- i. To encourage the coordination of all building renovations and the construction of all new buildings in the commercial districts through the utilization of complimentary building materials, colors, and streetscape elements.
- j. To promote the integration of landscaping into all development and redevelopment proposals for the commercial districts.
- k. To promote new development and redevelopment, as prescribed in the Plan section of this document, while being sensitive to the various historic districts in the area and the Township’s historic preservation ordinances.

2. *Towaco Center:*

a. To create a new mixed-use area, incorporating compatible residential and commercial land uses that will integrate itself with the greater Township of Montville.



b. To balance, complement, link and coordinate the mix of uses in the area in order to tap present and future market demands, and to provide greater opportunities for success.

c. To reutilize land occupied by obsolete structures or uses.

d. To consider the utilization of existing buildings, where appropriate, to the greatest extent possible, to reduce construction costs and to capitalize on the unique character of the area.

e. To create a public plaza and hub of activity for Township community events, programs and ceremonies that will emphasize the identity of the Center.

- f. To offer a range of housing choices and opportunities, including housing for low- and moderate income households.
- g. To enhance the existing image of the area.
- h. To improve the visual and functional aspects of the streetscapes within the area through design standards.
- i. To establish and promote a visual identity (sense of place) for Towaco Center.
- j. To create a visually unified streetscape along Main Road and Whitehall Road that echoes the character of the Train Station and the community.
- k. To improve the public elements of the streetscape through landscaping, street furniture, paving, lighting, pedestrian linkages and parking improvements.



3. *Lake Valhalla:*

- a. To identify the Lake Valhalla Club as a permitted use and thereby establish zoning regulations to limit and control future development within the club’s boundaries to protect the neighboring residential community.
- b. To enhance the development pattern and land use arrangement in the Lake Valhalla area and reinforce the minimum 0.6-acre lot area requirement for this portion of the municipality.



The Lake Valhalla area is typified by a varied terrain and a modest lot size arrangement, which is often served by narrow winding streets with a poor road alignment. These characteristics necessitate a planning response that will ensure that infill development does not adversely impact the environmental character of

the area, or physical features, or circulation, and does not add to the physical congestion of this neighborhood. In an effort to implement this goal, the Planning Board formally rejects the notion that the mere consistency of a proposed lot's size with the surrounding area in and of itself represents a suitable basis for variance relief, concluding that such consistency does not represent a "public benefit", nor does it address issues relating to the negative criteria that mandate a showing that there is no substantial detriment to the public good. If variance relief is to be granted, the dwelling unit should be scaled back to be proportionate to the reduced lot size.

- c. Consider evaluation of residential development controls to ensure development and design is compatible with that of the established neighborhood.

4. *Route 46 / Bloomfield Avenue:*

- a. To promote the revitalization and enhancement of the highway streetscape through a cooperative inter-municipal effort with the Township of Parsippany-Troy Hills.
- b. To establish a comprehensive integrated image for the streetscape to the benefit of the Township and surrounding area.
- c. To encourage the consolidation of development along the Route 46 corridor in order to facilitate the creation of more reasonably sized building lots and integrated development that serves to limit the number of curb cuts and conflicting turning movements on this roadway.

- d. To encourage attractive and complementary development along the highway corridor through the provision of design features, including such elements as building scale, street setbacks, landscape features, and the placement of parking and pedestrian walks, connecting the commercial uses with each other as well as adjacent uses.



- e. To enhance buildings along the corridor through the use of architectural treatments, including such features as roof cornice and fascia elements, imaginative use of columns and bulkheads, window treatments, signage, etc.
- f. To encourage the provision of additional landscape features to supplement existing plantings to enhance the visual and aesthetic character of the streetscape.
- g. To encourage the use of decorative stylized light fixtures throughout the corridor which serve to establish a specific tone, visual element, and character to the area.
- h. To utilize decorative signage to enhance the visual and aesthetic character of the area and reinforce its overall design theme.



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3. LAND USE PLAN

The Montville Township Land Use Plan identifies the proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, business, office, recreational and other public and semi-public uses.

The Plan is intended to guide the future development of the Township for minimally the next six year period, in accordance with the provisions of the Municipal Land Use Law, in a manner which protects the public health, safety and general welfare. It is designed to serve as the basis for revisions to the Township’s land use ordinances including zoning, subdivision, and site plan codes.

3.1 Land Use Categories

The Land Use Plan is based on 14 residential land use categories and 12 non-residential land use categories, as shown on the accompanying Land Use Plan Map. Additionally, the Plan is based on two overlay designations, as shown on the accompanying Land Use Plan Overlays Map, located at the end of this subsection. The planning goals and objectives of each of these categories are detailed below and the Land Use Plan Map designates one of these categories to each parcel in the municipality. The categories are as follows:

Residential Land Uses

The Township’s residential land use categories are designed to provide a broad array of housing types, including detached single-family residential dwellings, townhouses, and multi-family dwellings intended for a range of families, senior citizens and low- and moderate-income households. Additionally, a number of the residential land use categories are designed to allow for detached residential development, with limited office/retail as conditional uses. Each of these land use designations are identified as follows:

1. Very Low Density Residential

The Very Low Density Residential land use category applies primarily to the northernmost portion of the Township, generally north of Lake Valhalla and within the Highlands Preservation Area. Also included in this category are the areas on either side of Indian Lane, the area east of Passaic Avenue extending to the Passaic River and Lincoln Park, as well as a small area north of Bellows Lane. All of these areas correspond to the R-120 Residential Zone, which is a detached single-family zone requiring a minimum lot size of 120,000 square feet.

Properties in the Very Low Density Residential category are generally characterized by excessive woodland and are typically constrained by such environmental conditions as steep slopes, wetlands and stream corridors. As such, much of the land located within the Very Low Density Residential category is either undeveloped or is sparsely developed with single-family residential uses that are rural in character. Private wells and septic systems serve most of these properties. In addition, this area contains a large number of



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Project Title
**2010
 Land Use Plan**
 TOWNSHIP OF BOONTON
 MORRIS COUNTY, NEW JERSEY

Key Map
 Scale: NOT TO SCALE

Map Legend
 Municipal Boundaries
 Parcels
 Railroad

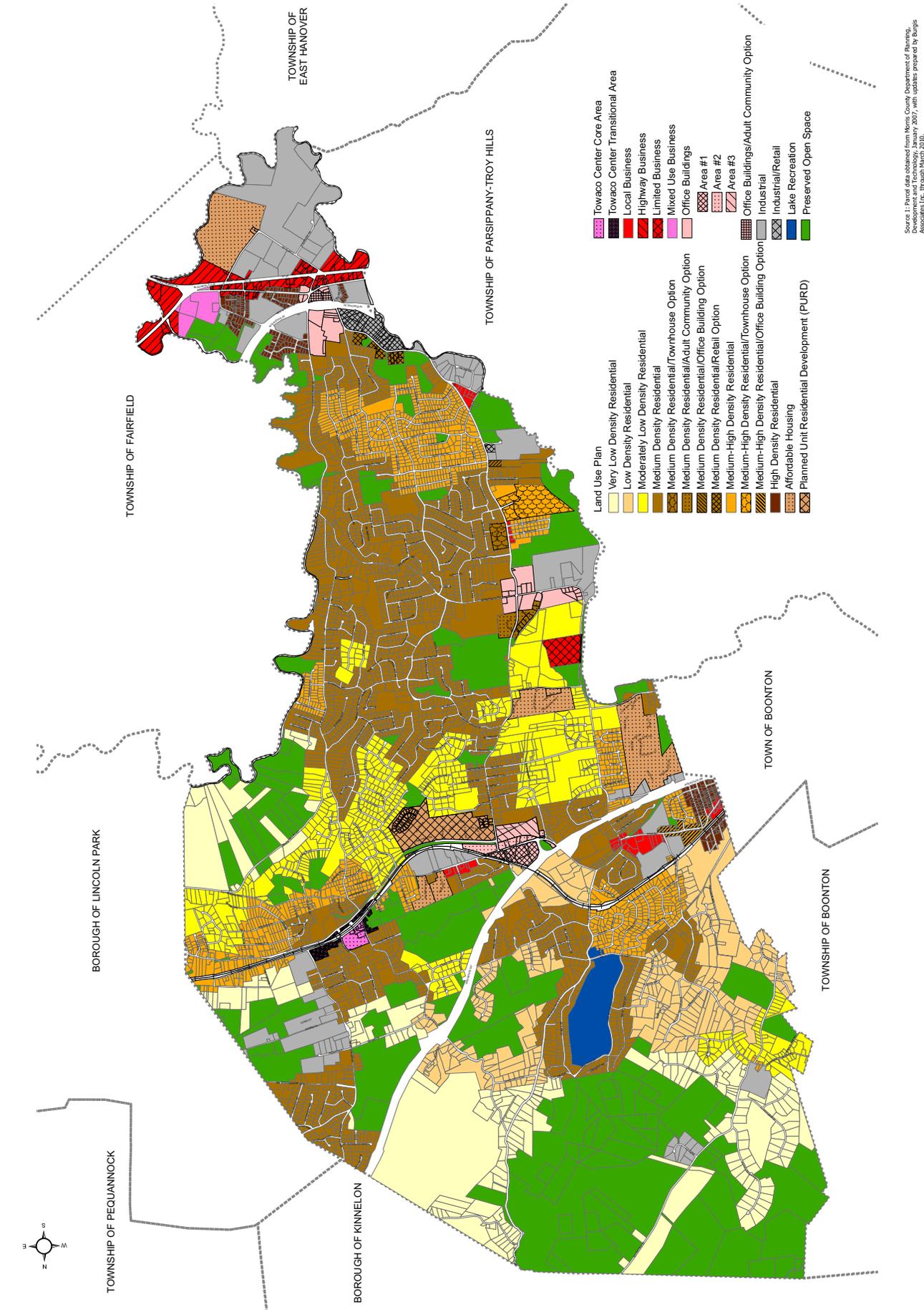
Symbol	Description	Date	Drawn By
[Symbol]	[Description]	[Date]	[Name]

Day Title
 Land Use Plan Map

Graphic Scale

JOSHUA B. BURIS, AIA PROFESSIONAL PLANNER NEW JERSEY LIC. NO. 2450	
Project No.	2007-04
Sheet No.	1 of 1
Date	11/27/09
Drawn	MM/AM
Drawn Scale	AS IS
Drawn Date	11/27/09
Drawn By	JLB
Drawn Title	LUP

THIS CONTRACT IS NOT TO BE REPRODUCED



Source: L1 Parcel data obtained from Morris County Department of Planning, Development and Technology, January 2007, with updates prepared by Burgis Associates, Inc. through March 2010.

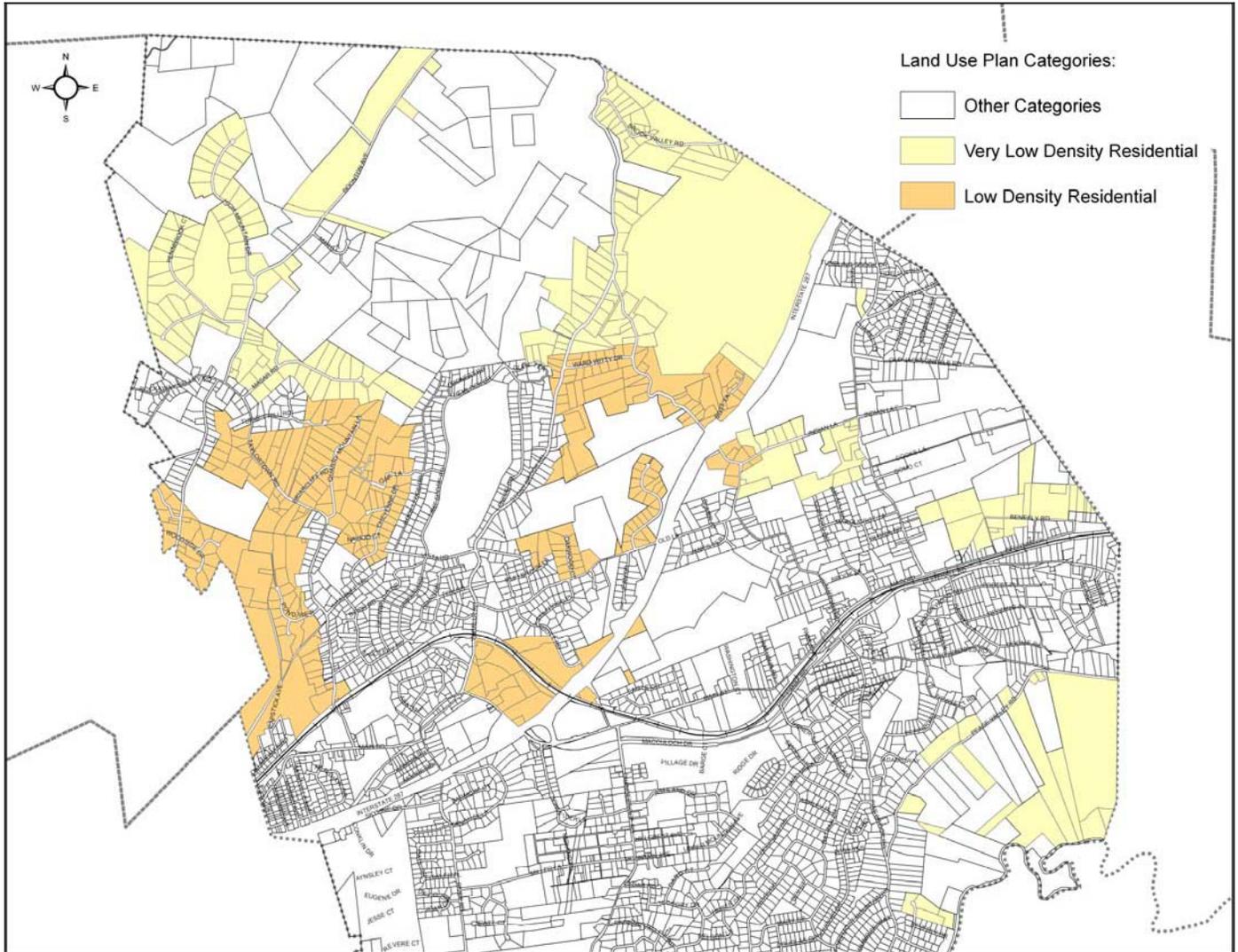
properties that are permanently preserved for open space/conservation use, including the Pyramid Mountain Natural Historic Area and Great Piece Meadows.

Due to the sensitive nature of the areas designated for the Very Low Density Residential category, as well as the adverse impacts that intensive development is likely to produce, it is recommended that current zoned densities should be continued and clustering continue to be permitted since it can serve as a means to ensure the retention of a significant amount of open space amenity. In addition, as the majority of the lands in this category are within the Highlands Preservation Area, such lands shall also be subject to the Highlands Master Plan Element, which will be adopted by the Township upon completion of Montville's Highlands Plan Conformance review process.

2. *Low Density Residential*

The Low Density Residential land use category encompasses lands on either side of Taylortown Road and on either side of Old Lane, including areas extending northerly to Ward Witty Drive and westerly to Valhalla Road.

The Low Density Residential category corresponds to the R-80 Residential Zone, which is a detached single-family zone requiring a minimum lot size of 80,000 square feet. Environmental constraints in these areas, though less severe than those lands designated for Very Low Density Residential, are extensive, with large portions of this category located within the Highlands Preservation Area. As such, it is recommended that the current zoned densities be maintained and cluster development continue to be permitted since it can serve as a means to ensure the retention of a significant amount of open space amenity. In addition, those lands within the Highlands Preservation Area shall be subject to the Highlands Master Plan Element upon adoption.

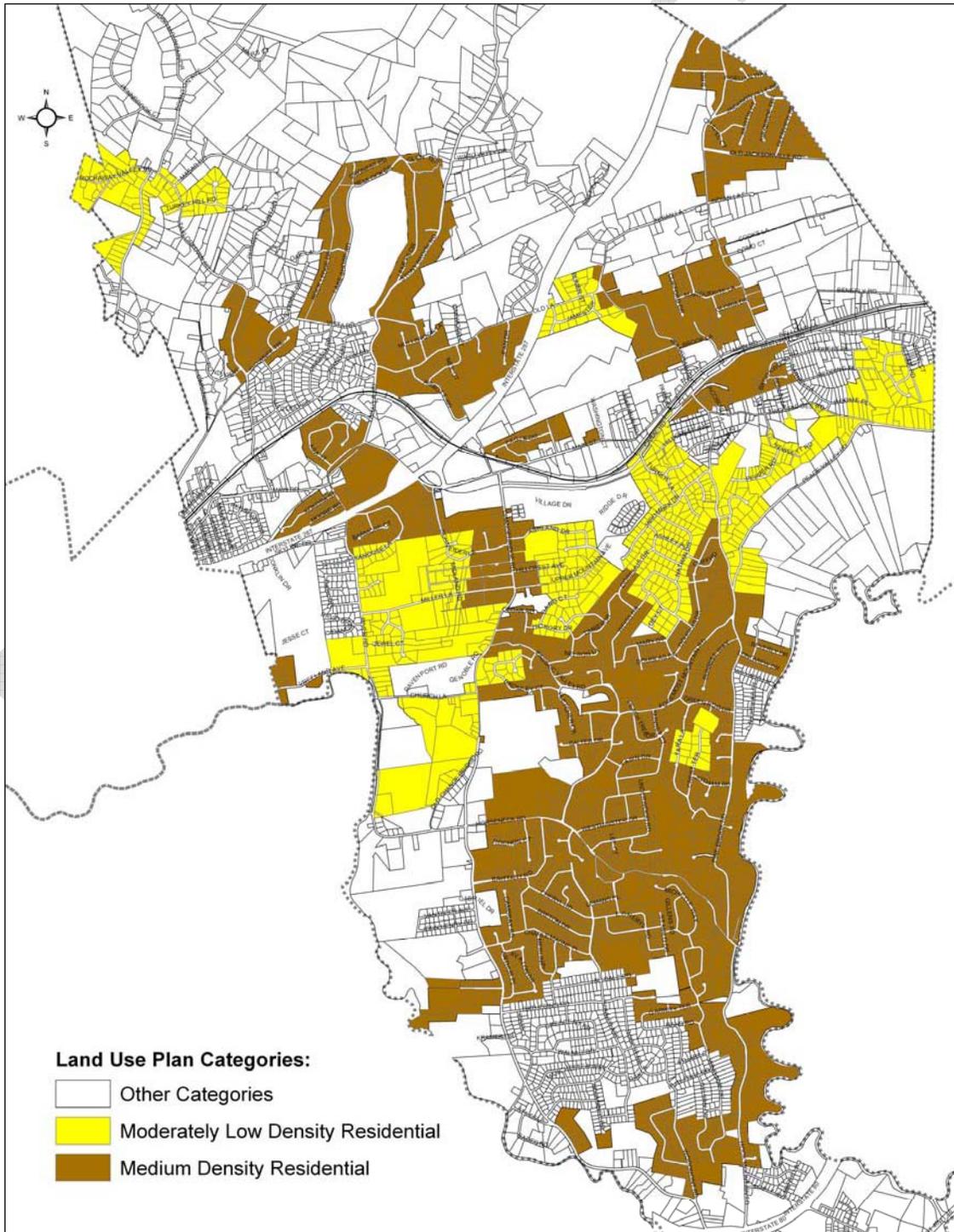


3. *Moderately Low Density Residential*

The Moderately Low Density Residential land use category applies generally to certain areas south of the railroad, with the exception of limited areas in the vicinity of the Boonton Avenue – Rockaway Valley Road – Taylortown Road intersection and on either side of Old Lane. Areas to the south of the railroad include lands between River Road and Changebridge Road, a large section lying west of Pine Brook Road and Dwork Douglas Road, as well as an area lying north of Passaic Avenue and Peace Valley Road, extending from Pine Brook Road to the Lincoln Park boundary. In addition, a smaller area is located in the Tara Lane section of the Township. The Moderately Low Density Residential category corresponds to the R-43 Residential Zone, which is a detached single-family zone requiring a minimum lot size of 43,750 square feet. It is recommended due to the environmental constraints in these areas that the current zoned densities be maintained and clustering continue to be permitted.

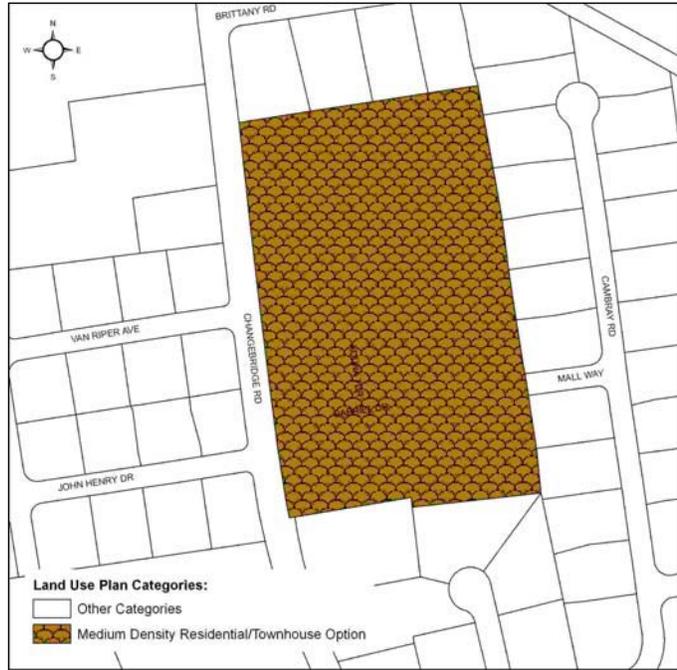
4. *Medium Density Residential*

The Medium Density Residential land use category encompasses the majority of Montville’s developed residential sections and generally corresponds to the R-27A Residential Zone, which is a detached single-family zone requiring a minimum lot size of 27,000 square feet. Most of the areas in the Medium Density Residential category are served by public water and sanitary sewer facilities or have been designated for future extension of these utilities. The established development patterns in these areas suggest that the current zoned densities be maintained and clustering continue to be permitted.



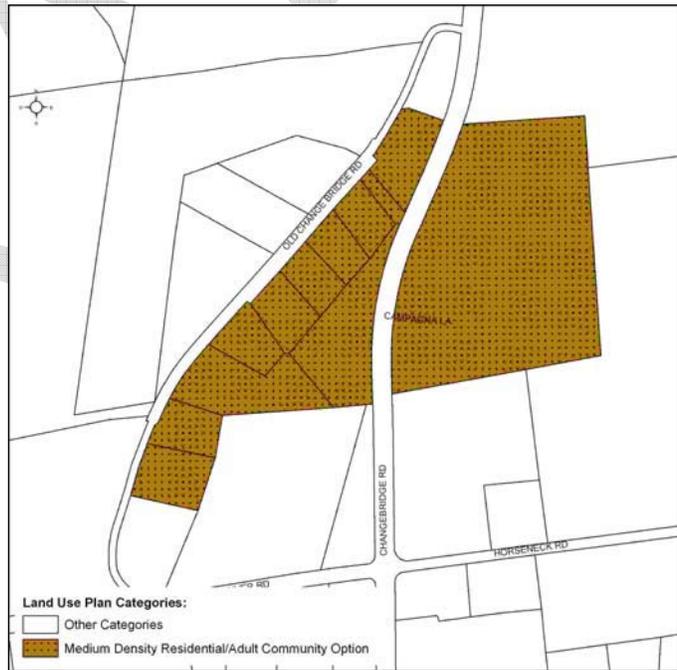
5. *Medium Density Residential/Townhouse Option*

The Medium Density Residential/Townhouse Option land use category applies exclusively to the Brandywine townhouse development on the easterly side of Changebridge Road, south of Brittany Road. This category corresponds to the R-27B Residential Zone, which permits detached single-family units on a minimum lot size of 27,000 square feet, as well as townhouse development on a minimum tract size of 10 acres and at a maximum density of six units per acre. Under the townhouse option, a minimum of 60 percent of the tract area is required to be set-aside as common open space and facilities.



6. *Medium Density Residential/Adult Community Option*

The Medium Density Residential/Adult Community Option land use category encompasses a small area on either side of Changebridge Road, to the north of Horseneck Road, which includes the Campagna condominium development. This category corresponds to the R-27C Residential Zone, which permits detached single-family units on a minimum lot size of 27,000 square feet, as well as age-restricted multi-family development limited to households age 55 and over. Under the adult community housing option, development is permitted on a minimum tract size of 10 acres and at a maximum density of nine units per acre. A minimum of 50 percent of the tract area is required to be set-aside as common open space and facilities.



7. *Medium Density Residential/Office Building Option*

A portion of Block 138 Lot 8, along the southbound side of Changebridge Road opposite Gathering Road, shall be designated for the Medium Density Residential/Office Building Option land use category. This land use category, which corresponds to the R-27D Residential Zone, is proposed to encompass the frontage of this parcel, for a depth of approximately 500 feet. The Medium Density Residential/Office Building Option category is designed to allow single-family dwellings on minimum 27,000 square-foot lot sizes, child-care centers and elder-care centers as permitted uses and office buildings as a conditional use. The remainder of the parcel is designated for the Medium Density Residential land use category.



8. *Medium Density Residential/Retail Option*

Certain parcels along the northbound side of the Changebridge Road corridor shall be designated for a new land use category entitled “Medium Density Residential/Retail Option.” These parcels, all of which were previously designated for Medium Density Residential/Office Building Option, include Block 156 Lots 30.1, 30.2, 31, 32.1, 32.2, and 34.1 through 34.5. In order to implement this recommendation, the parcels identified above should be rezoned from the R-27D Zone to a new R-27E Zone.



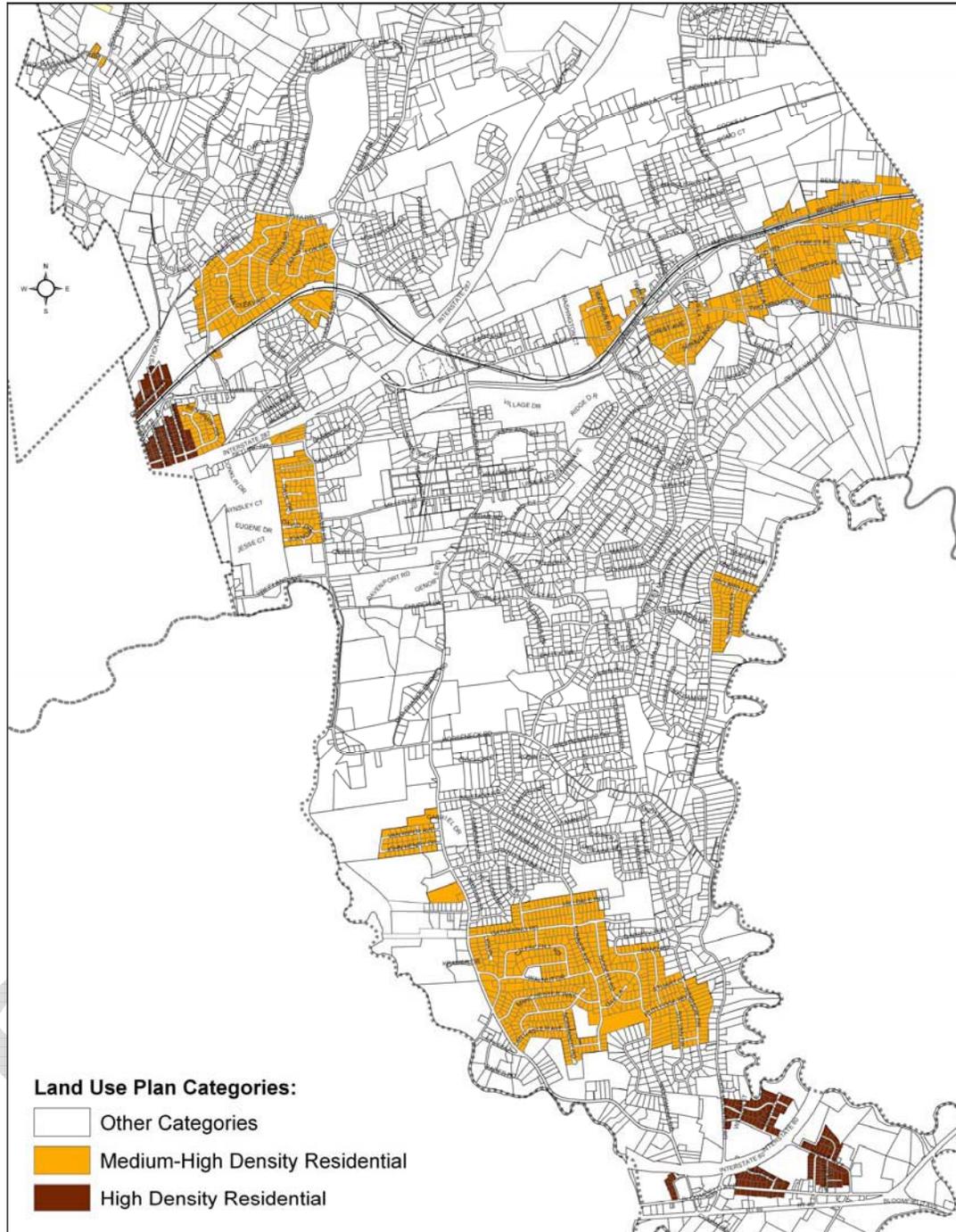
The Medium Density Residential/Retail Option category shall be designed to permit detached residential uses pursuant to the standards of the R-27A Residential Zone, reflective of the existing conditions, as well as certain retail uses as a conditional use, in

recognition of the neighboring industrial and retail development permitted on the southbound side of the corridor in this area. Conditional uses shall include a limited range of retail stores and shops, banks, offices, health and fitness centers, animal hospitals and clinics, and similar uses. Such uses shall be subject to provisions similar to those applicable in the B-2 Business Zone, provided that side and rear yards shall be increased to 100 feet where they abut privately-owned properties designated for land uses other than Medium Density Residential/Retail Option.

9. Medium-High Density Residential

The Medium-High Density Residential land use category corresponds to the R-20A Residential Zone, which permits detached single-family units on a minimum lot size of 20,000 square feet. Areas so designated include several areas to the north and south of Route 202, two small areas along the west side of River Road just south of Interstate 287, one small area between Pine Brook Road and the Passaic River, as well as a large area east of Changebridge Road and west of Hook Mountain Road, generally from Gathering Road to Lancaster Avenue. The established development patterns in these areas suggest that present zoning regulations be continued.

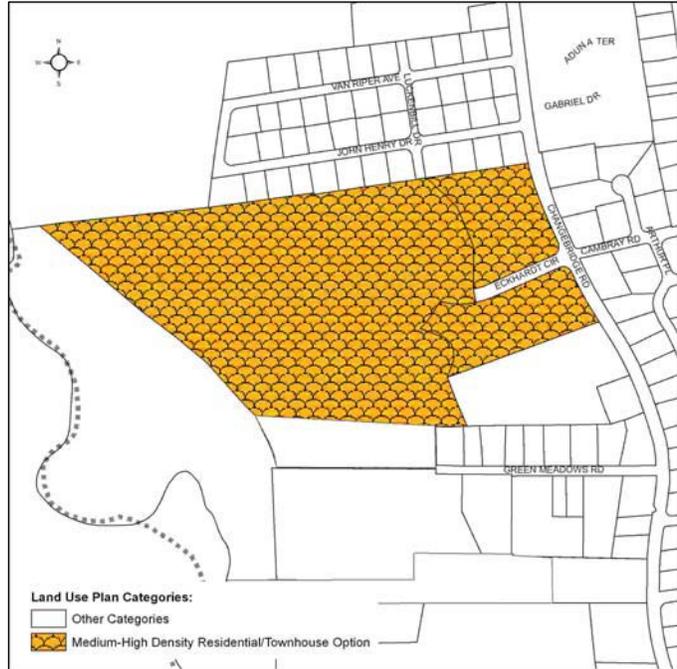
With regard to existing commercial uses in the Medium-High Density Residential category, it is specifically recommended that these developments be permitted to make aesthetic and functional improvements to their properties, but not be allowed to expand. The long-term goal for these properties should be the eventual elimination of the nonconforming uses to be replaced with conforming residential development.



10. Medium-High Density Residential/Townhouse Option

Three parcels along southbound Changebridge Road at Eckhardt Circle shall be designated for a new land use category entitled “Medium-High Density Residential/Townhouse Option.” These parcels, all of which were previously designated for Medium-High Density Residential (with no townhouse option), include Block 131.01 Lot 5.05, Block 131.1 Lot 5, and Block 131.2 Lot 13. The area contains the existing Meadows townhouse development on Block 131.01 Lot 5.05.

The Medium-High Density Residential/Townhouse Option category is designed to correspond to the existing R-20B Residential Zone, which permits detached single-family units on a minimum lot size of 20,000 square feet, as well as townhouse development on a minimum tract size of 44 acres and at a maximum density of 2.9 units per acre. Under the townhouse option, a minimum of 60 percent of the tract area is required to be set-aside as common open space and facilities.



11. Medium-High Density Residential/Office Building Option

An area encompassing 14 parcels on either side of Route 202, generally between Morris Avenue and Taylortown Road, shall be designated for a new land use category entitled “Medium-High Density Residential/Office Building Option.” In order to implement this recommendation, these parcels should also be rezoned to a new R-20C Zone.



The Medium-High Density Residential/Office Building Option category is designed to permit detached residential uses pursuant to the standards of the R-20A Residential Zone, while also allowing for the development of offices as a conditional use, including mixed residential/office use. One of the significant conditions for office use in this district shall be that such use is only permitted when an existing detached residential dwelling is converted to office use or mixed residential/office use. No new office buildings are to be constructed. Additionally, office development shall be conditioned upon compliance with the following:

- All side and rear yard setback requirements set forth in the R-20A Residential Zone shall apply;
- Side and rear yard setbacks no less than twice the amount required in the R-20A Residential Zone shall be required when abutting properties designated for residential land use categories other than Medium-High Density Residential/Office Building Option; and
- Any parking area located in a side or rear yard shall be minimally 50 feet from an adjoining property, unless such property is designated for Medium-High Density Residential/Office Building Option, in which case the parking area shall be located at least 10 feet from the adjoining property.

12. High Density Residential

The High Density Residential land use category encompasses small neighborhoods to the north and south of Route 202, adjacent to the municipal border with the Town of Boonton, as well as on either side of Interstate 80 in Pine Brook (see figure of Medium-High and High Density Residential categories). This category corresponds with the R-15 Residential Zone, which is a detached single-family zone requiring a minimum lot size of 15,000 square feet. The established development patterns in these areas suggest that present zoning regulations be continued.

13. Affordable Housing

The Affordable Housing land use category encompasses the five sites designated for development of affordable housing, or housing intended for low- and moderate-income households, in the Township's 1996 Housing Element and Fair Share Plan. This category was designed to comply with the Mount Laurel II decision and in accordance with a court settlement reached in connection with the Morris County Fair Housing suit. It was also created to address the Township's first- and second-round obligation established by the New Jersey Council on Affordable Housing (COAH) created under the Fair Housing Act. The five designated Affordable Housing sites, which correspond with the AH-1, AH-2 and AH-4 Zones, are listed below and illustrated on the figure of Affordable Housing and Planned Unit Residential Development (PURD) categories:

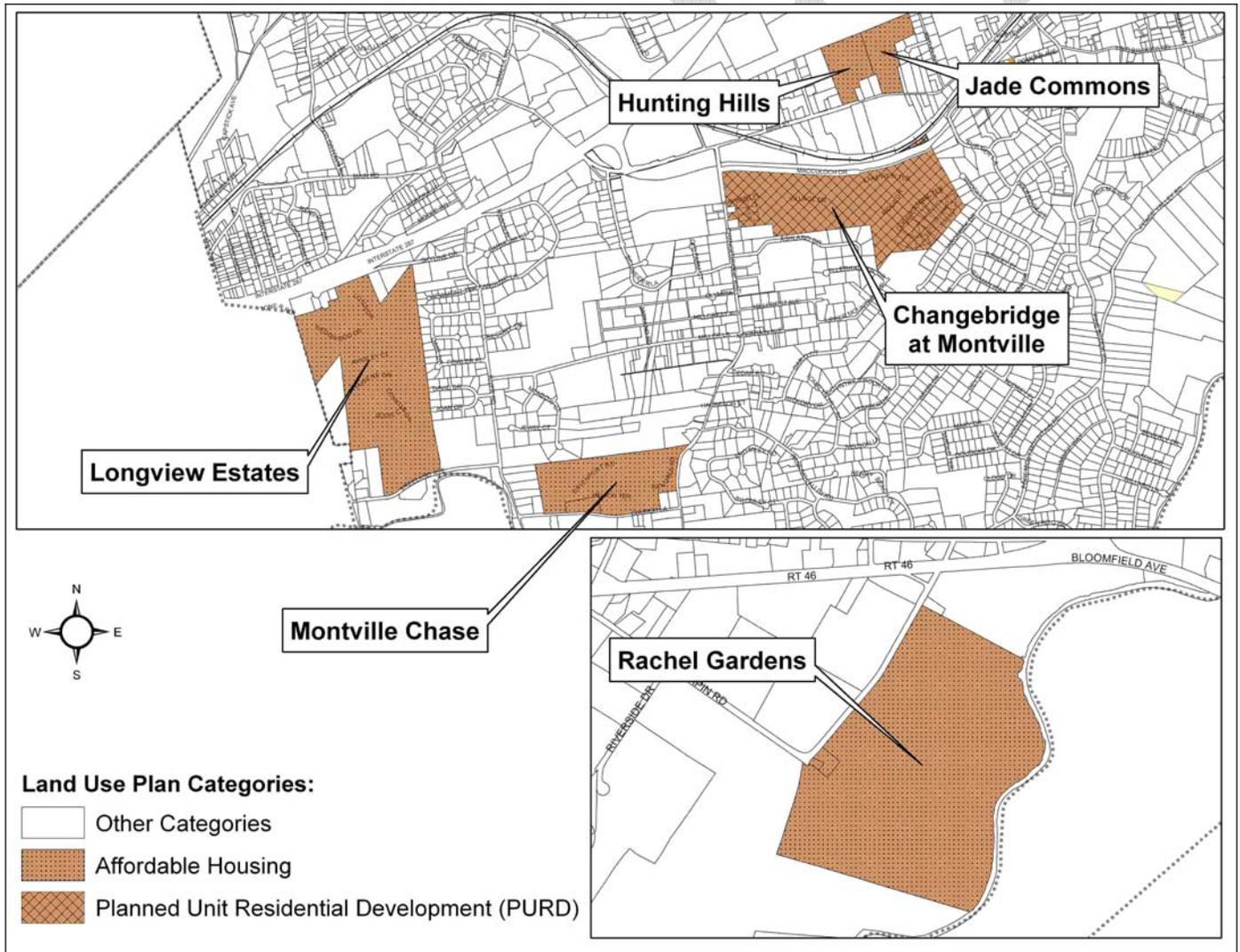
- A 95-acre site on Chapin Road encompassing the Rachel Gardens development.
- A 12.5-acre site along the north side of Route 202 encompassing the Hunting Hills development.
- A 13-acre site, also located along the north side of Route 202, encompassing the Jade Commons development.
- An approximate 120-acre site on Vreeland Avenue incorporating the Longview Estates development.
- A 43-acre site at the northwest corner of Changebridge Road and Church Lane encompassing the Montville Chase development.

It should be noted that, although not specifically designated for the Affordable Housing land use category, the Township's 2010 Housing Element and Fair Share Plan identifies

additional sites intended to satisfy Montville’s affordable housing obligation. These sites include the Montville LaSala site at Main and Jacksonville Roads, the Montville Residency site at Hook Mountain Road and Bloomfield Avenue, and the Briar Hill at Montville (formerly known as Holiday Montville) site on Vreeland Avenue near the Town of Boonton municipal border. In addition, the Plan identifies the Towaco Center Zoning Districts for future affordable housing. These sites and districts are designated for alternative land use plan designations elsewhere in this document.

14. Planned Unit Residential Development (PURD)

The Planned Unit Residential Development (PURD) land use category encompasses the Changebridge at Montville development, located along the easterly side of Changebridge Road just south of Route 202. The Changebridge at Montville development is an existing planned development occupying a total of 96.5 acres and consisting of 293 units, including 259 townhouses and 34 detached single-family dwellings. Changebridge at Montville was originally developed under the PURD Zone.



Non-Residential Land Uses

The Township’s non-residential land use categories permit a wide variety of uses, including retail and service commercial, business, office, industrial, recreation and open space. Additionally, the non-residential land use categories include a number of designations designed for mixed-use development, including residential development intended for senior citizens and low- and moderate-income households. Each of these land use designations are identified as follows:

1. Towaco Center Core Area

The Towaco Center Core Area land use category was established in the Towaco Center Master Plan, which was prepared with the assistance of a Smart Future Planning Grant awarded by the New Jersey Office of Smart Growth and adopted by the Township Planning Board in 2008. The category corresponds with the TC1 Zone encompassing



approximately 13 acres, inclusive of 10 parcels, located along the north side of Route 202 between Waughaw Road and Indian Hill Road.

For additional background data pertaining to the Towaco Center Core Area, please refer to the Towaco Center Master Plan, which is included in its entirety in the appendix of this document.

The purpose of the Towaco Center Core Area category is to create a mixed-use transit-oriented area containing compatible residential and commercial mixed land uses in a compact design. Uses in this category will consist of at-grade retail and a limited number of residential units and office space above at-grade retail. This mix of uses is envisioned to complement the Towaco Train Station, stimulate a vibrant, mixed-use community, and serve residents of Towaco and the Township, as well as regional consumers. Development should follow the existing block pattern in the area; however creative alternative design techniques will be encouraged.

Newly constructed buildings should be two stories in height, with up to three stories in height where appropriate. Buildings should front on public streets and should provide pedestrian amenities at the street level. Retail uses shall be encouraged or required at-grade to promote pedestrian traffic, and shall contain a significant amount of window glass on the front façade. Office or multi-family residential uses are envisioned to be placed above at-grade retail. Any development in this district shall meet all applicable regulations of the Council on Affordable Housing (COAH).

Accessory parking should be located to the rear of, or below, buildings whenever possible. Shared parking arrangements with adjacent uses or adjacent publicly-owned lots should be encouraged. Buildings should be designed to include architectural forms and detailing that are unique, but should not detract from the appearance of Towaco Station and adjacent structures. Innovative re-use of existing unique and/or attractive structures and detailing is encouraged to the greatest extent possible.

Permitted uses in the Towaco Center Core Area shall be as follows:

- Retail stores.
- Personal service establishments.
- Eating and drinking establishments, except drive-up.
- Banks.
- Instructional studio spaces including dance, artist, martial art, music and related studios.
- Museums, art galleries and libraries.
- Child day care and adult day care facilities.
- Offices above at-grade retail.
- Multi-family residential dwellings above at-grade retail.
- Public/Government/Institutional Uses.

A conceptual site plan has been prepared for the Towaco Center Core Area which illustrates how the recommendations set forth above could be implemented on site (see the accompanying Towaco Center Master Plan Illustrative Site Plan). As shown, the plan contemplates approximately 52,000 square feet of non-residential space and a maximum of 45 multi-family dwelling units. In addition, it is anticipated that approximately 251 parking spaces could be accommodated on site, with an additional 43 vehicles accommodated in parallel parking spaces along Route 202.

For additional background data and plan recommendations pertaining to the entire Towaco Center study area, please refer to the Towaco Center Master Plan included in the appendix of this document.

2. Towaco Center Transitional Area

Like the Towaco Center Core Area, the Towaco Center Transitional Area land use category was established in the Towaco Center Master Plan, which was prepared with the assistance of a Smart Future Planning Grant awarded by the New Jersey Office of Smart

Growth and adopted by the Township Planning Board in 2008. The category corresponds with the TC2 Zone encompassing approximately 30 acres along either side of Route 202, generally between Park Avenue and Barney Lane. It includes all or a portion of 25 parcels as well as the Towaco Train Station.

For additional background data pertaining to the Towaco Center Transitional Area, please refer to the Towaco Center Master Plan, which is included in its entirety in the appendix of this document.

The Towaco Center Transitional Area category is designed to encourage a mix of residential and non-residential uses that will serve to complement the overall Towaco Center in a neighborhood setting that will be integrated with the existing adjacent neighborhoods in terms of design continuity. Proposed development should serve as a transition between the Transit Center Core Area and the existing residential neighborhoods bordering the area.

Uses in the Towaco Center Transitional Area will consist of retail and offices, as well as a limited number of residential units above at-grade retail and offices. The number of residential units in this category is envisioned to be no more than one-quarter of the total number of residential units in the Towaco Center Core Area and Towaco Center Transitional Area combined, with the overall total in both the Towaco Center Core and Transitional Areas not to exceed 45 units. This should provide a complementary arrangement of residential and non-residential uses that will incorporate compatible design elements to enhance the Route 202 corridor.

The combination of permitting mixed-use development in the Towaco Center Core and Transitional Areas will allow the entire area to function together as a mixed-use development, while ensuring that development is consistent and compatible with the existing land use pattern of the municipality.

Permitted uses in the Towaco Center Transitional Area shall be as follows:

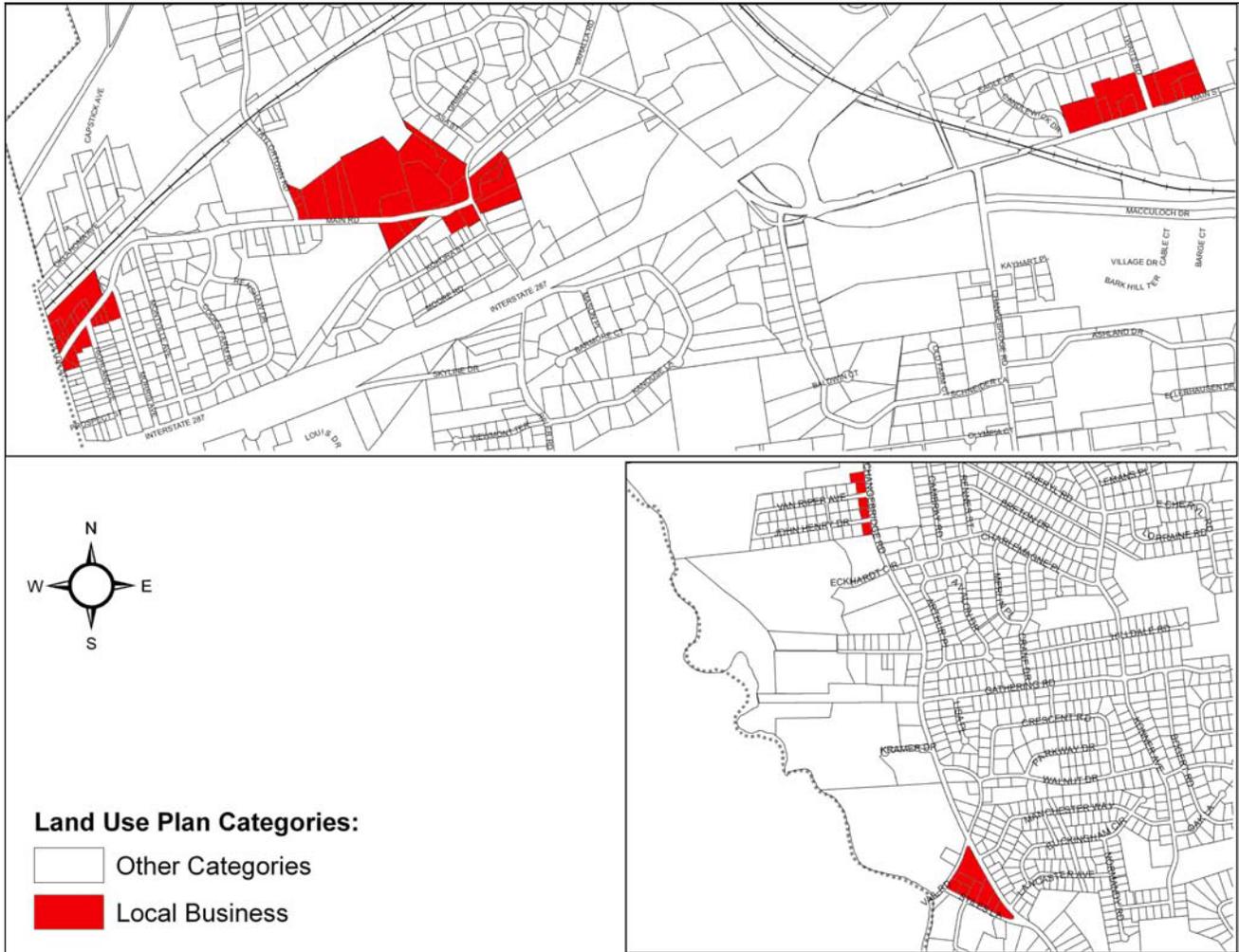
- The same uses as permitted in the Towaco Center Core Area, except that:
- Offices should be allowed both at-grade and above at-grade retail.

For additional background data and plan recommendations pertaining to the Towaco Center study area, please refer to the Towaco Center Master Plan included in the appendix of this document.

3. Local Business

The Local Business land use category corresponds to the B-1 and B-2 Business Zones, which permit limited commercial development on minimum lot sizes of 20,000 square feet and 43,750 square feet, respectively. Areas designated for the B-1 Zone include the westerly side of Changebridge Road at Stiles Lane, the westerly side of Changebridge Road at Van Ripper Avenue and John Henry Drive, either side of Route 202 adjoining the

municipal border with the Town of Boonton, and the intersection of Route 202 and River Road. It is further recommended that the B-1 designation at the intersection of Route 202 and River Road be expanded westward to include 13 parcels along the north side of Route 202, which were previously designated for Industrial Land Use. Areas designated for the B-2 Zone include 7 lots and a portion of an eighth lot along the north side of Route 202, to the immediate east and west of Twaits Road.



Land uses permitted within the Local Business category include retail stores and shops, banks, professional offices, restaurants (excluding drive-thru and fast food), hotels, instructional studios, gas stations and similar uses. Although residential uses are currently not permitted in these business areas, given the relatively large presence of mixed-use buildings in the areas along Route 202 designated for the B-1 Zone, it is recommended that this zone district be amended to permit residential above ground floor commercial or office as a conditional use, with one of the conditions being that the property must have frontage on Route 202.

In order to enhance the aesthetics and cohesiveness of the areas designated for Local Business, future development and redevelopment should integrate landscaping and

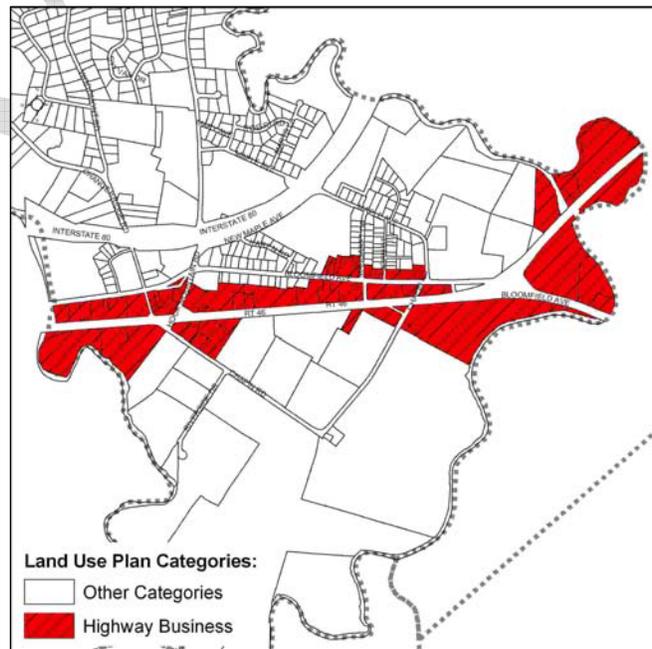
pedestrian amenities along the frontage of sites. In addition, accessory parking areas should be situated in rear yards, and shared parking arrangements between adjacent uses should be encouraged. It is further recommended that buildings, signage and streetscape elements be designed with a unifying theme, and the innovative re-use of existing structures to be encouraged wherever doing so would enhance the attractiveness of the area.

Two conceptual site plan options have been prepared for a portion of the B-1 Zone along the north side of Route 202, between Taylortown and River Roads, which illustrate how the recommendations set forth above could be implemented on site (see the accompanying Conceptual Site Plan Alternatives A and B). This area, which includes the former V&V Recycling operation, is currently developed with an uncomplimentary mix of uses (including retail/service uses, an outdoor storage/salvage yard, and apartments) and is typified by a negative aesthetic image, excessive coverage and poor circulation design.

As shown, Conceptual Site Plan – Alternative A contemplates a two-story mixed-use development, with the ground floor containing approximately 65,000 square feet of retail space and the second floor containing dwelling units at a density of approximately 4 units per acre, or approximately 20,000 square feet of office space. Conceptual Site Plan – Alternative B also contemplates a two-story mixed-use development, but with the ground floor containing approximately 70,000 square feet of retail space and the second floor containing dwelling units at a density of approximately 3 units per acre, or approximately 15,000 square feet of office space. It is anticipated that certain regulatory controls may need to be amended to accommodate the extent of development conceived in either of these conceptual site plan options.

4. Highway Business

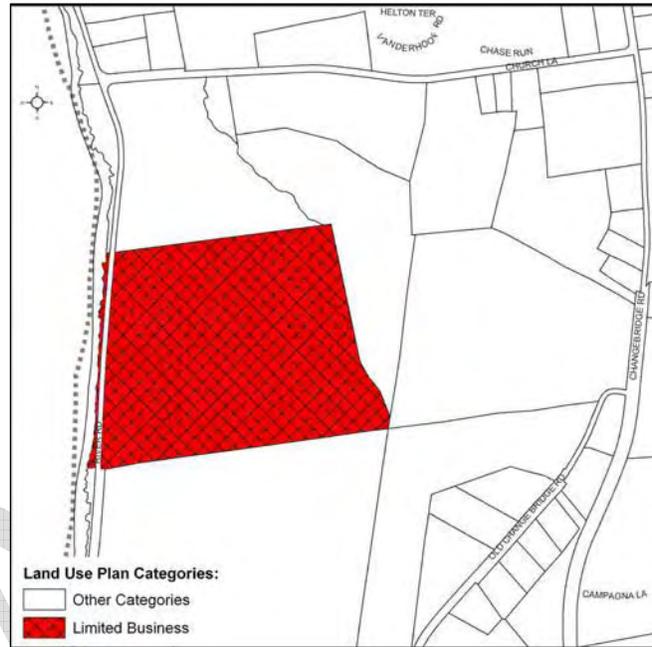
The Highway Business land use category corresponds to the B-3 and B-4 Business Zones along Route 46 and portions of the Bloomfield Avenue corridor. The B-3 and B-4 Zones permit a range of commercial uses intended to serve the travelling public on minimum lot sizes of 43,750 square feet and 217,800 square feet, respectively. Whereas retail business activity was previously confined to the northerly side of the Route 46 corridor, it is now recommended that certain parcels along the southerly side of Route 46 (and three parcels on the northerly side of Route 46) also be designated for Highway Business and rezoned from the I-1A Zone to the B-3 Zone.



The Highway Business category is designed to permit retail and service uses which serve the travelling public as well as being a convenience to local residents. Such uses include retail stores and shops, banks and financial institutions (including drive-thru banks), offices (including medical offices), restaurants and bars, hotels, instructional studios, health and fitness centers, automotive services, and similar uses.

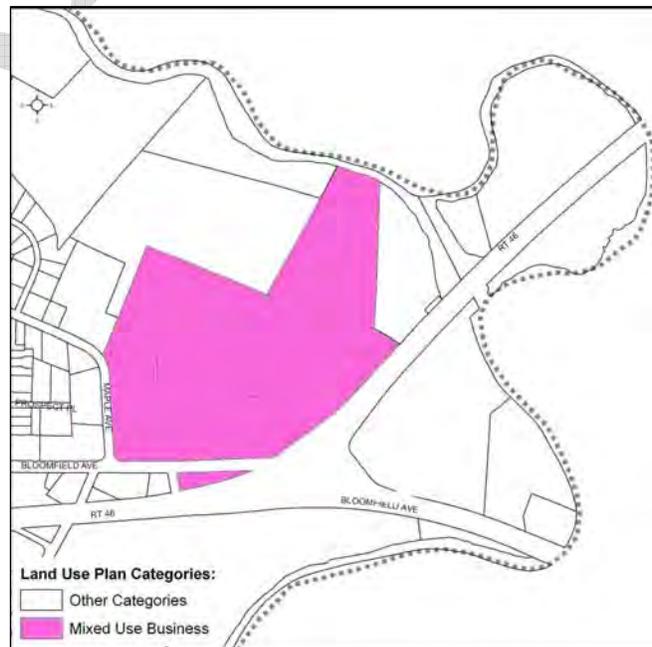
5. *Limited Business*

Block 123 Lot 14 and Block 54 Lot 7 on either side of River Road, immediately south of the Board of Education Administrative Buildings/ Firehouse and Municipal Fields Complex, shall be designated for a new land use category entitled “Limited Business.” The Limited Business category is designed to correspond to the existing B-5 Business Zone, which permits greenhouses and garden centers reflective of the property’s existing use as a nursery operation. The Limited Business category shall also permit self-storage facilities as a conditional use.



6. *Mixed Use Business*

A site encompassing 6 parcels along Route 46, identified as Block 167 Lots 28-32 and Block 179 Lot 1, shall be designated for a new land use category entitled “Mixed Use Business.” The Mixed Use Business category is designed to correspond to the existing B-6 Business Zone, which was established as a result of a 2007 zoning amendment. Permitted uses shall include age-restricted housing, self-storage facilities and retail development. In addition, hotels and age-restricted multi-family residential shall also be permitted in conjunction with retail as part of a mixed land use arrangement. It is noted that the

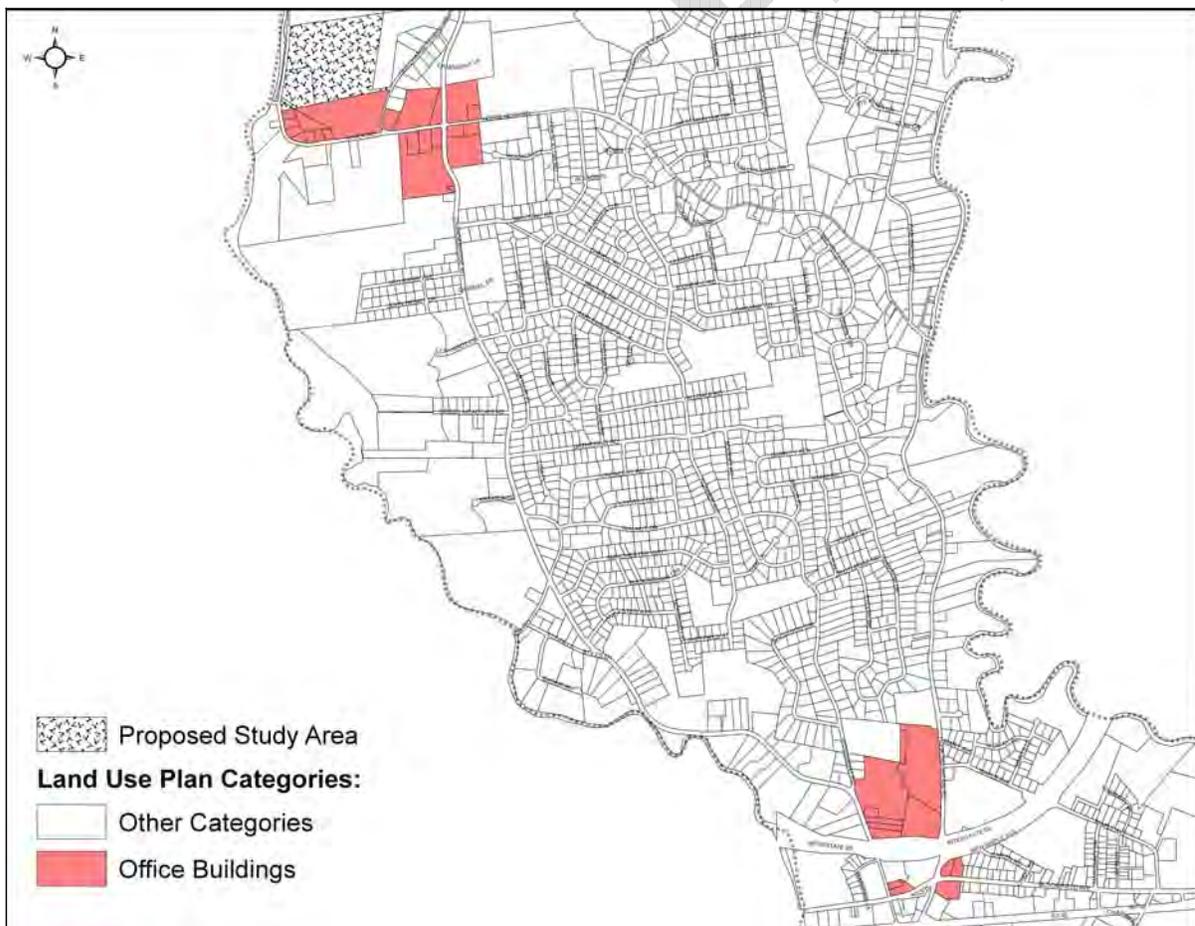


Zoning Board of Adjustment recently approved this site for a Lowe’s Home Improvement store via a use variance application.

7. Office Buildings

The Office Buildings land use category encompasses a number of areas and corresponding zone designations. Areas so designated for Office Buildings that are in the OB-1 Zone include three small areas in the vicinity of Interstate 80, Bloomfield Avenue, Changebridge Road and Hook Mountain Road, as well as one larger area at the intersection of Changebridge, Horseneck and River Roads. Parcels in the OB-3 Zone include an area north of Interstate 80 between Changebridge and Hook Mountain Roads. It is proposed that present zoning regulations be continued in these areas.

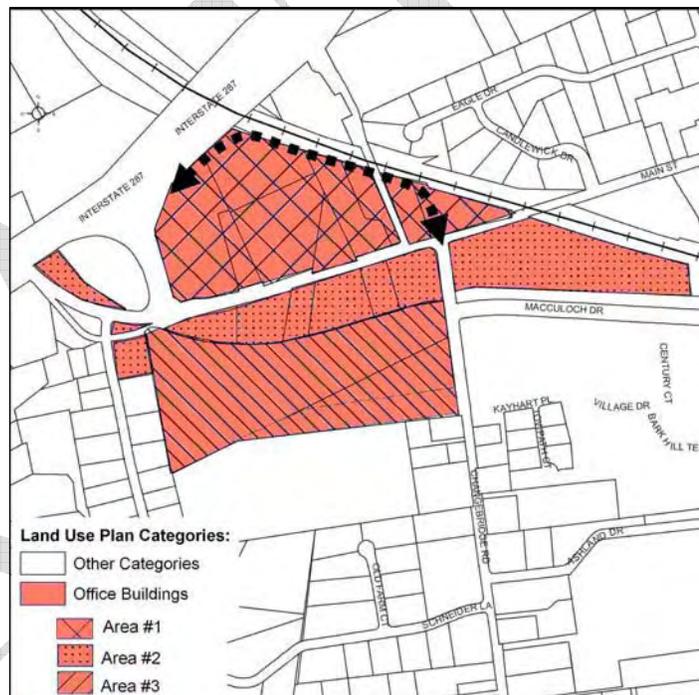
As shown in the map below, there are four parcels along River Road in the vicinity of the OB-1 Zone that are presently zoned for R-43 (Block 123 Lots 19, 20, 20.1 and 20.2). Given the existing development pattern in this area, the Township should evaluate whether these lots would be more appropriately zoned for office use.



Areas along Route 202 in the vicinity of Changebridge Road that are currently zoned for the OB-2A and OB-2B Zones are proposed to be modified as follows:

- a. The OB-2A zone district on the north side of Route 202 is designated Office Building Area #1 on the accompanying Land Use Plan Map. It shall continue to be allowed to be developed in accordance with the OB-2A Zone’s use and area and bulk provisions. This zone was previously created in response to a 1998-99 Planning Board study of the Route 202/Changebridge Road intersection. That study concluded that land use modifications were necessary in the area to lessen traffic generation and minimize vehicle conflicts and congestion. As such, they recommended, and the Township subsequently adopted, a list of uses that the report recommended were low-turnover uses. It is now recommended that permitted uses in this zone district be expanded to include health and fitness centers, court sports, public and semi-public uses, and instructional studios for music, dance, martial art, etc., given the compatibility of these land uses with those currently permitted. This area shall be given a new OB-4 zone district designation.

Additionally, in an effort to facilitate a comprehensive, integrated approach to development of this area, a new roadway is recommended here; this road would extend from Changebridge Road northward from the intersection with Route 202 and loop around the rear of the properties in this designated area, essentially parallel with the NJ Transit rail line (shown as a hatched line in the figure at right). In the event that this roadway gets built, it is further recommended that permitted



uses in this area be expanded to include such uses as banks, specialty retail stores, drug stores, restaurants, and similar uses. However, such uses should only be permitted if they have direct access to the new roadway and if no left-turn movements will be made onto Route 202. In an effort to encourage this roadway improvement, the Township should give consideration to the provision of a slight increase in building coverage and floor area ratio to facilitate this roadway construction.

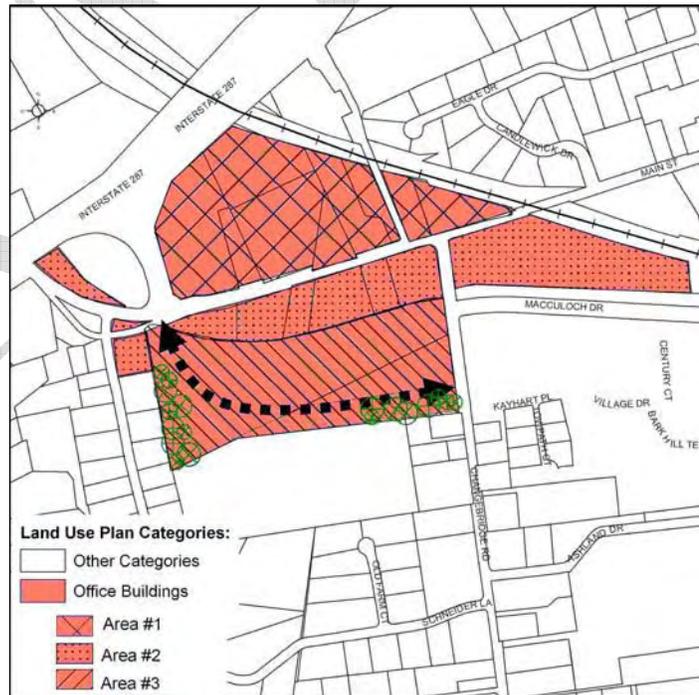
- b. An area encompassing 9 parcels on the south side of Route 202 between Schneider Lane and the NJ Transit rail line, as well as two lots on the north side of Route 202 that are bound by the two ramps leading to and from Interstate 287, is designated on the accompanying Land Use Plan Map as Office Building Area #2. This area shall retain its current zoning designation of OB-2A. This is generally consistent with

existing planning and zoning, although the area now includes an additional parcel on the east side of Schneider Lane.

Like the Office Building Area #1 discussed above, this area was also created in response to a 1998-99 Planning Board study of the Route 202/Changebridge Road intersection. And, similar to the above area, it is now recommended that permitted uses in this zone district be expanded to include health and fitness centers, court sports, public and semi-public uses, and instructional studios for music, dance, martial art, etc., given the compatibility of these land uses with those currently permitted.

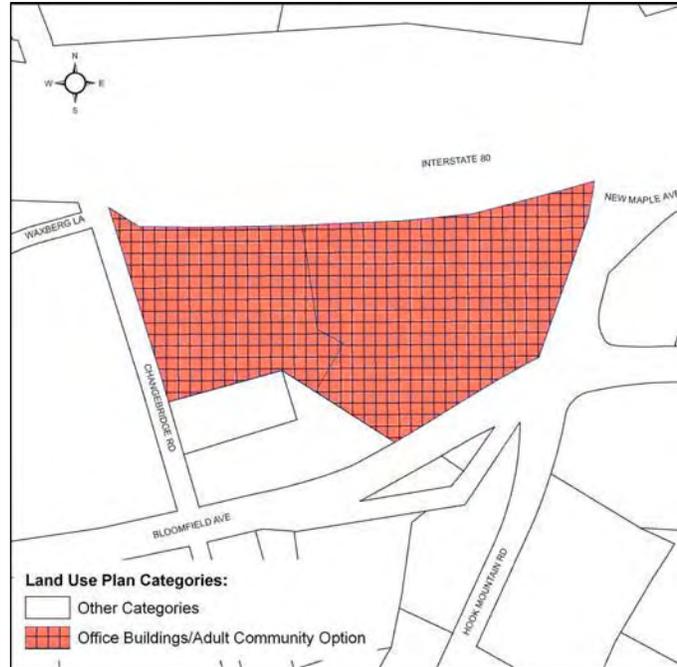
- c. The third Office Building area (Office Building Area #3 on the accompanying Land Use Plan Map) consists of a vacant PSE&G-owned lot, a self-storage use, and a portion of a JCP&L public utility property. This area is presently in the OB-2B zone district, except for the JCP&L site, which is presently zoned for the R-27 zone district. It is recommended that this area be given a new OB-5 zone designation. The area and bulk provisions of the current OB-2B Zone shall apply here, with the understanding that permitted uses in this zone district be expanded to include health and fitness centers, court sports, public and semi-public uses, and instructional studios for music, dance, martial art, etc., given the compatibility of these land uses with those currently permitted.

It is further recommended that, in an effort to facilitate enhanced circulation flow through the Route 202 corridor, a new roadway improvement be considered through this area. It is recommended that consideration be given to the development of a new bypass road (shown as a hatched line in the figure at right) that would extend from Route 202 opposite the Interstate 287 northbound ramps (where a traffic light already exists), traverse through the area, and connect with Changebridge Road in the vicinity of Kayhart Place. In an effort to encourage this roadway improvement, the Township should give consideration to the provision of a slight increase in building coverage and floor area ratio to facilitate this roadway construction.



8. Office Buildings/Adult Community Option

The Office Buildings/Adult Community Option land use category encompasses two parcels identified as Block 160 Lots 3 and 4, which are bound by Interstate 80, Bloomfield Avenue, Hook Mountain Road and Changebridge Road. This category corresponds to the existing OB-1A Office Building/Adult Housing Zone, which was established as a result of a 2007 zoning amendment. This zone permits all of the uses permitted in the OB-1 Office Building Zone as well as adult community housing.

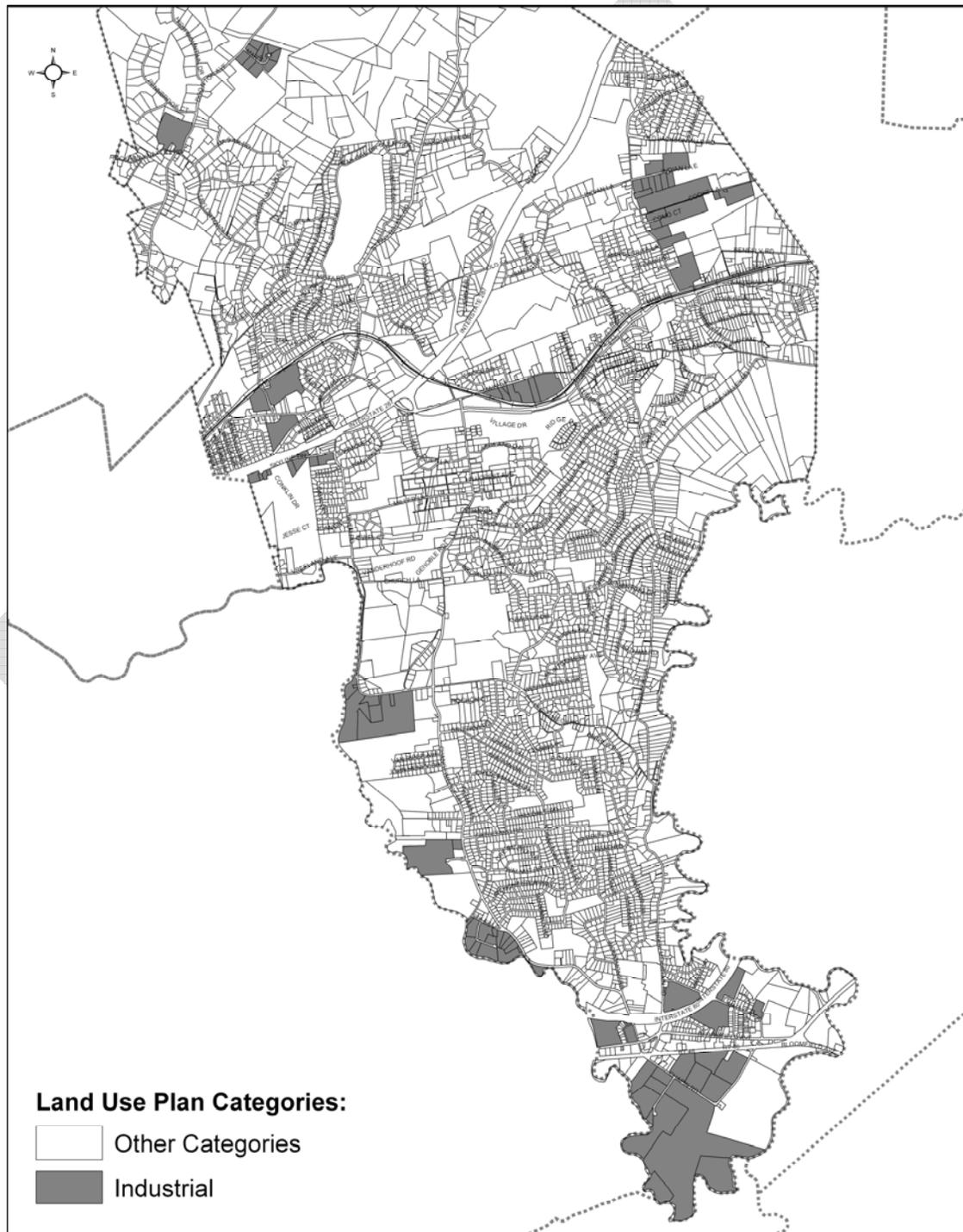


9. Industrial

Several areas within the Township are designated for the Industrial land use category and, for the most part, they are located along the boundaries of the municipality, adjacent to the Rockaway and Passaic Rivers. The areas designated as Industrial include the following:

- The Mars Court area, which is in the I-2 Zone and Highlands Preservation Area.
- The Marrotta Scientific Instruments site along Boonton Avenue, which is also in the I-2 Zone and Highlands Preservation Area.
- The easterly side of Jacksonville Road between Marguerite Lane and Indian Lane, which is in the I-1A Zone.
- Three small areas along Skyline Drive, which are in the I-2 Zone.
- The southerly side of River Road east of the Rockaway River, which is in the I-1B Zone.
- Two parcels on the westerly side of Changebridge Road at Kramer Drive, which are in the I-2 Zone.
- Fifteen parcels along the westerly side of Changebridge Road, south of Stiles Lane, which are in the I-2 Zone.
- An area bound by Interstate 80, Bloomfield Avenue, Changebridge Road and the Rockaway River, which is in the I-2 Zone.
- Either side of Interstate 80 north of Bloomfield Avenue, which are in the I-1A Zone.
- An area to the south of Route 46, which is in the I-1A Zone.
- The Drom International facility at the northeast corner of Route 202/Main Road and Jacksonville Road, which is in the I-1A Zone.

- The former Pennick Corporation sites along either side of Taylortown Road, just north of Route 202, which are in the I-2 Zone.
- The southerly side of Route 202 opposite Taylortown Road, which is in the I-2 Zone.
- Seven parcels immediately south of Route 202 and east of the railroad. This area is proposed to be rezoned from the OB-2A Zone (or, in the case of Block 81 Lot 7, from the OB-2B Zone) to the I-2 Zone. Although this area was previously zoned for office use as a result of the 1998-99 Route 202/Changebridge Road study, we now find that the existing development pattern and the low-turnover uses permitted in the I-2 Zone warrant a change to an Industrial land use designation. It is recommended, however, that banks be eliminated as a permitted use in this area.



10. Industrial/Retail

The Industrial/Retail category encompasses a total of 12 parcels along the westerly side of Changebridge Road, including 10 parcels immediately north from Interstate 80, as well as two parcels immediately north of Kramer Drive. These parcels are primarily developed with light industrial and office uses, although one of the lots north of Kramer Drive is developed with a vacant gas station.



The Industrial/Retail category corresponds with the I-2A Zone, both of which were established as a result of a 2008 study of the Changebridge Road corridor. The Industrial/Retail category was originally designed to permit light industrial and office uses, as well as retail stores and shops. However, it is now recommended that the Industrial/Retail category be amended to allow retail stores and shops as a conditional use, as opposed to a permitted use. In order to encourage the consolidation of lots in the area, the approval of retail stores and shops shall be conditioned upon a minimum lot size of 217,800 square feet, as opposed to the minimum lot size of 87,000 square feet required for permitted uses. Additionally, retail development in the Industrial/Retail category shall comply with the following:

The Industrial/Retail category was originally designed to permit light industrial and office uses, as well as retail stores and shops. However, it is now recommended that the Industrial/Retail category be amended to allow retail stores and shops as a conditional use, as opposed to a permitted use. In order to encourage the consolidation of lots in the area, the approval of retail stores and shops shall be conditioned upon a minimum lot size of 217,800 square feet, as opposed to the minimum lot size of 87,000 square feet required for permitted uses. Additionally, retail development in the Industrial/Retail category shall comply with the following:

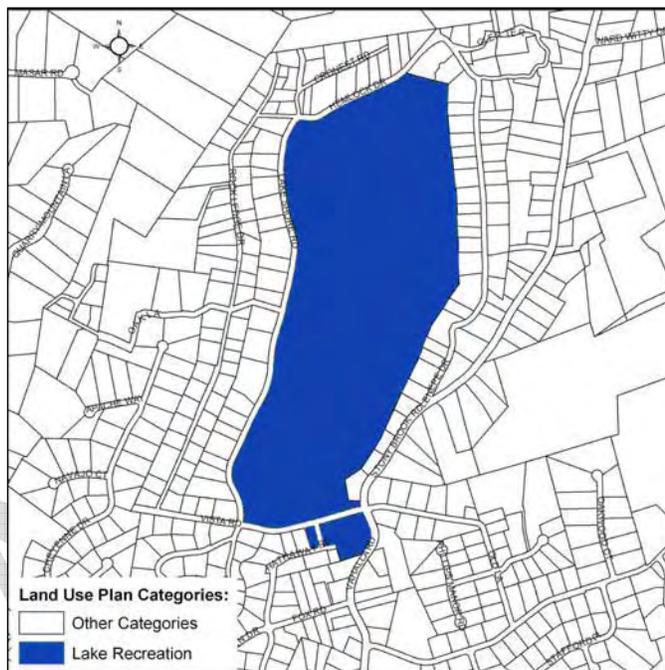
- The maximum size of any individual retail store or shop shall be 20,000 square feet of floor area.
- In order to discourage conventional strip commercial development, the number of retail tenants per site shall be limited to no more than three.
- Significant landscape amenity shall be provided along the street corridor in order to enhance the visual environment and depart from the typical image of strip commercial development.
- Cross-access easements among adjacent properties are encouraged to assist in traffic flow and minimize conflicting turning movements along Changebridge Road.

11. Lake Recreation

The Lake Valhalla Club occupies three parcels (identified as Block 11 Lot 29, Block 20 Lot 1, and Block 20.1 Lot 1) along either side of Vista Road. The club occupies a combined area of 127.8 acres, which includes a 90-acre private lake that provides swimming and boating activities. The site and surrounding area is presently zoned for

detached single family residential use via the R-27A and R-20A Zones, thus necessitating use variance relief every time the facility desires to expand on the use of the site or make improvements to the property. The club has been granted approvals for various improvements over the years, including approvals in 2001, 2002 and 2007, for such things as expansion of recreation facilities, expansion of the clubhouse, and fencing.

In order to properly protect the surrounding area's established residential neighborhood and land use pattern, and to acknowledge this site's historic use as a club, it is proposed that the three parcels occupied by the Lake Valhalla Club be designated for a new land use category entitled "Lake Recreation" and rezoned to a new LR zone district. This designation will allow the municipality to establish the appropriate mechanisms that enable the club to provide maintenance and upgrading of the facility, while ensuring that nearby residents are not adversely affected by on-site activity.



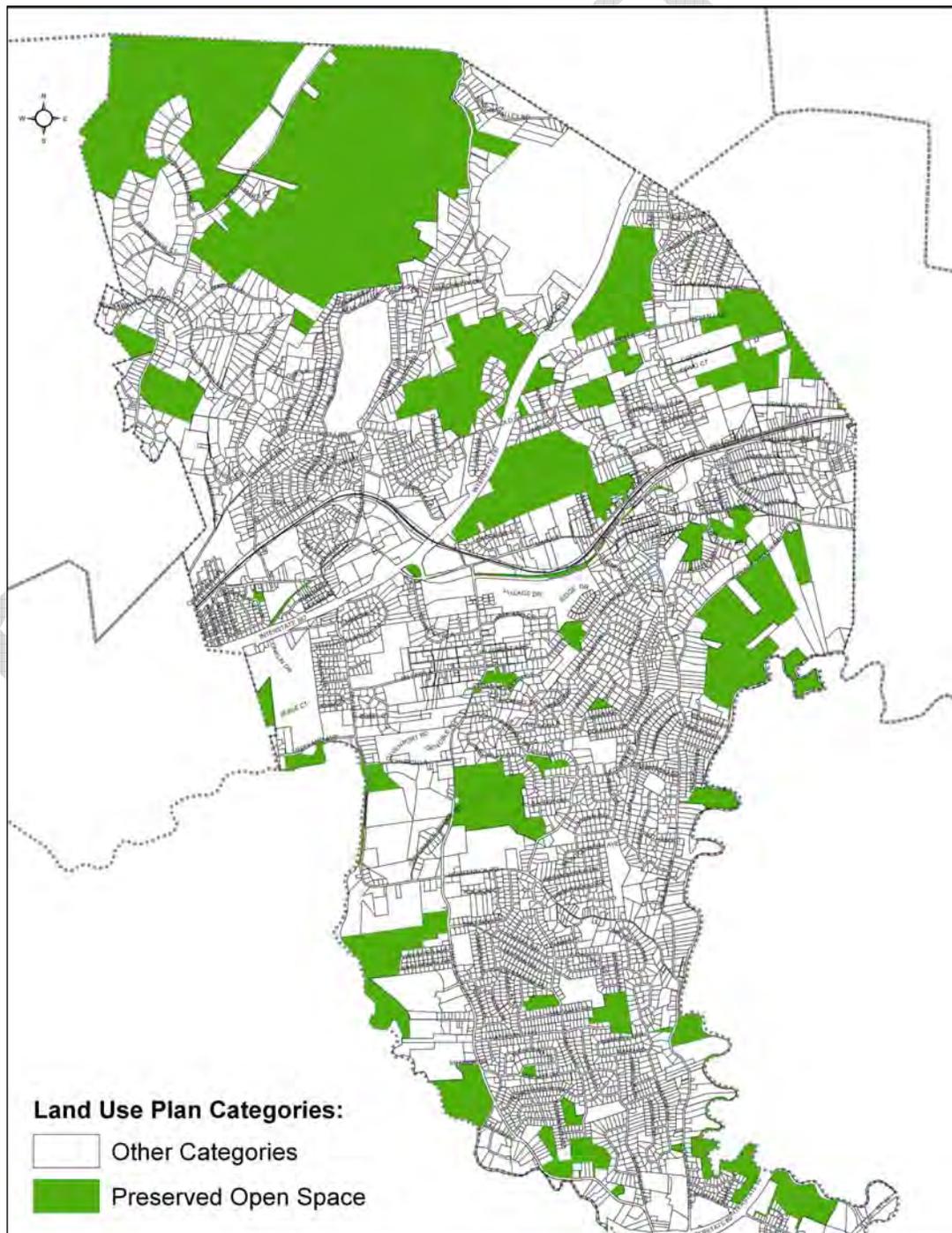
Specifically, the Township's policy for the Lake Recreation category shall be to limit additional growth of the facility, ensure that any on-site development does not block views of the lake, acknowledge the fact that the club is bound and surrounded by an established residential lake community, and impose appropriate controls that ensure that on-site activities do not result in on-street parking that impedes the flow of traffic on adjoining and nearby streets, and negatively impacts sight distances at intersections. These issues can be addressed through the imposition of proper perimeter landscape buffer requirements, enhanced building setbacks, appropriate parking standards specifically relating to this type of use, and restrictions on parking on at least one side of the street on which the club is located.

12. Preserved Open Space

The Preserved Open Space land use category encompasses those parcels within the municipality that have been acquired and permanently preserved for open space. In total, the Preserved Open Space category includes 169 parcels occupying a total area of 2,775 acres, which is approximately 23 percent of Montville's total land area. As shown on the accompanying Land Use Plan Map, the majority of these lands are located in the Very Low Density Residential and Low Density Residential sections of the community.

Additionally, over half (1,500 acres) of the total acreage in the Preserved Open Space category lies within the Highlands Preservation Area.

Although not identified on the Land Use Plan Map, it is also recommended that the rear portion of Block 39 Lot 67.2 be identified as a potential open space acquisition by the municipality. An easement to provide access to this lot from Twaits Road is also encouraged. A portion of the proposed open space area should be used for parking to enable residents to park and have direct access to this open space as well as the adjoining 140+ acre Montville Township preserved open space to the north. This recommendation shall be reflected in the updates to Montville’s Open Space Plan Element, which the Township will prepare subsequent to the adoption of this Land Use Plan Element.



Overlay Designations

In addition to the land use designations set forth above, the Land Use Plan also superimposes over certain portions of the municipality various overlay designations. The overlay designations can be grouped into two sub-categories: Critical Water Resources (CWR) overlays and historic district overlays. Each of these overlay designations are identified as follows:

1. Critical Water Resources (CWR) Overlays

The Critical Water Resources (CWR) overlay district was established in response to a 1979 study, which identified the underlying aquifer as a major source of potable water supply and the need to prevent pollution of the aquifer through improved development and land use regulations. Since then, the CWR overlay district has been further evaluated and redefined a number of times, with the most recent refinement and zoning upgrades adopted in 2003.

In order to protect the aquifer, the CWR overlay district imposes additional restrictions on minimum lot sizes, minimum yard setbacks, and maximum coverage limits on underlying properties, as well as places restrictions on the provision of new commercial and individual private residential wells in the area. The CWR overlay district is divided into two sub-districts, as shown on the accompanying Land Use Plan Overlays Map. The CWR Prime Aquifer District corresponds with the Towaco Valley Aquifer and contains more stringent standards for development, whereas the CWR Restricted Area District corresponds with the aquifer recharge basin and contains slightly relaxed development standards.

2. Historic District Overlays

The Land Use Plan includes two historic overlay districts, as shown on the accompanying Land Use Plan Overlays Map. The historic overlay districts include the Morris Canal in Montville Historic District, which encompasses the existing and former bed of the Morris Canal in the vicinity of Route 202/Main Road, as well as the Capstick Historic District, which encompasses all or a portion of 20 parcels in the vicinity of Taylortown Road and Route 202. Current zoning and development control measures for lands within the Historic Districts, including those pertaining to land subdivision and the demolition, relocation or exterior alteration of improvements in Historic Districts, shall continue.



Project Title
**2010
 Land Use Plan**
 TOWNSHIP OF MONTVILLE
 MORRIS COUNTY, NEW JERSEY

Key Map
 Scale: NOT TO SCALE

Map Legend
 Parcels

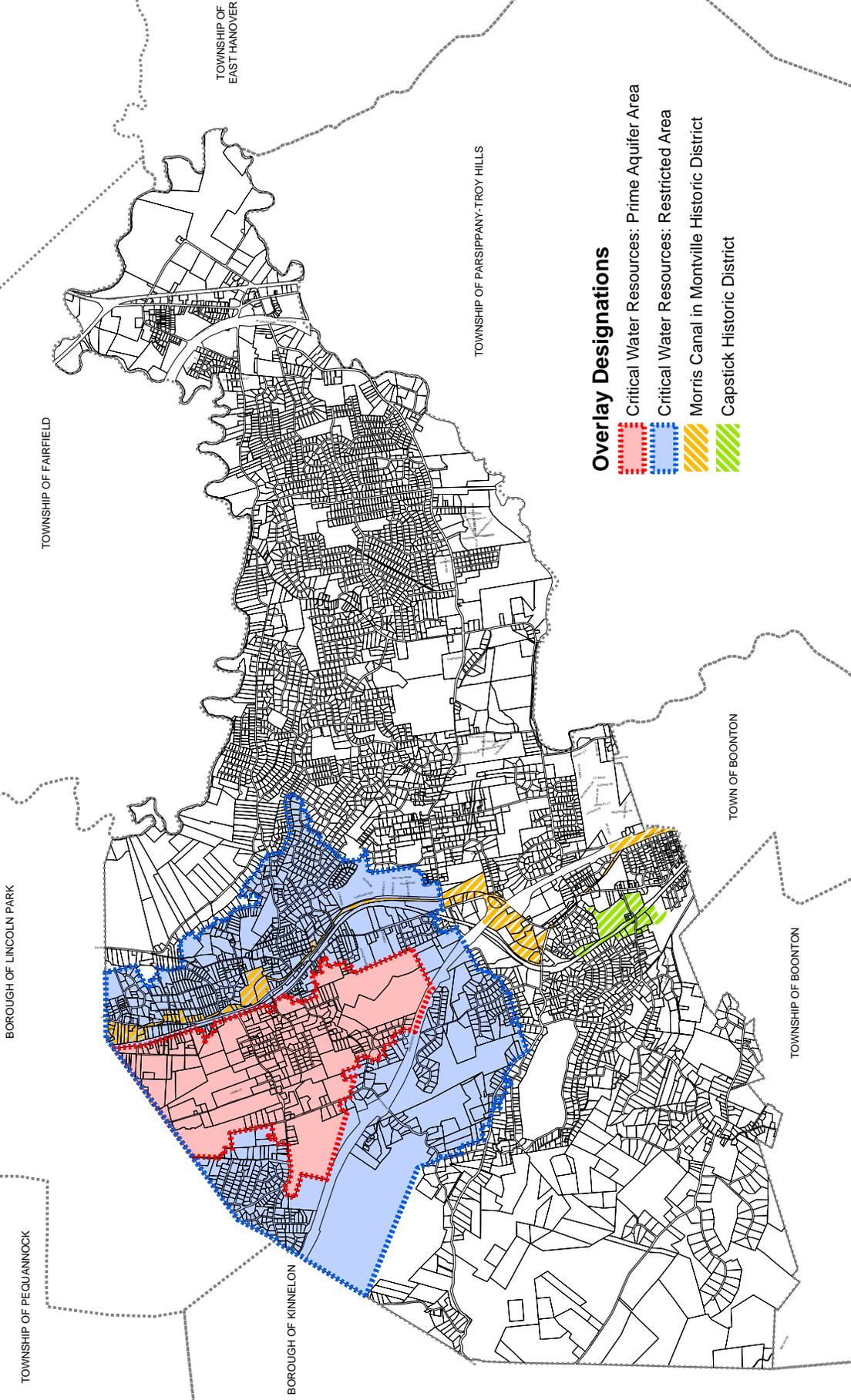
Map Description	Color	Code
Land Use Plan Overlay Map		

Map Title
 Land Use Plan Overlay Map

Graphic Scale

BURKE ASSOCIATES, INC. PROFESSIONAL PLANNER NEW JERSEY LIC. NO. 2450	
Project No.	2007-04
Sheet No.	1 of 1
Date	02/27/10
Drawn Scale	AS SHOWN
Drawn By	UCP
Check By	

Source: 1. Parcel data obtained from Morris County Department of Planning, Development and Technology, January 2007, with updates prepared by Burke Associates, Inc. through March 2010.



- Overlay Designations**
- Critical Water Resources: Prime Aquifer Area
 - Critical Water Resources: Restricted Area
 - Morris Canal in Montville Historic District
 - Capstick Historic District

Source: 1. Parcel data obtained from Morris County Department of Planning, Development and Technology, January 2007, with updates prepared by Burke Associates, Inc. through March 2010.

3.2 Recommended Amendments to Zoning Map

A number of properties are recommended for rezoning in order to implement the recommendations set forth in the Land Use Plan. These zoning amendments are identified in the accompanying Map of Sites Recommended for Rezoning, as well as the table below. A Proposed Zoning Map for the entire municipality also follows.

**Table 1
Sites Recommended for Rezoning
Montville, New Jersey**

Block	Lot(s)	Existing Zone District	Proposed Zone District
45	2, 3, 4	R-15	R-20C
50	19, 20, 21		
51.2	1, 17, 18		
46	2, 3, 4.1, 4.2, 5, 6	R-20A	
51	19.12, 19.13, 20-24, 24.1, 25-27		
51.2	19		
56	6.1, 6.2, 7-11, 11.1, 12, 12.1, 13	I-2	B-1
59	27	R-27A	
60.1	1	OB-2A	R-27A
61	1	R-27A	OB-2A
57.1	1, 1.1, 2, 3.1, 3.2, 5, 6	OB-2A	OB-4
58	1, 1.1		
59.2	26, 27	OB-2B	OB-5
59.2	2 (partial)	R-27A	
81	1, 1.1, 2-4, 6	OB-2A	I-2
81	7	OB-2B	
39	67.2 (partial), 71-74	R-20A	R-27A
39	67.2 (partial)	R-20A	B-2
39	67.2 (partial), 68-70	OB-1	
39	27	R-27A	R-80
39	34.2 (partial)	B-1 & R-27A	
82	10.1 (partial)	R-27A	R-43
178	1, 2, 3	I-1A	B-3
182	1, 2, 2.1, 3, 4		
183	1, 2, 4		
184	1, 2, 3		
156	30.1, 30.2, 31, 32.1, 32.2, 34.1-34.5	R-27D	R-27E
131.2	6, 7	R-27A	LR
11	29	R-27A	
20	1	R-20A	
20.1	1		



Project Title
**2010
 Land Use Plan**
 TOWNSHIP OF MONTVILLE
 HUNTERDON COUNTY, NEW JERSEY

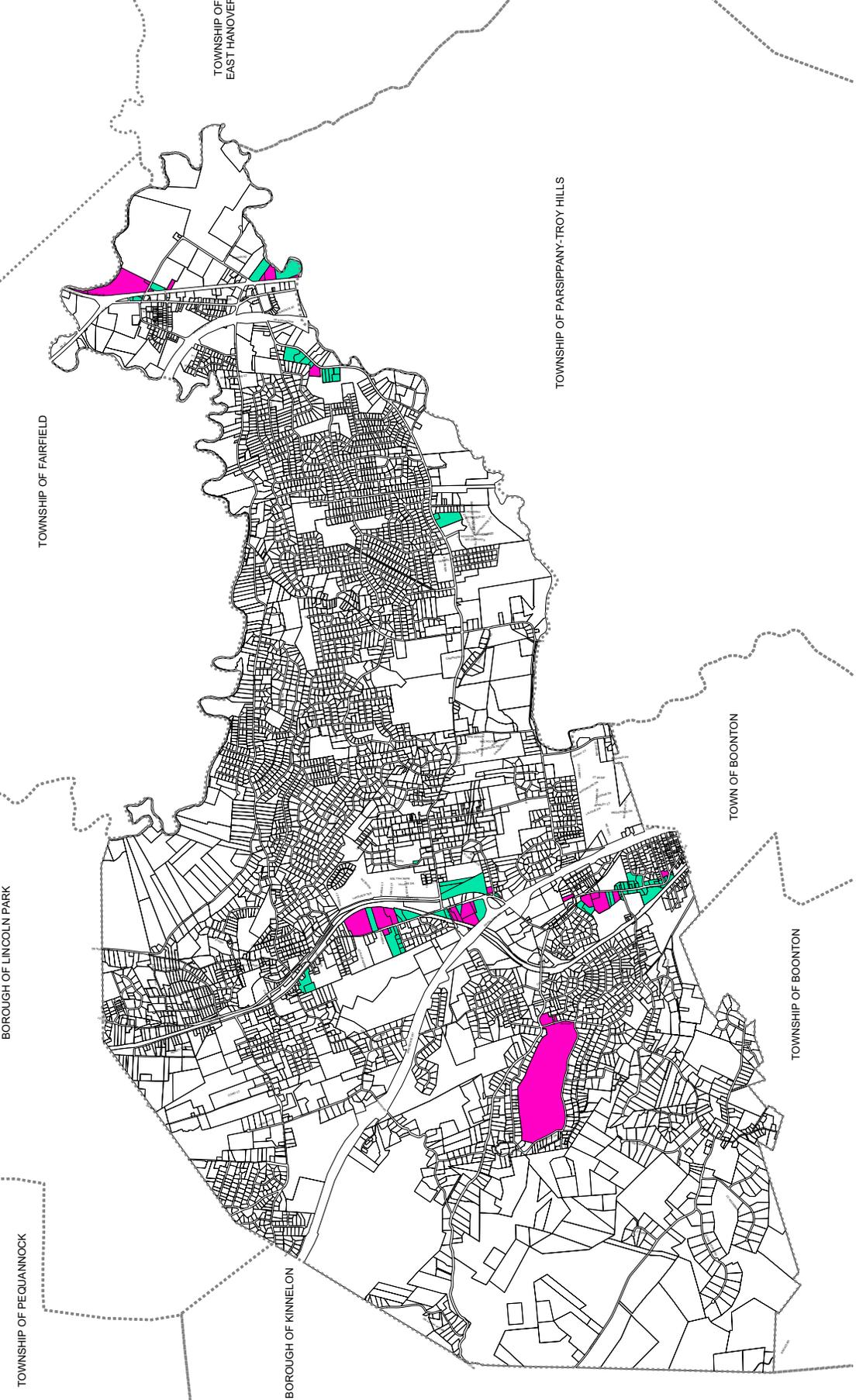
Key Map
 Scale: NOT TO SCALE

Map Legend
Parcels
 Not Recommended for Rezoning
 Recommended for Rezoning:
 Existing Use Conflicts with Zoning
 All Other Sites

Map Title	Date	Drawn By
Map of Sites Recommended for Rezoning		

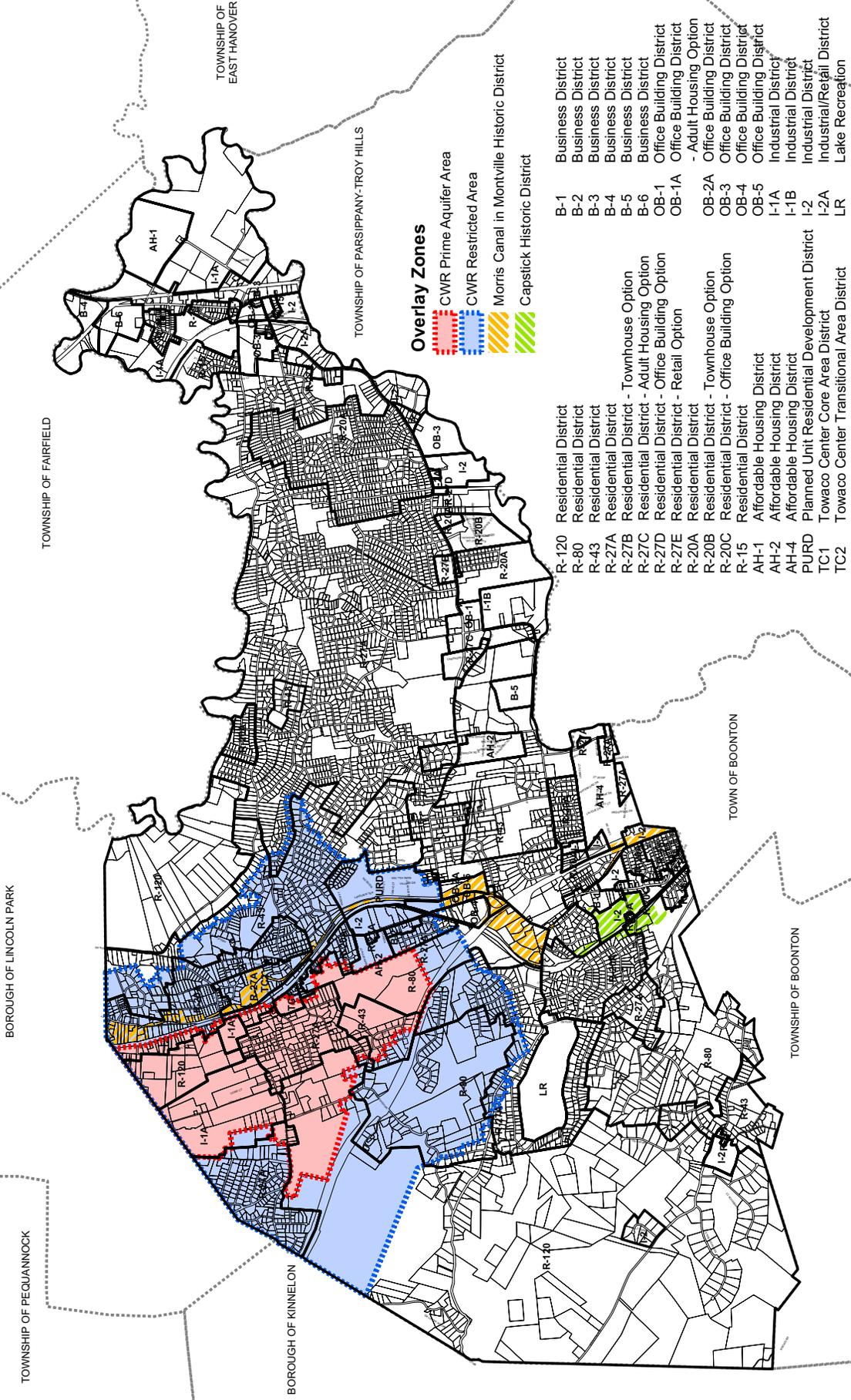
Map Title	Date	Drawn By
Map of Sites Recommended for Rezoning		

Project No.	Date
2007.04	11/20/07
Sheet No.	Scale
1 of 1	AS SHOWN
DATE	BY
11/20/07	RM
Drawn Scale	DATE
AS SHOWN	11/20/07
Drawn	BY
RM	RM
Checked	DATE
RM	11/20/07
Drawn	DATE
RM	11/20/07



Source: 1. Parcels data obtained from Morris County Department of Planning, Development and Technology, January 2009, with updates prepared by Burges Associates, Inc. through March 2010.
 2010 consultant file: 1007 TO BE REMOVED

Map Description	Date	Drawn By



Overlay Zones

- CWR Prime Aquifer Area
- CWR Restricted Area
- Morris Canal in Montville Historic District
- Capstick Historic District

- | | |
|---|---|
| R-120 Residential District | B-1 Business District |
| R-80 Residential District | B-2 Business District |
| R-43 Residential District | B-3 Business District |
| R-27A Residential District | B-4 Business District |
| R-27B Residential District - Townhouse Option | B-5 Business District |
| R-27C Residential District - Adult Housing Option | B-6 Business District |
| R-27D Residential District - Office Building Option | OB-1 Office Building District |
| R-27E Residential District - Retail Option | OB-1A Office Building District - Adult Housing Option |
| R-20A Residential District | OB-2A Office Building District |
| R-20B Residential District - Townhouse Option | OB-3 Office Building District |
| R-20C Residential District - Office Building Option | OB-4 Office Building District |
| R-15 Residential District | OB-5 Office Building District |
| AH-1 Affordable Housing District | I-1A Industrial District |
| AH-2 Affordable Housing District | I-1B Industrial District |
| AH-4 Affordable Housing District | I-2 Industrial District |
| PURD Planned Unit Residential Development District | I-2A Industrial/Retail District |
| TC1 Towaco Center Core Area District | LR Lake Recreation |
| TC2 Towaco Center Transitional Area District | |

Source: 1. Parcel data obtained from Morris County Department of Planning, Development and Technology, January 2009, with updates prepared by Burgis Associates, Inc. through March 2010.

3.3 Recommended Amendments to Land Use Regulations

This Plan calls for the preparation of a comprehensive revision to the Township's Land Use Ordinance. At a minimum, the following issues should be addressed:

1. *Design Standards:* It is recommended that the Land Use Ordinance be amended to include specific design standards for the commercial districts along the westerly portion of the Route 202 corridor, extending from the Town of Boonton municipal border eastward to Towaco. A list of recommended design standards, which were prepared as part of the Township's Route 202 Corridor West master plan study, are included in the appendix of this document. Recommended standards pertain to building size and mass, circulation and parking plans, landscaping, lighting, signage, and streetscape designs. The purpose of these design standards is to improve, through the redevelopment of sites, the overall aesthetic and function of the Route 202 corridor.

Additionally, the Land Use Ordinance should be further amended to include circulation design standards for the portion of Bloomfield Avenue east of Hook Mountain Road. This portion of the corridor is typified in a number of areas by a negative aesthetic image, which is the result of excessive curb cuts widths along the frontage of sites, haphazard parking arrangements, an overall lack of pedestrian amenities, and a general lack of landscaping amenities and screening elements along the streetscape. The wide shoulder area along the corridor also contributes to excessive speeds and hazardous traffic conditions in many instances. Therefore, the following standards are recommended along the eastern portion of Bloomfield Avenue:

- a. The width of curb cuts along the frontage of properties should be limited to the minimum necessary to accommodate a one- or two-way ingress or egress aisle in a controlled rather than uncontrolled manner. Examples of properties where such curb cut improvements should be implemented include the automotive service and commercial uses on the north side of the corridor, immediately west of Margaret Drive, and the industrial use on the north side of the corridor, immediately east of John Street.
- b. Shared curb cuts among adjacent uses should be encouraged along the corridor in order to reduce the overall number of driveway openings serving non-residential properties and reduce the number of potentially conflicting traffic movements on the roadway.
- c. A significant landscape amenity should be required for all non-residential development along the corridor in order to enhance the appearance and character of the streetscape. Landscaped buffers are recommended along the frontage of the sites previously recommended for reduced curb cut widths. Additionally, enhanced landscaping elements are recommended for properties on both sides of the corridor in the vicinity of Maple Avenue.
- d. Pedestrian amenities should be provided along portions of the Bloomfield Avenue

- corridor, where appropriate. Sidewalks should be provided along the south side of the roadway and should connect with existing sidewalks constructed as part of newer developments. These sidewalks should be separated from the roadway by a landscaped feature minimally four feet in width. In addition, it is recommended that demarcated bicycle lanes and/or shared roadway designations be provided along the corridor. These pedestrian circulation improvements could be placed within the existing shoulder area, where appropriate, to narrow the width of the roadway devoted to vehicles and thus act as a traffic calming measure.
- e. On-street parking spaces parallel to the cartway, where determined to be appropriate, should be clearly demarcated and enhanced with landscaped bump-outs. At present, cars and even trucks associated with industrial development in the area are parking in unmarked spaces along the shoulder area of the roadway. Providing clearly marked spaces and landscape features in the shoulder area can serve to both enhance the aesthetic image of the corridor as well as calm fast-moving traffic on Bloomfield Avenue.
 - f. The following traffic calming measures should be implemented at the intersection of Bloomfield Avenue/Maple Avenue/Chapin Road, as required per the Resolution of Approval for the Lowe's Home Improvement application:
 - The intersection should be realigned to prohibit westbound traffic exiting the Lowe's site from using Bloomfield Avenue west of Chapin Road.
 - A cul-de-sac should be provided at the eastern end of Maple Avenue prior to its intersection with Bloomfield Avenue in order to discourage traffic from using Maple Avenue to access Interstate 80.
 - Chapin Road, between Bloomfield Avenue and Route 46, should be made a one-way street southbound in order to direct all traffic exiting from the Lowe's site to Route 46 westbound.
2. *Sign Regulations:* The Township's existing sign regulations are overly simplistic and do not adequately allow for the type of identification and advertising required to meet the needs of Montville's development community, while at the same time safeguarding the public from a negative aesthetic image and visual clutter. For example, the existing regulations do not permit freestanding signage; this is unrealistic, as the majority of applicants appearing before the Township's land use boards seek variance relief from this requirement. In addition, the existing sign regulations contain confusing language with regard to the permitted height and area of commercial signage, leading to inconsistent regulation of these sign types. Furthermore, no standards are given that would encourage a uniform signage scheme in multi-tenanted buildings or complexes. As such, it is recommended that the Township undertake a thorough and complete review of its existing sign regulations and amend them to address these concerns.
 3. *Off-Street Parking Requirements:* It is recommended that the Township amend its parking requirements for non-residential uses in a manner that would reduce the amount of impervious coverage on site. A review of the Township's current parking standards

indicates that several components require excessive parking when compared to generally accepted standards. For example, whereas the Third Generation ITE Parking Generation handbook suggests that warehouse and storage operations provide 0.5 spaces per 1,000 square feet of gross floor area (GFA), the Township requires double this amount at 1 space per 1,000 square feet GFA. ITE also suggests that dry cleaners provide 3.6 spaces per 1,000 square feet GFA, whereas the Township requires over five times this amount at 20 spaces per 1,000 square feet GFA.

Further, it is recommended that the Township consider reducing its parking requirements for retail uses in two ways. First, the number of parking spaces required should reflect the parking demand generated by the gross leasable area (GLA) as opposed to the gross floor area (GFA). If this reduction is implemented it is further recommended that the maximum reduction from GFA be 12 percent. Second, the Township should consider reducing its minimum parking requirements for retail uses from 5.5 spaces per 1,000 square feet GFA to between 4.0 and 5.0 spaces per 1,000 square feet GLA. This recommendation is supported by the Environmental Protection Agency (EPA), which has reported that actual parking demand for shopping centers, on average, is 3.97 spaces for every 1,000 square feet GFA. It is also supported by a New Jersey Office of Smart Growth publication which notes the following industry standards for shopping centers: 4 spaces per 1,000 sq. ft. GLA for shopping centers up to 400,000 sq. ft.; 4.5 spaces per 1,000 sq. ft. GLA for shopping centers from 400,000 to 600,000 sq. ft.; and 5 spaces per 1,000 sq. ft. GLA in shopping centers with more than 600,000 sq. ft. This standard is also identified by ITE as being appropriate for larger retail spaces.

4. *Wireless Telecommunications Facilities:* The Township's ordinances do not currently regulate wireless telecommunications facilities, requiring every applicant for a wireless telecommunications tower and/or antenna to seek a use variance from the Zoning Board of Adjustment. It is recommended that the Township adopt standards for wireless telecommunications facilities in order to encourage the siting of such facilities in appropriate locations, reduce the visual impact of the facilities, and adequately protect residential areas and surrounding land uses from potential adverse impacts. It is noted that the Township is currently in the process of developing such an ordinance.
5. *Requirements for Through Lots:* A number of applications coming before the Township's land use boards pertain to development on through lots, which are defined as lots, other than corner lots, having frontage on two public streets. Although the Township's ordinance provides specific regulations for corner lots, there are no requirements defined for through lots. It is recommended that the Land Use Ordinance be amended to include appropriate standards for through lots, including yard requirements, locations of accessory structures, walls and fences, pools, etc.
6. *Green Design Standards:* The Land Use Ordinance should be amended to incorporate green design standards in an effort to promote more sustainable development in the Township. Examples of standards that should be included in the revised ordinances include pervious paving, solar panels, wind turbines, rain gardens/basins, and ecoroofs. The incorporation of these and similar green design standards is consistent with one of

the Township’s primary goals, as set forth in the previous section of this document, which is to promote the conservation of energy and the use of renewable energy sources and sustainable building practices whenever possible as the Township develops. The Township should encourage the use of green design practices through appropriate development incentives, and should account for the use of green design practices when considering applications requiring design waivers and/or variance relief.

7. *Residential Site Improvement Standards:* The Residential Site Improvement Standards (RSIS) set forth statewide standards for residential development, including circulation design and parking requirements. It is recommended that the Township review its Land Use Ordinance against the current RSIS standards and, where inconsistent, amend the ordinance to incorporate the RSIS standard. At least one issue that needs to be addressed is the Township’s off-street parking requirements for residential uses, which are currently inconsistent with RSIS requirements.
8. *Highlands Land Use Ordinance:* The Township, being located entirely within the Highlands Region, participated in the Highlands Plan Conformance process throughout 2009. As part of this process, the Township prepared a draft Highlands Land Use Ordinance, which pertains to the portion of the Township that lies within the Preservation Area of the Highlands Region. This draft Highlands Land Use Ordinance was submitted to the Highlands Water Protection and Planning Council on December 8, 2009. Once the Council reviews and comments on the draft ordinance, it must be adopted by the Township and incorporated into the Township’s Land Use Ordinance.

DRAFT

4. RELATIONSHIP TO OTHER PLANS

Section 40:55d-28(d) of the New Jersey Municipal Land Use Law requires that a master plan include a specific policy statement indicating the relationship of the proposed development of the municipality, as developed in the master plan, to the master plans of adjacent municipalities as well as any pertinent County and State plans. A description of these plans, and how Montville's Land Use Plan is consistent with each, is set forth below.

4.1 State Development and Redevelopment Plan (SDRP)

On April 28, 2004, the New Jersey State Planning Commission (SPC) approved the release of a preliminary State Development and Redevelopment Plan (SDRP), which serves as a blueprint for future development and redevelopment on a statewide basis. The Plan's main objective is to guide future development and redevelopment to ensure the most efficient use of existing infrastructure systems, and to maintain the capacities of infrastructure, environment, natural resources, fiscal, economic and other systems. Generally, the Plan attempts to curb development in rural areas and in those parts of the state where development has only recently begun, encourage new development along transportation corridors, in older cities and in suburbs that have the necessary infrastructure to accommodate it, and concentrate development in rural areas around selected centers. While the Plan does not take power away from planning and zoning at the municipal level, the State will use the plan as a guide for decisions regarding funding for infrastructure improvements.

In order to implement its general statewide policies and objectives, the SDRP divides the state into nine land use "Planning Areas." The SDRP has established a set of policy objectives to guide local planning in each planning area. These policy objectives are designed to implement the statewide goals and objectives of the SDRP in the context of the unique qualities and conditions in each of the planning areas. The goal of this project is to implement land use policies on the local level that will be consistent with the State Plan policies. The State Plan Policy Map indicates that there are four Planning Areas located in Montville Township, including the Metropolitan Planning Area, Fringe Planning Area, Environmentally Sensitive Planning Area and Parks and Natural Areas. The accompanying State Planning Areas Map illustrates the locations of each of these areas within the township.

The SDRP Planning Areas relevant to Montville are described as follows:

1. Metropolitan Planning Area. The Metropolitan Planning Area (PA-1) encompasses large urban centers and developed suburban areas. These areas are fully developed with significant investment in existing, but aging, infrastructure systems. There is little vacant land available for development and, as such, much of the development activity is infill development or redevelopment. The SDRP states that public and private investment in PA-1 should be the "principle priority" of state, regional and local planning agencies, with the intent being to direct development and redevelopment into these portions of the State. Within this framework, the recommended policy objectives for PA-1 are summarized to include the following:



Project Title
**2010
 Land Use Plan**
 TOWNSHIP OF KINNELON
 MORRIS COUNTY, NEW JERSEY

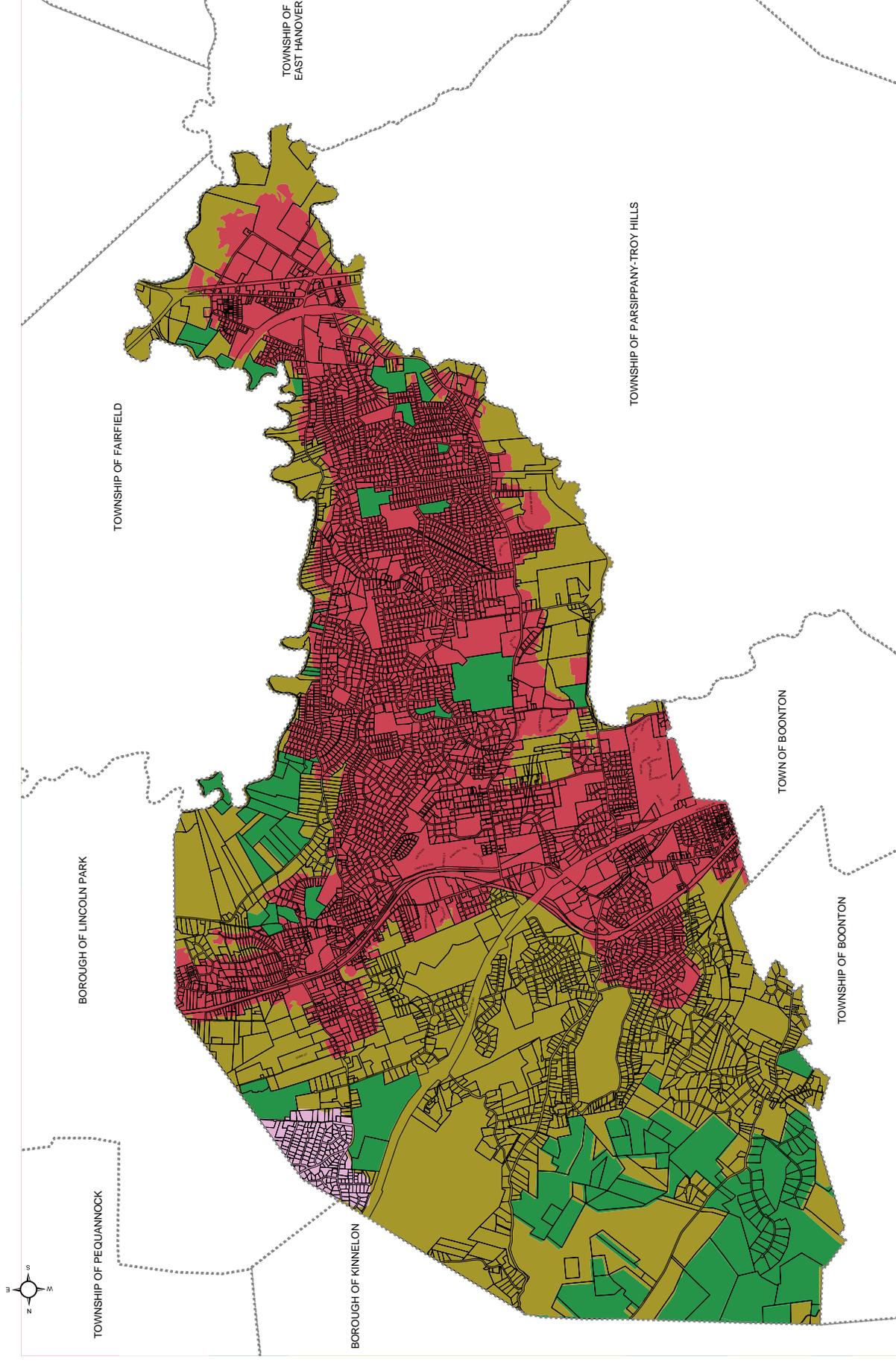
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Map Legend
 State Planning Areas
 METROPOLITAN
 ENVIRONMENTALLY SENSITIVE
 PARKS AND NATURAL AREAS

Map Description	Date	Drawn	Checked

Project Title
 State Planning Areas Map
 Geographic Scale

BURKER ASSOCIATES, INC. PROFESSIONAL PLANNER NEW JERSEY L.C. NO. 2460	
Project No.	2007/04
Sheet No.	1 of 1
Date	07/20/07
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Scale	AS SHOWN



Source 1: State planning area data obtained from New Jersey Department of Environmental Protection, 2004. From the State Planning Areas (SPA) Source 2: Parcel data obtained from Morris County Department of Planning, Development and Technology, 2007, with updates prepared by Burker Associates, Inc. through MAPS 2010.

ALL INFORMATION IS NOT TO BE REPRODUCED

- a. Land Use: Guide new development and redevelopment in PA-1 in a manner which ensures an efficient use of remaining vacant parcels and existing infrastructure.
 - b. Housing: Preserve the existing housing stock through a program of maintenance and rehabilitation. Provide a variety of housing choices through new development and redevelopment.
 - c. Economic Development: Promote economic development by encouraging redevelopment, infill development, public-private partnerships, and infrastructure improvements.
 - d. Transportation: Encourage the use of public transit and alternative modes of transportation.
 - e. Natural Resource Conservation: Reclaim environmentally damaged sites and mitigate impacts on remaining environmental and natural resources, including wildlife habitats. Special emphasis should be on air quality, preservation of historic sites, the provision of open space and recreation.
 - f. Recreation: Maintain existing parks and open space and expand system through redevelopment and additional land dedications.
 - g. Historic Preservation: Integrate and reconcile historic preservation with new development and redevelopment efforts.
 - h. Public Facilities and Open Space: Complete, repair or replace existing infrastructure systems to enable future development and redevelopment.
 - i. Intergovernmental Coordination: Provide for regionalization and intergovernmental coordination of land use and development policies.
2. Fringe Planning Area. The Fringe Planning Area (PA-3) is a predominantly rural landscape that is not prime agricultural or environmentally sensitive land, with scattered small communities and free-standing residential, commercial, and industrial development. In most cases, Fringe Planning Areas serve as a transition between suburban and rural landscapes. This category does not have and is not planned to have urban level infrastructure.
 3. Environmentally Sensitive Planning Area. The Environmentally Sensitive Planning Area (PA-5) has large contiguous areas of land that contain valuable ecosystems, natural resources and wildlife habitats. These areas are either undeveloped or have limited development that is rural in character. The primary policy objective for PA-5 is the protection of environmentally sensitive areas through the promotion of center development with clear boundaries and buffer areas separating the center from the surrounding “environs.” Natural resources should be protected and preserved in large contiguous tracts of open space. The SDRP suggests that these areas may be appropriate

for recreational facilities, and infrastructure should only be provided to support linkages between centers or to promote recreational and other activities.

4. **Parks and Natural Areas.** Parks and Natural Areas include an array of publicly dedicated lands which contribute to the Plan's goal of preserving and enhancing areas with historic, cultural, scenic, open space and recreational value. It includes state and federally owned or managed tracts of land, as well as county and local parks that have been dedicated for public benefit. The SDRP's intention is to provide the public with recreational and educational opportunities while ensuring the protection of critical natural resources. The Plan recommends the maintenance of facilities and ensures the connection of these areas systems of open lands.

As shown on the Land Use Plan Map, the Township's master plan recommendations are consistent and compatible with the statewide goals and objectives of the SDRP and the policy objectives of the various planning areas therein. Specifically, Montville's high intensity growth is generally directed to the portions of the municipality south of Interstate 287, corresponding to the areas designated for Metropolitan Planning Area (PA-1) and Fringe Planning Area (PA-3). Conversely, the northern portion of the Township is generally designated for Very Low and Low Density Residential and Preserved Open Space, consistent with the Environmentally Sensitive Planning Area (PA-5) designation in these areas.

4.2 Highlands Regional Master Plan

The Highlands Water Protection and Planning Act, passed by the New Jersey State legislature on June 10, 2004, significantly impacts land use planning and environmental protection throughout the 800,000 acre region that is encompassed by the Act. The New Jersey Highlands Region includes 88 municipalities in seven counties. The legislation authorized and directed the newly established Highlands Water Protection and Planning Council to effectuate the Act's goals through a comprehensive set of powers. The Act empowered the Highlands Water Protection and Planning Council, a 15 member political subdivision of the State created under this Act, with a number of duties, including the adoption of a regional master plan within 18 months of the Council's first meeting.

The Act divides the Highlands region into two areas: a Preservation Area and a Planning Area. While the Act severely restricts and controls development in the Preservation Area, its treatment of development in the Planning Area is more permissive. The Highlands Regional Master Plan (RMP) was prepared and adopted by the Council on July 17, 2008 to effectuate appropriate and coordinated land use decisions within the region. Within 15 months of the Plan's adoption, each municipality and county wholly or partially in the Preservation Area was required to revise its master plan and development regulations to conform to the goals, requirements and provisions of the RMP. Revisions were to be submitted to the Council for its approval, rejection or conditional approval. If a municipality or county failed to adopt or enforce these revisions, the Act authorized the Council to adopt and enforce rules and requirements necessary to implement the RMP on its behalf. The Act offered incentives to municipalities and counties located within the Planning Area to do the same.

Montville Township, being located entirely within the Highlands Region, participated in the Highlands Plan Conformance process throughout 2009. Over the course of the year, the Township prepared an Initial Assessment Report in order to determine the anticipated level of effort needed to bring Montville's planning program into conformance with the RMP. The Township also completed the seven modules required for a petition for Plan Conformance, which included preparation of a two-step build-out analysis, natural resource inventory, Highlands master plan element, Highlands development regulations, housing element and fair share plan, and municipal self-assessment and implementation schedule.

Montville Township's Petition for Plan Conformance was submitted to the Highlands Council on December 8, 2009. While Montville has land area within both the Highlands Preservation and Planning Areas, the Township ultimately elected to petition for Highlands Plan Conformance only for the Preservation Area portion of the municipality. As such, lands within the Preservation Area shall be subject to documents prepared as part of the Highlands Plan Conformance process, including the draft Highlands Master Plan Element, which will be adopted by the Township upon completion of the Council's review. It is noted that although Montville elected not to petition for the Planning Area portion of the municipality, the Act allows the Township to enter into compliance at any time.

4.3 Morris County Master Plan

The most recent Land Use Plan for the County was prepared in 1975 and is therefore out-of-date. However, it is noted that the County's Land Use Plan designates the Towaco Center area as a local center and recommends that higher density housing and commercial areas be provided around the transit station. As discussed in the Land Use plan section of this document, the Township has designated the Towaco Center area for two main land use categories, identified as the Towaco Center Core Area and the Towaco Center Transitional Area. The purpose of these land use designations is to encourage the development of a mixed-use transit-oriented area containing compatible residential and commercial mixed land uses in a compact design, consistent with the County's land use recommendations for this area.

4.4 Master Plans of Adjacent Municipalities

One of the primary goals shaping the Township's land use plan recommendations is the coordination of local planning efforts with those of neighboring municipalities to achieve a maximum degree of compatibility, particularly along common boundaries. The following summarizes the master plans of Montville's adjacent communities and the consistency of this Land Use Plan document therewith.

Borough of Kinnelon

The Borough of Kinnelon is located along Montville's northern boundary line. The Borough's most recent master plan was adopted in 1960, followed by a reexamination report in 2006. The Borough's Land Use Plan designates the area along the Montville border for minimum 1.5-acre residential lots due to the physical character of this area, which contains several constraints such as steep slopes and lack of public water and sewers. This designation is consistent with

Montville's Land Use Plan recommendations for this area, which call for Very Low Density Residential at a minimum lot area of 2.75 acres.

Borough of Lincoln Park

The Borough of Lincoln Park is located along Montville's eastern boundary line. The Borough's most recent master plan reexamination report was adopted in 2006. The Land Use Plan in Lincoln Park primarily calls for residential uses along the municipal border; however areas to the north of the railroad line are designated for industrial land use. These designations are consistent with those set forth in this document for Montville, including residential uses along the boundary, with the exception of industrial land uses just north of the railroad line.

Township of Fairfield

The boundary between Montville and the Township of Fairfield is primarily formed by the Passaic River, along Montville's easternmost border. Fairfield's most recent land use plan, adopted in 1999, calls for Agricultural/Conservation uses north of Interstate 80 and General Industrial uses between Interstate 80 and Bloomfield Avenue, with the exception of some Highway Commercial uses along Route 46. Beyond Bloomfield Avenue the Land Use Plan calls for Public/Quasi Public uses. Although these designations in some ways conflict with the neighboring uses in Montville, particularly to the north of Interstate 80 and to the south of Bloomfield Avenue, the combination of the inward orientation of the development in Montville and the location of the Passaic River suggest the uses in the two communities are agreeable.

Township of East Hanover

The Township of East Hanover is located along Montville's southernmost boundary, which is primarily formed by the Rockaway River. The Township's 2005 Land Use Plan calls for Conservation uses for properties along this area, with the intention of minimizing any negative impacts associated with environmentally sensitive lands in this area. In contrast, Montville's Land Use Plan designates adjacent lands in this area for Industrial use based on the existing development pattern. The location of the river provides for compatibility between the differing land use designations.

Township of Parsippany-Troy Hills

The boundary between Montville and the Township of Parsippany-Troy Hills is primarily formed by the Rockaway River along Montville's westernmost border. The 2004 Land Use Plan for Parsippany-Troy Hills predominantly calls for Recreational/Conservation/Wildlife/Public uses along this boundary. However, portions of the abutting area are also identified as Moderate Residential. Additionally, a small area in Parsippany, just east of New Road, is identified as Highway Commercial. With the exception of the areas designated for residential and commercial use, which essentially mirror the neighboring land uses in Montville, the land use designations in Parsippany-Troy Hills are inconsistent with the adjacent uses in Montville, which are primarily industrial uses. However, the location of the river again provides for compatibility between the differing land use designations.

Town of Boonton

The Town of Boonton is located along Montville's western boundary line in the vicinity of Interstate 287, which continues in an east-west direction through the Town. The Town's most recent master plan was adopted in 1998, followed by a reexamination report in 2008. The land use plan for Boonton calls for industrial and regional commercial land uses along the border to the immediate north of Interstate 287, with residential and municipal parkland uses located further north. Areas along the border to the south of Interstate 287 are designated as residential with municipal parkland use. These land use designations are essentially compatible with the residential and local business uses in the neighboring portions of Montville.

Township of Boonton

The Township of Boonton is located along Montville's northwestern boundary, directly north of the Town of Boonton. The Township of Boonton's 2001 Land Use Plan primarily calls for 3.5-acre residential lots in this area, with some 2-acre residential lots along Kingsland Road and 1-acre residential lots along Boonton Avenue. These large lot sizes are proposed in response to the prevalence of environmental constraints, such as wetlands and steep slopes, in this area. Additionally, some areas to the north of Rockaway Valley Road are designated for public and semi-public land uses. The 2005 master plan reexamination report recommends that the areas designated for 3.5-acre residential lots be rezoned to a minimum 6-acre lot size in order to better preserve critical features in this area. These recommendations are consistent with Montville's Land Use Plan recommendations for this area, which call for a combination of Very Low, Low and Moderately Low Density Residential uses along the municipal border.

5. BACKGROUND INFORMATION

5.1 Regional Location

The Township of Montville is located in the northeastern portion of Morris County, immediately adjacent to the border with Essex County. It is bounded to the north by the Borough of Kinnelon, to the west by the Township of Boonton, the Town of Boonton and the Township of Parsippany-Troy Hills, to the south by the Township of East Hanover, and to the east by the Borough of Lincoln Park and the Township of Fairfield, which is located in northwestern Essex County.

The Township occupies an area of 12,233 acres, or 19.1 square miles. It is located entirely within the Highlands Region, with 28 percent of its land area (3,440 acres) located in the Highlands Preservation Area and 72 percent of its land area (8,793 acres) located in the Highlands Planning Area.

Major regional traffic is carried through the Township on Interstate Routes 80 and 287 as well as Route 46. Interstate 80 and Route 46 run east-west across the southern portion of the municipality. Interstate 287 runs north-south and traverses the northern portion of the municipality.

The Township of Montville contains two unincorporated areas within its limits, Pine Brook and Towaco. The Towaco station offers New Jersey Transit train service along the Montclair-Boonton Line, which terminates to the east in Newark and Hoboken.

The accompanying Regional Location Map provides an illustration of the Township's regional location and physical layout, as well as identifies the portion of the municipality located within the Highlands Preservation Area.

5.2 Existing Land Use

The analysis of a community's present development pattern represents one of the fundamental steps in the preparation and formulation of a land use plan. The analysis of existing land use is designed to identify both the extent of development in a community and the amount and location of vacant land remaining land in the municipality. Additionally, land use studies may be utilized to identify evolving changes in historic development patterns or areas that may be susceptible to change. This data, in association with an analysis of environmental features, community facilities, and other elements, can facilitate an assessment of the community's full development potential and the ability to properly accommodate additional growth. This information consequently serves as the basis for forecasting future land use, intensity of use, and the distribution of uses, within the framework of the land use plan.

A lot line base map of the Township was initially prepared to facilitate the land use inventory. Land use data from the Township's tax office was recorded on the Township tax maps, the data was field verified to ensure accuracy, and subsequently recorded in mapped form as an existing land use map utilizing the lot line base map as the foundation for recording information.

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Project Title
**2010
 Land Use Plan**
 TOWNSHIP OF KINNELON
 MORRIS COUNTY, NEW JERSEY

Key Map
 Scale: NOT TO SCALE

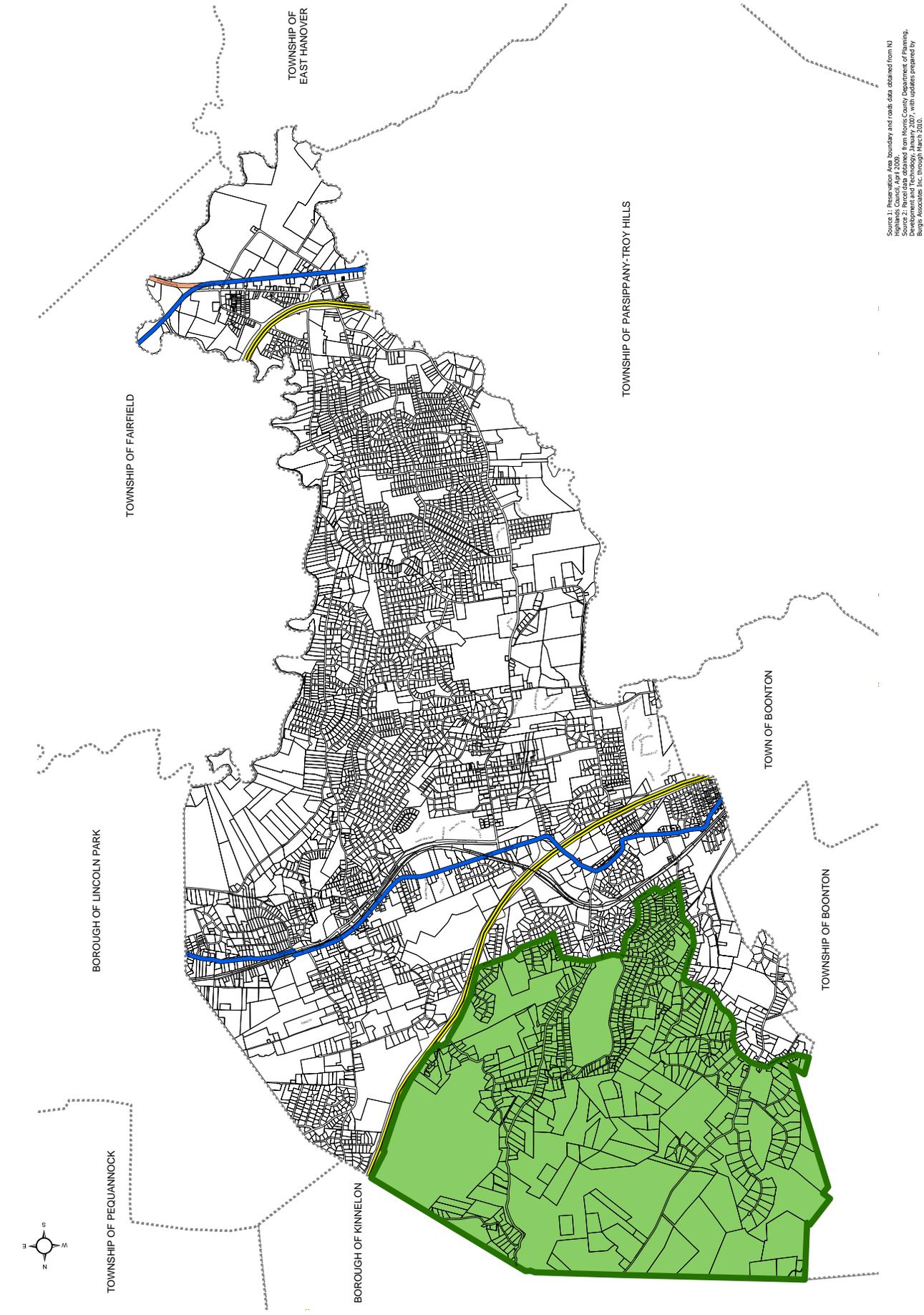
Map Legend

- Parcels
- Preservation Area Boundary
- Interstate Highways
- U.S. Routes
- State Routes
- NJ Transit Railroad

Regional Location Map

Graphic Scale

GLENDA BARKER, AIA PROFESSIONAL PLANNER NEW JERSEY LIC. NO. 2450	
Project No.	2007.04
Sheet No.	1 of 1
DATE	01/13/09
Drawn	BN
Check	BN
Scale	N/A
Map	LEG



Source 1: Preservation Area boundary and route data obtained from NJ
 Source 2: Parcel data obtained from Morris County Department of Planning,
 Development and Technology, January 2007, with updates prepared by
 Barker Associates, Inc. through April 2009.



A total of 16 categories were used in this survey. They include one- and two-family residential, multi-family residential, assisted living, retail/service commercial, business, office, automotive services, industrial, public use, public school, charitable, farmland, preserved open space, cemetery, parking and vacant land. The existing land use pattern is illustrated on the accompanying Existing Land Use Map. An Existing Zoning Map is also attached, which identifies the Township’s existing zoning districts.

Overview of Existing Land Use Pattern

The Township of Montville occupies an area of 12,233 acres (19.1 square miles), including 11,815 acres of land and 418 acres of water. As shown in the table below, the Township is primarily characterized by residential land uses. A total of 5,045 acres, or 41 percent of the Township’s total land area, are developed with residential uses. One- and two-family residential development comprise the majority of this total, with 4,610 acres, or 38 percent of the total land area, devoted to such uses. Multi-family residential and assisted living developments are far less prominent, comprising 3.5 percent and 0.1 percent of the total land area, respectively.

Table 2
Existing Land Use Distribution
Montville, New Jersey

Land Use Category	Acres	Percent
Residential		
One- and Two-Family Residential	4,610	37.7
Multi-Family Residential	424	3.5
Assisted Living	11	0.1
Non-Residential		
Retail/Service	379	3.1
Business	95	0.8
Office	78	0.6
Automotive Services	17	0.1
Industrial	562	4.6
Miscellaneous		
Public Use	290	2.4
Public School	145	1.2
Charitable	118	1.0
Farmland	706	5.8
Preserved Open Space	2,775	22.7
Cemetery	7	0.1
Parking	1	0.0
Vacant	1,056	8.6
Water (Lakes)	418	3.4
Roads and Right-of-Way	541	4.4
Total	12,233	100.0

Source: Township of Montville tax records and Burgis Associates, Inc. field verification.

The second largest land use category in the Township is that of preserved open space. Approximately 23 percent of Montville’s total land area is preserved as open space, either by



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Project Title
**2010
 Land Use Plan**
 TOWNSHIP OF MORRISVILLE,
 MORRIS COUNTY, NEW JERSEY

Key Map
 Scale: NOT TO SCALE

- Existing Land Use**
- Dark Legend
 - Lakes
 - Vacant
 - One & Two Family Residential
 - Multi-Family Residential
 - Assisted Living
 - Retail-Service
 - Business
 - Office
 - Automotive Services
 - Industrial
 - Public
 - Public School
 - Charitable
 - Farmland
 - Prepared Open Space
 - Cemetery
 - Parking

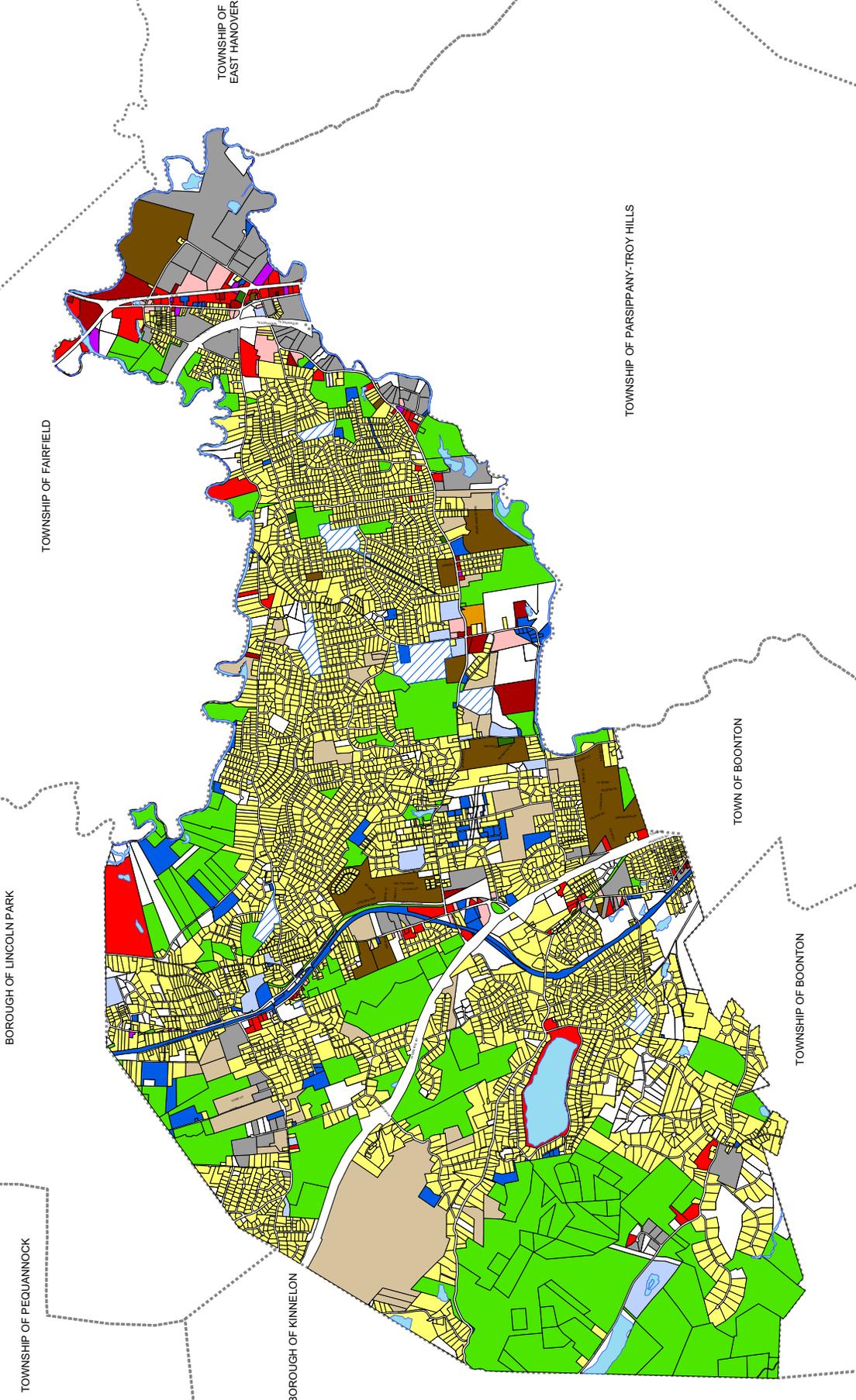
Sheet	Description	Date	Drawn	Checked

Day, Title
 Existing Land Use Map

Graphic Scale

MORRISVILLE TOWNSHIP PROFESSIONAL PLANNER NEW JERSEY LIC. NO. 2450	
Project No.	2007-04
Sheet No.	1 of 1
Date	07/28/08
Drawn	BM
Drawn Scale	AS IS
Checked	ELU
Checked Scale	AS IS
Day	ELU
Day	ELU

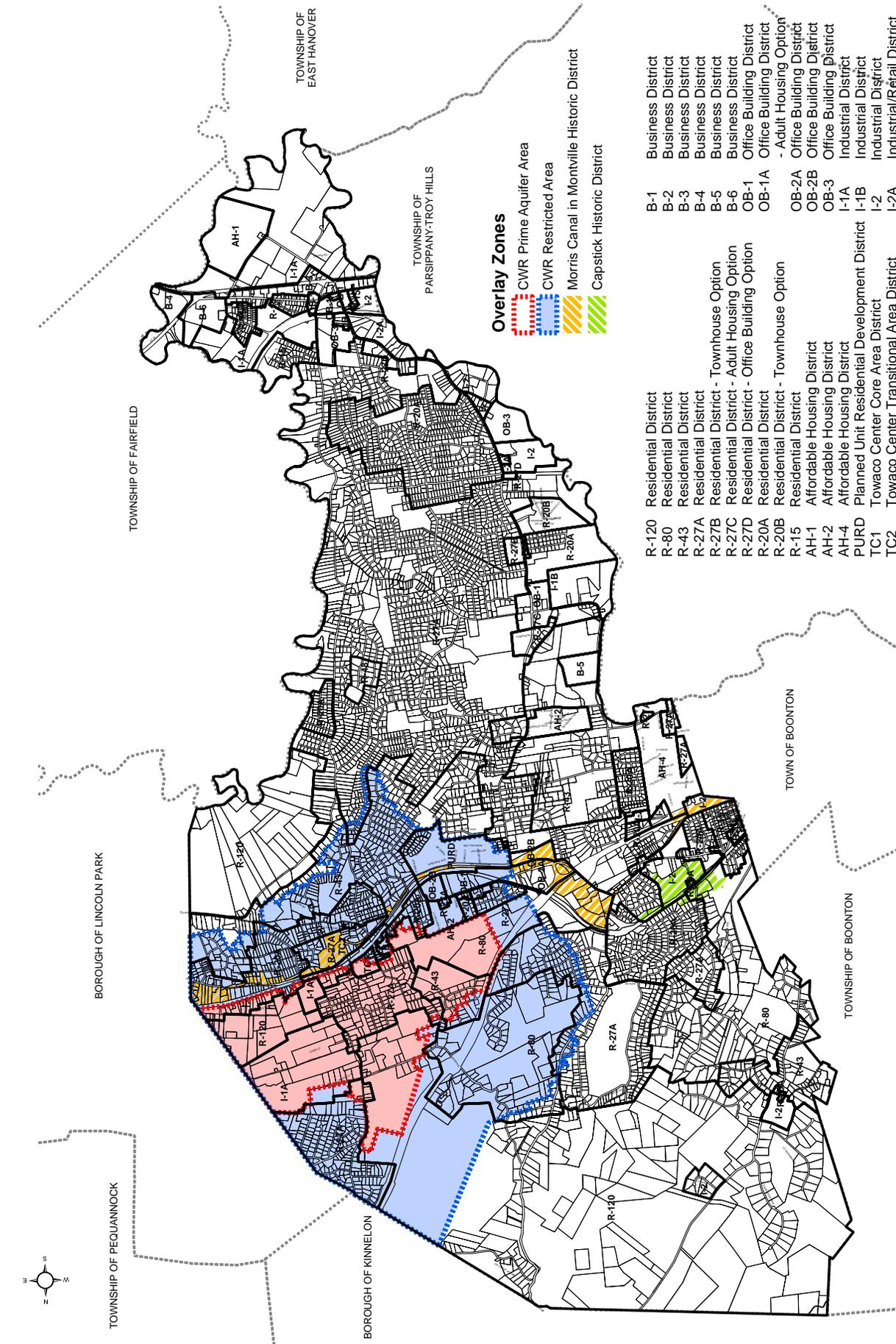
2010 CONTRACT NO. NOT TO BE ANNOUNCED



Source 1: Land use information obtained from Township of Morrisville Tax Assessor, Township of Morrisville Management Specialist, New Jersey Association of County Planners, and the Township of Morrisville Planning Department.
 Source 2: Parcel data obtained from Morris County Department of Planning, Development and Technology, January 2007, with updates prepared by Burgis Associates, Inc. through March 2008.

Map Description	Date	Drawn By	Checked By
Existing Zoning Map			

Map Description	Date	Drawn By	Checked By
Existing Zoning Map			



Overlay Zones

- CWR Prime Aquifer Area
- CWR Restricted Area
- Morris Canal in Montville Historic District
- Capstick Historic District

- R-120 Residential District
- R-80 Residential District
- R-43 Residential District
- R-27A Residential District
- R-27B Residential District - Townhouse Option
- R-27C Residential District - Adult Housing Option
- R-27D Residential District - Office Building Option
- R-20A Residential District
- R-20B Residential District - Townhouse Option
- R-15 Residential District
- AH-1 Affordable Housing District
- AH-2 Affordable Housing District
- AH-4 Affordable Housing District
- PURD Planned Unit Residential District
- TC1 Towaco Center Core Area District
- TC2 Towaco Center Transitional Area District
- B-1 Business District
- B-2 Business District
- B-3 Business District
- B-4 Business District
- B-5 Business District
- B-6 Business District
- OB-1 Office Building District
- OB-1A Office Building District - Adult Housing Option
- OB-2A Office Building District
- OB-2B Office Building District
- OB-3 Office Building District
- I-1A Industrial District
- I-1B Industrial District
- I-2 Industrial District
- I-2A Industrial/Retail District

Source: 1. Zoning data obtained from Township of Montville Land Use Ordinances, January 2007, with updates prepared by Burgess Associates, Inc. through March 2010.

public entities such as the New Jersey Department of Environmental Protection, New Jersey Department of Conservation, Morris County Parks Commission, and Montville Township itself, or by private entities, such as Wildlife Preserves, Inc. Over half (54 percent) of the Township's preserved open space is located within the Highlands Preservation Area, which includes the Pyramid Mountain Natural Historic Area.

Non-residential land uses occupy a total of 1,131 acres, or 9.2 percent of the Township's total land area. Industrial uses are the most dominant type of non-residential land use in Montville, representing 4.6 percent of the total land area. Retail and service commercial uses are the second most dominant type of non-residential land use, representing 3.1 percent of the total land area. Business, office and automotive service uses comprise a significantly smaller area at 0.8 percent, 0.6 percent, and 0.1 percent of total land area, respectively.

Public and charitable lands occupy 553 acres of land in the Township, or 4.6 percent of its total land area. These lands include the New Jersey Transit rail line, municipal buildings and utilities, public schools, as well as religious institutions. When the Township's various roads and rights-of-way are added to these categories, public and quasi-public land uses make up 1,093 acres, or 9.0 percent of the total land area.

The Township also contains a considerable amount of farmland, which comprises 706 acres, or 5.8 percent of the Township's total land area. These parcels are scattered throughout the community and range in size from as high as 364 acres to as low as 1.2 acres. The average size of farmland parcels in Montville Township is 19 acres. It is noted that, at present, only one of the Township's farms is permanently preserved according to the Morris County Agriculture Development Board. This preserved farm is the 28.8 acre Lotta Lettuce Farm, located at 53 Jacksonville Road.

Finally, the accompanying table and map also show that there are still a significant number of vacant parcels remaining in Montville, comprising some 1,056 acres, or 8.6 percent of the total Township's land area. However, the majority of these parcels are environmentally constrained and/or are isolated lots too small to accommodate development. As shown, the Township's vacant parcels are scattered throughout the community. Their sizes range from a high of 41 acres to a low of 1,200 square feet, with half of all vacant parcels 1.15 acres (50,094 square feet) or less in size.

5.3 Environmental Features

An analysis of the Township's physical characteristics is important in determining the community's development potential and future growth patterns. Additionally, information on physical features is useful in assessing sites for their natural resource value and guiding the protection of these resources.

The principal environmental features that are typically assessed within the framework of a master plan include topography, slope, soils, floodplain and wetlands characteristics. Each of these features is described below, as well as an assessment of Category One waterways and threatened and endangered species habitat. Although the following descriptions and

accompanying maps provide a good overview of the Township's physical features and environmental constraints, they are best reviewed on a site-by-site basis as development applications are submitted to the Township's local review agencies.

It is also noted that, as part of its 2009 petition for Highlands Plan Conformance, the Township prepared a draft Highlands Natural Resource Inventory (NRI). That document presents the Highlands Resource Area maps and data applicable to that portion of the municipality in the Highlands Preservation Area. The NRI presents environmental data in a more extensive manner, and consequently should be reviewed in conjunction with the information presented herein.

Topography and Slope

Topography in Montville is varied and presents difficulties to development in certain sections of the Township. Elevation ranges from a high of 920 feet above sea level, at Pyramid Mountain in the northwestern portion of the Township, to a low of 160 feet, in the southeastern portion of the Township adjacent to the municipal borders of Fairfield and East Hanover.

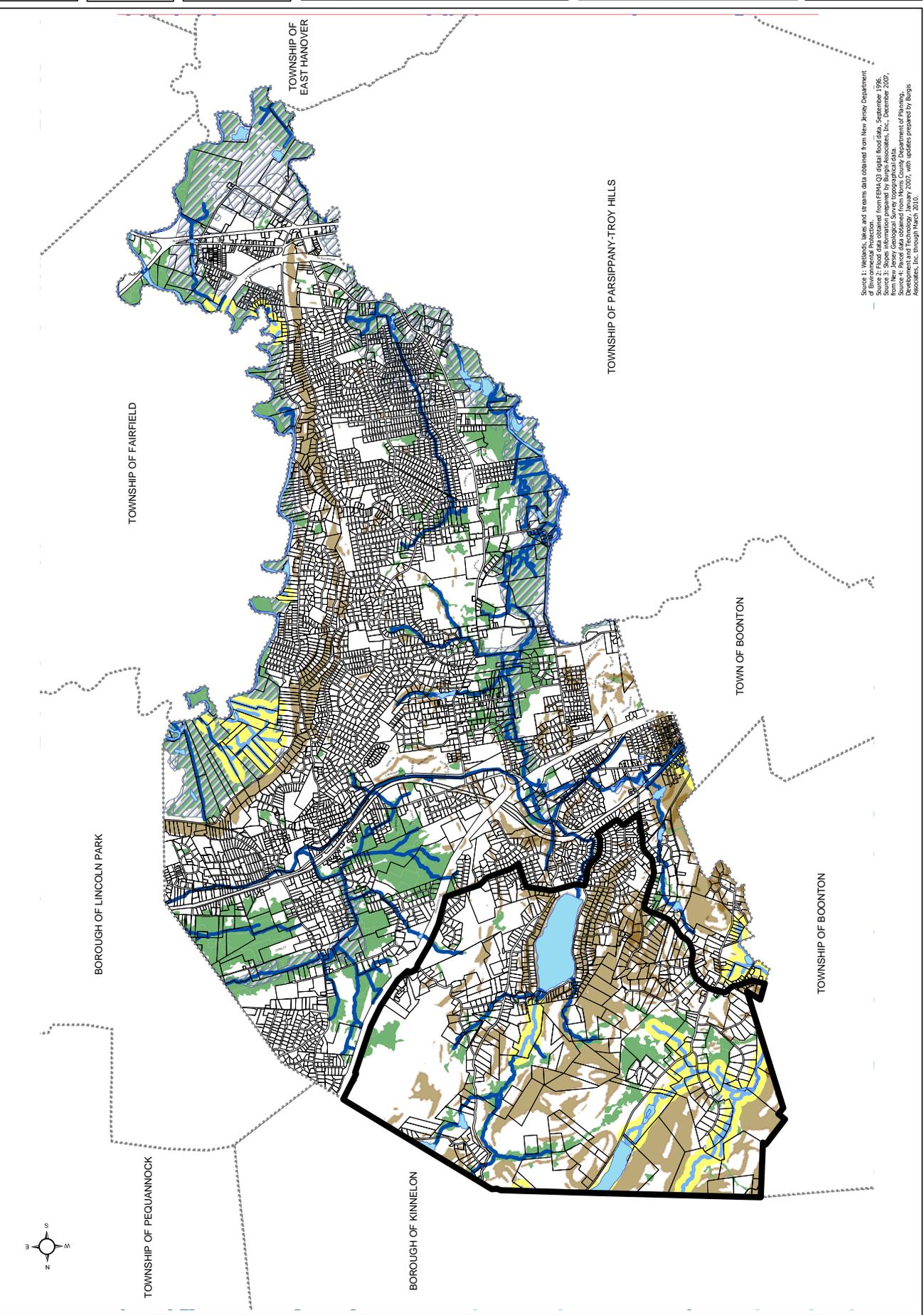
The accompanying Environmental Constraints Map identifies the areas of the Township with slopes in excess of 15 percent. It is evident that the most significant slopes are located in the northwestern portion of the township within the Highlands Preservation Area. The majority of these parcels are preserved in perpetuity as open space. The map also shows a continuous band of slopes in excess of 15 percent along the eastern border of the Township, which represents the Towakhow Mountain range. This section is almost fully developed, primarily with residential uses.

Wetlands

The National Wetlands Inventory, prepared by the United States Department of the Interior Fish and Wildlife Service, provides an inventory of wetland areas in Montville as well as other municipalities throughout New Jersey. The wetland delineations are based upon vegetation, visible hydrology and geography in accordance with acknowledged source data pertaining to wetlands classification. This data has been mapped by the New Jersey Department of Environmental Protection (NJDEP) and is illustrated on the accompanying Environmental Constraints Map.

As indicated on the map, there are a number of wetland areas throughout Montville. The most extensive wetland areas are those surrounding the Passaic River along the eastern border of the Township, those surrounding the Rockaway River along the southwestern border of the Township, and those surrounding the Beaver Brook and Indian Brook tributaries in the northeastern portion of the Township. Although this map provides a good indication of where wetlands are located, only an official determination from the NJDEP (called a "letter of interpretation" or "LOI") can validate the presence of wetlands on a given property.

The adoption of the Freshwater Wetlands Protection Act in 1988 established a host of regulations aimed towards the preservation of New Jersey's wetlands as well as transition areas, or



Source 1: Wetlands, lakes and streams data obtained from New Jersey Department of Environmental Protection, NJDEP, 2007.
 Source 2: Flood data obtained from FEMA Q3 digital flood data, September 1996.
 Source 3: Slopes information prepared by Burgis Associates, Inc., December 2007.
 Source 4: Wetlands data obtained from Morris County Department of Planning, Development and Technology, January 2007, with updates prepared by Burgis Associates, Inc. through March 2010.

“buffers.” Specifically, the Act requires NJDEP to regulate virtually all activities proposed in wetlands, including cutting of vegetation, dredging, excavation or removal of soil, drainage or disturbance of the water level, filling or discharge of any materials, driving of pilings, and placing of obstructions. In addition, the DEP must determine the width of transition areas around wetlands, which is dependent on the sensitivity of the particular wetland. Under the Act, wetlands are categorized as Exceptional, Intermediate or Ordinary. Whereas most wetlands require a minimum 50-foot buffer, wetlands categorized as Exceptional may require buffers up to 150 feet in width. However, there are options, such as transition area averaging, which, when systematically applied, may require no buffer area at all. Proposed activities within these transition areas typically require permits from the DEP.

Floodplains

There are a number of parcels in Montville that lie within the 100-year and 500-year floodplains. The flood hazard areas in the Township again correspond to the prominent water features in the municipality, including the Passaic River, the Rockaway River, Beaver Brook, Indian Brook, Crooked Brook and Hatfield Brook.

These flood hazard areas are presented in the accompanying Environmental Constraints Map and reflect the data published by Federal Emergency Management Agency as part of the National Flood Insurance Program. This data does not necessarily show all areas of the Township that are subject to flooding, but does provide a broad overview of potential flood problems throughout the municipality.

Category One Waterways and Buffers

The accompanying Environmental Constraints Map also identifies what are known as Category One waterways, of which there are several located throughout the township. These Category One waterways include segments of the Passaic River in the eastern portion of the Township as well as portions of Stony Brook, Crooked Brook and the Taylortown Reservoir in the northwestern portion of the Township. Category One waterways, as well as those areas within 300 feet of the stream, receive special protection under New Jersey’s Surface Water Quality Standards (SWQS) because of their exceptional ecological, water supply, and/or recreational significance. In addition, protection is afforded to those waterways with exceptional shellfish or fisheries resources.

In those waters designated as Category One and their surrounding 300-foot buffers, known as Special Water Resource Protection Areas (SWRPA), existing development is not regulated. However, new construction or expansion to existing structures that will disturb one acre or more of the property or that would increase impervious surfaces on site by at least one-quarter of an acre is prohibited within SWRPAs.

Threatened and Endangered Species Habitat

Montville’s rich variety of natural resources provide habitat for a large number of plant and animal species, many of which are listed on State inventories as endangered or threatened. There

are two primary sources of information with regard to the location of these habitats in the Township: the New Jersey Landscape Project, which was developed by the State's Division of Fish and Wildlife, and the New Jersey Natural Heritage Program, which is overseen by the NJDEP. Both are described in more detail below.

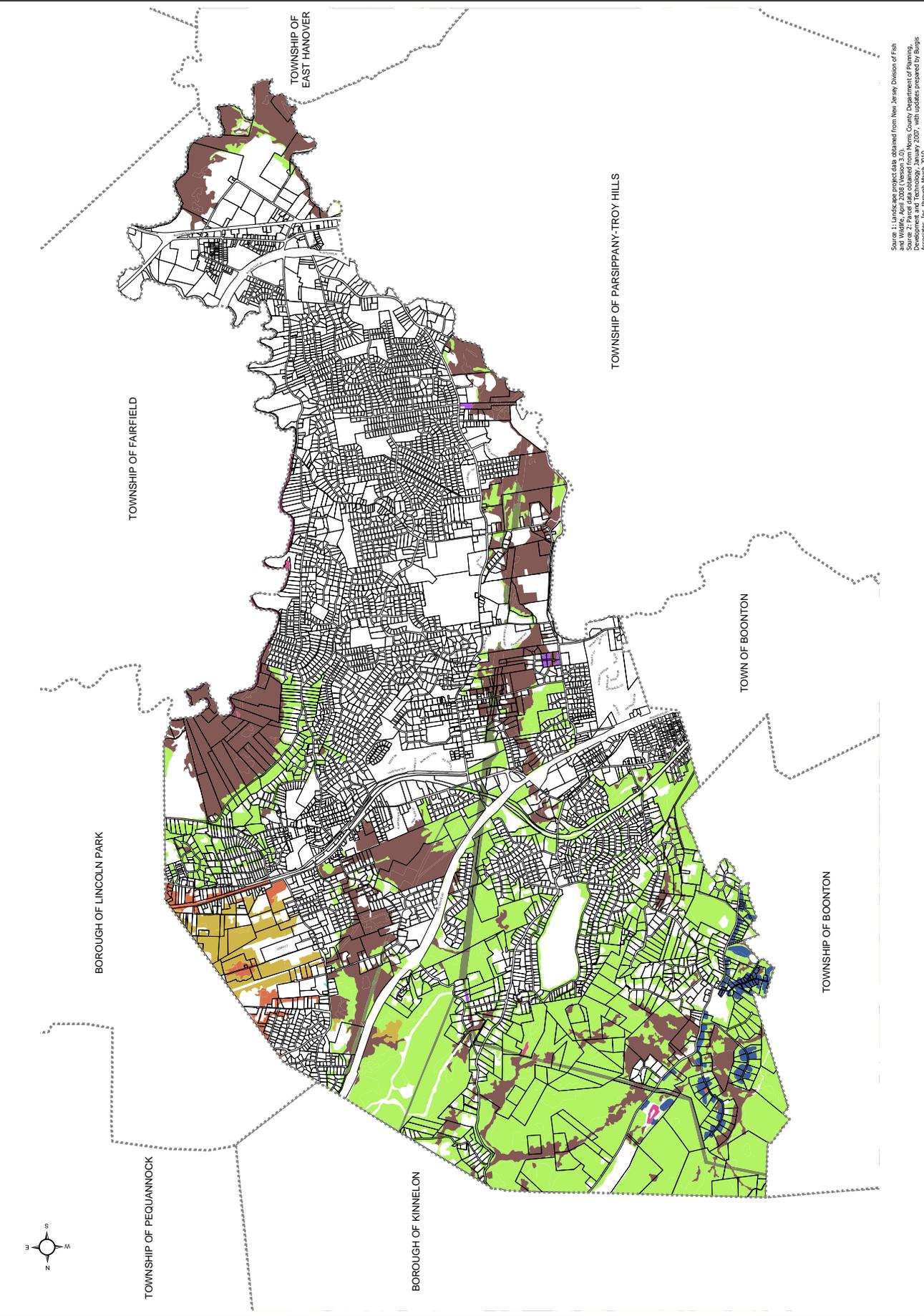
New Jersey Landscape Project: The Landscape Project combines threatened, endangered and priority species location information with land use/land cover (LU/LC) data to provide maps of critical habitats throughout the state. The most recent version of the Project (Version 3.0) looks individually at each of the 69 unique LU/LC class delineations and classifies each based on the presence of federal threatened or endangered species, state endangered species, state threatened species, non-listed species of special concern and/or suitable habitat that has not yet been surveyed to determine the actual presence or absence of species.

As detailed in the accompanying New Jersey Landscape Project Map, the habitats of state threatened and endangered species cover a large portion of the Township, particularly in the northern section within the Highlands Preservation Area. The following table enumerates these species by LU/LC class and rank.

Table 3
Threatened and Endangered Species by Land Use/Land Cover
Montville, New Jersey

LU/LC Class	Species		State Threatened	State Endangered
	Common Name	Scientific Name		
Agriculture				
	Bobcat	<i>Lynx rufus</i>		X
	Red-headed Woodpecker	<i>Melanerpes erythrocephalus</i>	X	
	Wood Turtle	<i>Glyptemys insculpta</i>	X	
Forest				
	Barred Owl	<i>Strix varia</i>	X	X
	Blue-spotted Salamander	<i>Ambystoma laterale</i>		X
	Bobcat	<i>Lynx rufus</i>		X
	Cooper's Hawk	<i>Accipiter cooperii</i>	X	X
	Northern Goshawk	<i>Accipiter gentilis</i>		X
	Red-shouldered Hawk	<i>Buteo lineatus</i>		X
Urban				
	Barred Owl	<i>Strix varia</i>	X	X
	Bobcat	<i>Lynx rufus</i>		X
	Red-headed Woodpecker	<i>Melanerpes erythrocephalus</i>	X	
	Red-shouldered Hawk	<i>Buteo lineatus</i>		X
Water				
	Great Blue Heron Forage	<i>Ardea herodias</i>	X	
Wetlands				
	Bobcat	<i>Lynx rufus</i>		X
	Great Blue Heron Forage	<i>Ardea herodias</i>	X	X
	Wood Turtle	<i>Glyptemys insculpta</i>	X	

Source: New Jersey Division of Fish and Wildlife, April 2008.



Source: 1. Landscape project data obtained from New Jersey Division of Fish and Wildlife, April 2006 (Version 3.0).
 2. New Jersey Department of Planning, Development and Technology, January 2007, with updates prepared by Burgis Associates, Inc. through March 2010.

New Jersey Natural Heritage Program: The Natural Heritage Program identifies the State’s most valuable natural areas through a continuously updated inventory of the distribution, biology, status and preservation needs of rare plants and animal species in New Jersey. From this inventory, Natural Heritage Priority Sites have been established for each municipality. These sites are areas of critical importance in preserving biological diversity in New Jersey and are ranked from a scale of B1 to B5. Those sites ranked through B1 through B3 are areas of global significance for biological diversity, while those ranked B4 through B5 are areas of state significance for biological diversity.

As can be seen on the accompanying Natural Heritage Priority Sites Map, there are two such sites located wholly or partially in Montville Township. The following table provides for each site a description of its physical characteristics, the type of habitat it contains, and its biological diversity ranking.

**Table 4
Natural Heritage Priority Site Descriptions
Montville, New Jersey**

Site Name	Physical	Habitat	Bio Rank
Green Piece Meadows	Mostly forested wetland complex with some scrub-shrub and emergent areas. Also includes adjacent upland forest areas.	Contains two state critically imperiled plant species and two state rare plant species.	B4
Valhalla Hemlock Glen	Rocky slopes in hemlock ravine with associated wetlands along small stream.	Contains good occurrence of state imperiled plant species.	B5

Source: New Jersey Department of Environmental Protection, March 2007.

Soils and Septic Suitability

The type and distribution of soils over an area must be taken into consideration when making land use decisions. Montville is comprised of 53 different types of soil, as shown in the Soil Data and Map included in the appendix of this document. Using these soil types and the “Sewage Disposal (NJ)” report prepared by the USDA’s Natural Resources Conservation Service in 2004, we were able to assess the septic limitations by geographic area in Montville. This assessment is based on each soil type’s properties that affect absorption of the effluent, construction, and pollution of ground and surface water.

Soils are placed into five categories, including slight, moderate, severe, urban land, as well as water bodies. A soil’s limitations are considered slight if soil features are very favorable for the use, moderate if soil features are moderately favorable for the use, and severe if one or more soil features is unfavorable for the use. As can be seen on the accompanying Septic Limitations Map, the majority of Montville is characterized as having severe septic limitations. The areas where septic limitations are considered slight are concentrated around the Township’s major highways and arterials streets, including Interstate Routes 80 and 287, Route 46 and Changebridge Road.

Septic Limitations

Parcel Legend

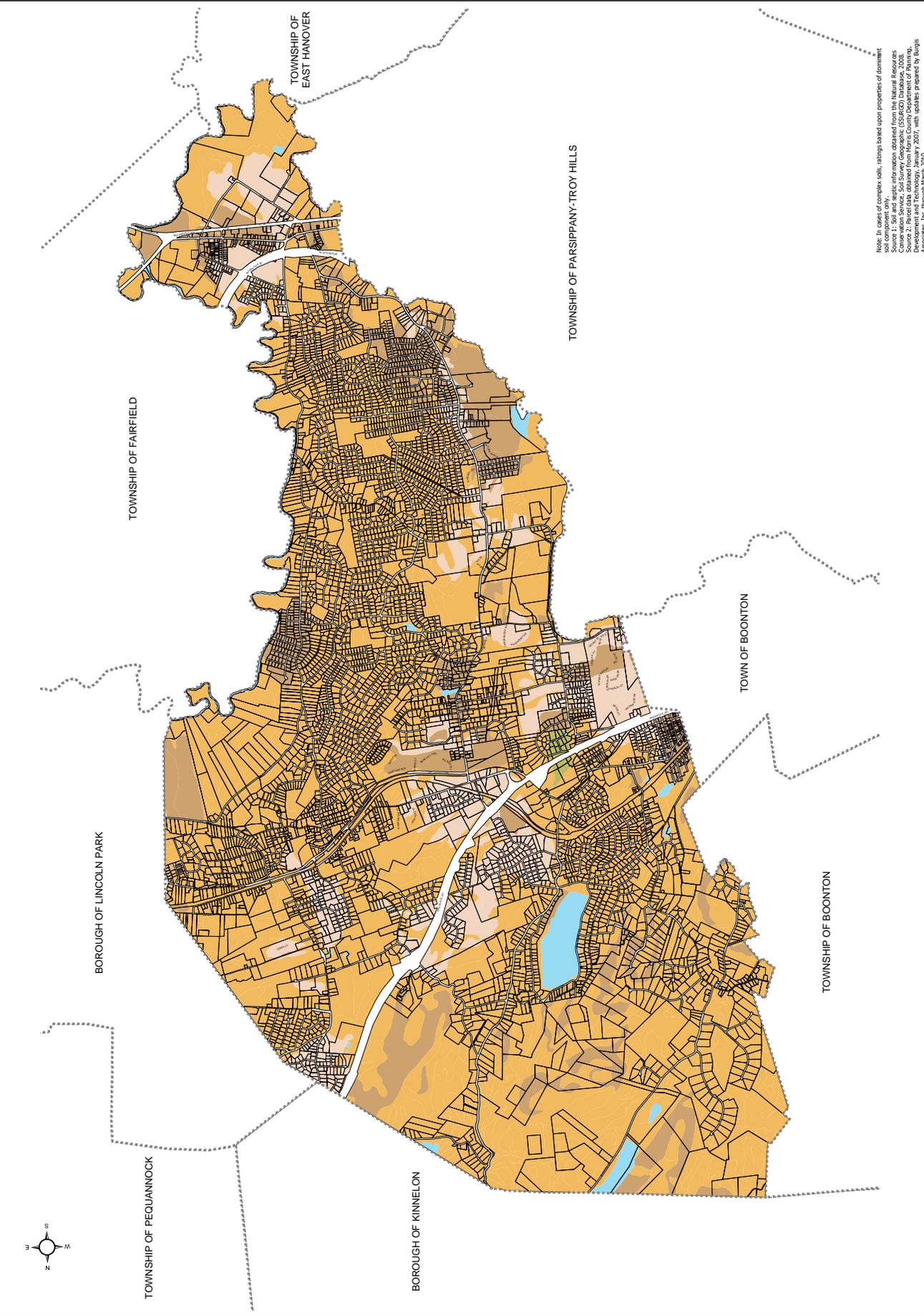
- Parcels
- Slight
- Moderate
- Severe
- Urban Land (Disturbed)
- Water Bodies

No.	Description	Date	Drawn	Checked

Septic Limitations Map

Graphic Scale

PROJECT JURISDICTION AND PROFESSIONAL ANSWER	
NEW JERSEY LIC. NO. 2450	
Project No.	2007.08
Sheet No.	of 1
Date	9/23/08
Drawn	RM
Drawn Scale	AS
Fieldwork	SEP
Drawn by	SEP
Checked by	SEP



Note: In cases of complex soils, ratings based upon properties of dominant Source 1, Soil and septic information obtained from the Natural Resources Conservation Service Soil Survey Geographic (SSURGO) Database, 2008. Development and Technology, January 2007, with updates prepared by Bayers Associates, Inc. through March, 2010.

Water bodies and urban lands are also located throughout the Township. Urban lands are typically disturbed areas for which the feasibility of installing septic systems should be determined on a site-by-site basis.

5.4 Utility Services

An analysis of the Township's potable water supply and sanitary sewer services is presented below. This information is pertinent to the Land Use Plan Element in that the capacity for water and sewer directly impacts the amount and intensity of new development that can occur in the municipality. In addition, it allows for the identification of appropriate sites for wells and water storage facilities. The information that follows was obtained from the Township Water and Sewer Department, as well as the Morris County Department of Planning.

Water System

Montville's public water supply serves approximately 6,650 individual properties in the Township. The accompanying map entitled 'Potable Water: Existing Area Served' illustrates the locations of those parcels actively served by a potable water service provider.

The Township's primary source of potable water is from three production wells, one of which is located on Indian Lane East and two of which are located on Indian Lane West. All of these wells are located within the Towaco Valley Aquifer, which, along with the aquifer's recharge basin, comprise the Critical Water Resources (CWR) Overlay District. The establishment of this district was the result of a 1979 study prepared by the consulting firm Geonics, which identified the aquifer as a major source of potable water supply and recommended zoning and development control measures in an effort to help protect that essential local resource. The CWR district was further evaluated in a 1998 study by the consulting firm Vincent Uhl Associates, which led to a redefined district boundary and upgraded zoning protections.

The combined pumping capacity of the Township's three production wells is 3.674 MGD (million gallons per day), however the Uhl study established the safe yield of the aquifer at 2.0 MGD on average. The Township also has a bulk water purchase agreement with the City of Jersey City (which has a reservoir in the Township of Parsippany-Troy Hills) for 128 MGY (million gallons per year) for normal supply and 1.0 MGD for emergency supply, and with the Borough of Lincoln Park for 55 MGY.

In addition to the 1.0 MGD emergency supply from Jersey City, there is also an emergency tie-in with the Town of Boonton water supply system at the intersection of Route 202 and Fulton Street. The Town of Boonton provides water to 29 properties on Oklahoma Avenue and Taylortown Road.

The Township's physical water distribution system serves most of the Township's existing development areas. With approximately 120 miles of pipe, the system extends as far north as Tumbling Brook Road off of Brook Valley Road, Waughaw Road above Ward Witty Drive, and High Mountain Drive off of Boonton Avenue.

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Project Title
**2010
 Land Use Plan**
 TOWNSHIP OF MONTVILLE
 MORRIS COUNTY, NEW JERSEY

Key Map
 Scale NOT TO SCALE

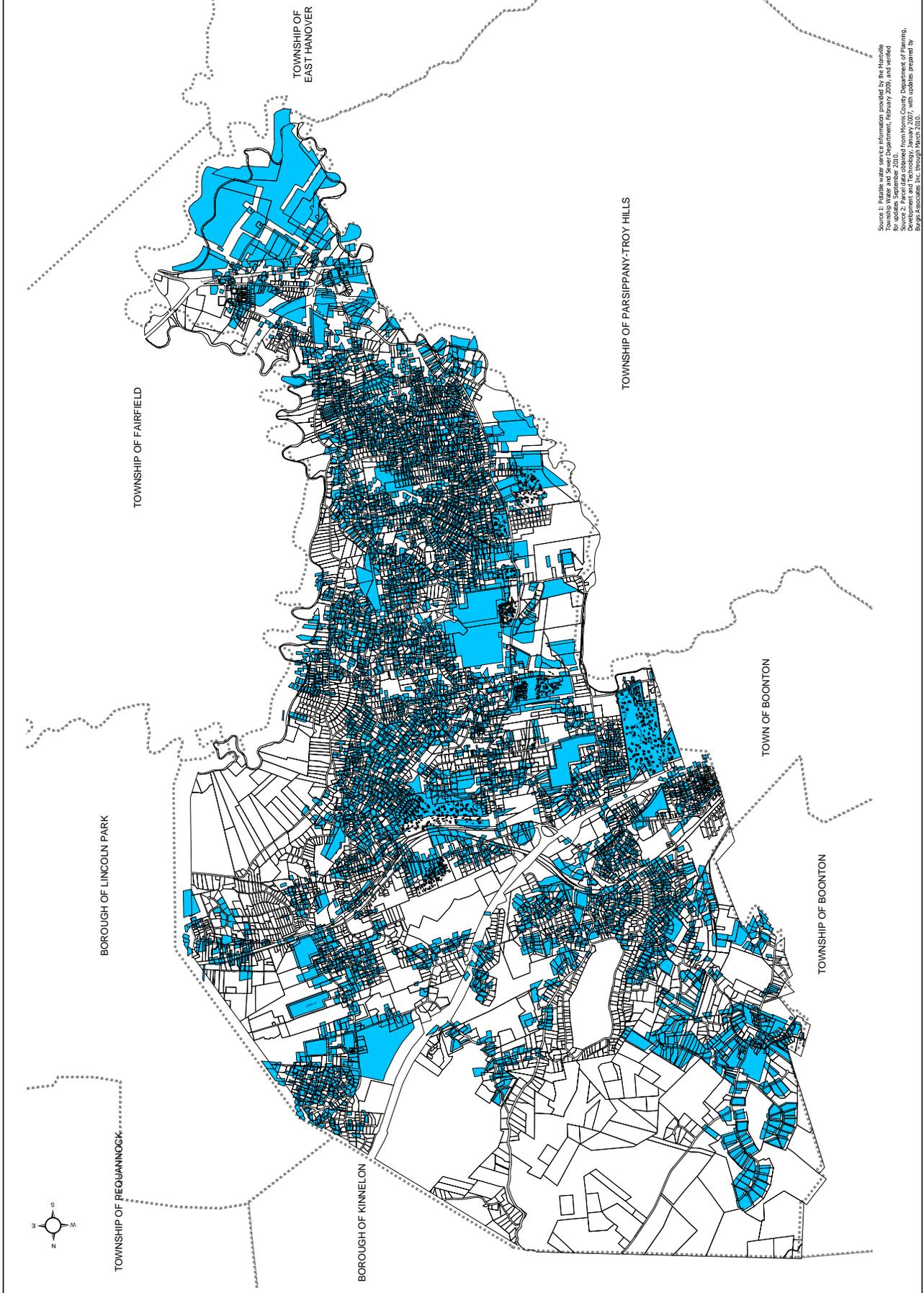
Map Legend

- Parcels
- Actively Served by Potable Water Service Provider

Rev	Description	Date	Drawn	Checked

Project Title
 Potable Water
 Existing Area Served Map
 Graphic Scale

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Source: 1. Potable water service information provided by the Montville Township Water and Sewer Department, February 2009, and verified for update, September 2010.
 2. Parcel information from Morris County Department of Planning, Development and Technology, January 2007, with updates prepared by Burgess Associates, Inc. through March 2010.

The Township’s water system also has several water storage tanks, which have a combined gross storage capacity of 6.5 million gallons. The usable capacity is 75 percent of the total gross storage. The tanks are ground based at different elevations for system pressure stability. The location and storage capacity of these tanks are as follows:

<u>LOCATION</u>	<u>STORAGE CAPACITY</u>
Windsor Drive	1 million gallons
Montgomery Avenue	0.25 million gallons
Turkey Hill Road	0.25 million gallons
Waughaw Road	1 million gallons
Mulbrook Lane #1	2 million gallons
<u>Mulbrook Lane #2</u>	<u>2 million gallons</u>
TOTAL	6.5 million gallons

Currently, the Township’s Firm Capacity, as defined by the NJDEP, is 4,744 MGD with a surplus of 0.887 MGD. The Township Water Utility does not anticipate any difficulty in continuing to meet the Township’s need for potable water.

Sanitary Sewerage

Within Montville Township, approximately 7,550 individual properties are served by public sewers. The accompanying map entitled ‘Sanitary Sewers: Existing Area Served’ illustrates the locations of those parcels actively served by a wastewater service provider

The Township itself contains no major wastewater treatment facilities. Instead, the Township contracts with the Township of Parsippany-Troy Hills for all of its sewage treatment. At present, the Parsippany-Troy Hills Wastewater Treatment Plant (WTP) allocates 2.5 MGD of its total 16.0 MGD capacity to Montville Township. The Township’s average daily treatment flow to the WTP is 2.0 MGD, which varies by season and rainfall. The Township also has a flow allocation of 0.085 MGD for Treatment Works Approvals (TWAs) for projects that have been approved by NJDEP, but are not yet connected. After further subtracting 0.1743 MGD of flow from existing septic systems in the Township’s sewer service area, Montville has a total remaining capacity of 0.2407 MGD for new development projects.

The Morris County Planning Department has recently prepared a Draft Interim Wastewater Management Plan (WMP) for Montville in conformance with the New Jersey Water Quality Planning Act (N.J.S.A. 58:11A-1 et seq.) and Water Quality Management Planning Rules (N.J.A.C. 7:15-3.4). The WMP is intended to identify and delineate the Future Sewer Service Area in the Township, ascertain future sewerage flows, and determine the amount of available treatment capacity. Because the Preservation Area portion of the Township is governed by the Highlands Regional Master Plan (RMP), the County’s WMP only covers that portion of the Township located in the Highlands Planning Area.

The Draft Interim WMP includes the majority of the Planning Area within the Future Sewer Service Area, with the exception of several parcels along the Rockaway and Passaic Rivers, as well as a number of parcels within the Critical Water Resources (CWR) Overlay District. One of

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Project Title
**2010
 Land Use Plan**
 TOWNSHIP OF MONTICELLO
 MORRIS COUNTY, NEW JERSEY

Scale
NOT TO SCALE

Map Legend
 Parcels
 Actively Served by Waste-water Service Provider

Map Description	Date	Drawn	Check

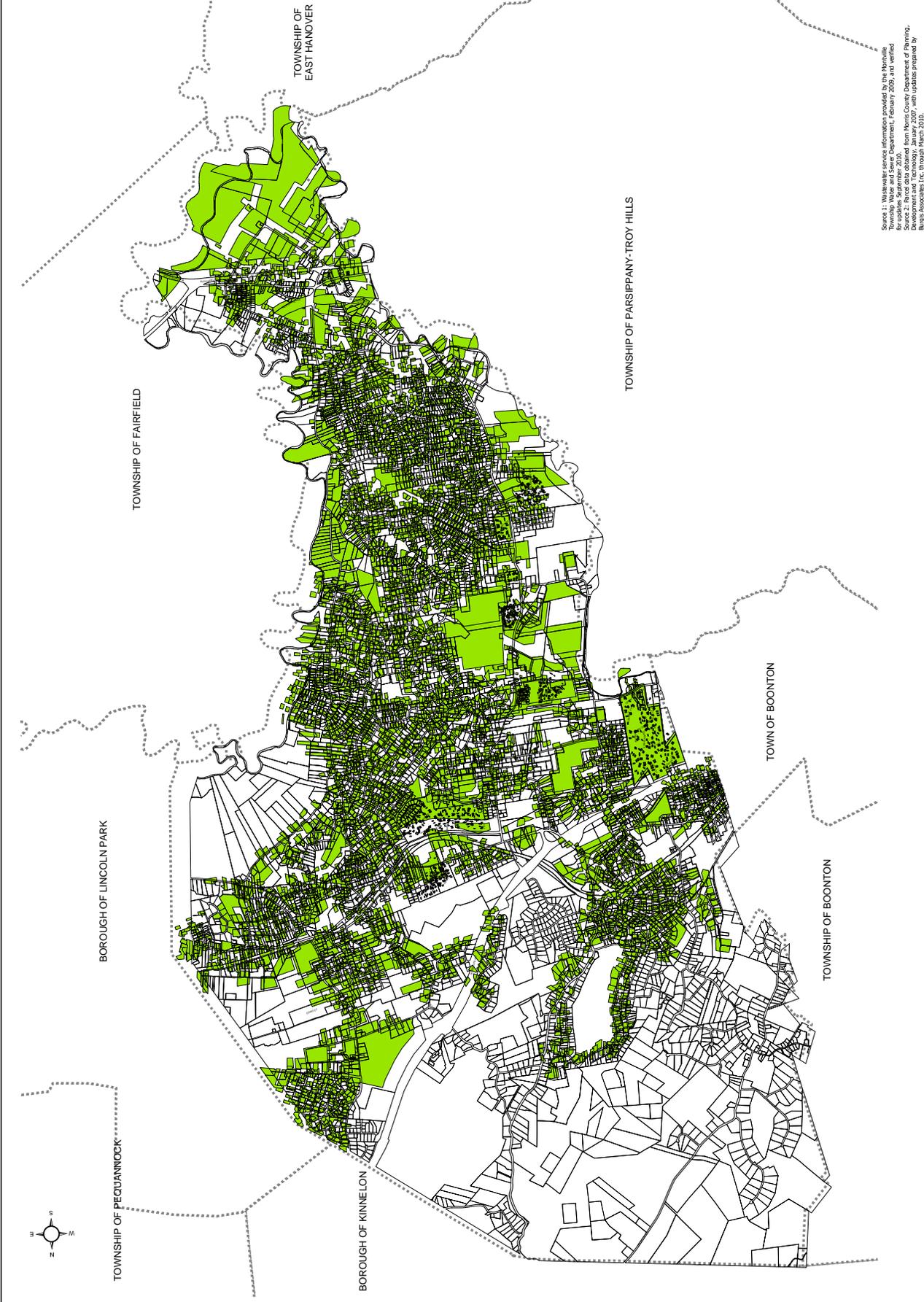
Map Title
**Sanitary Sewers -
 Existing Area Served Map**

Graphic Scale

JOSEPH H. BORGES, ACP
 PROFESSIONAL ENGINEER
 NEW JERSEY LIC. NO. 2460

Project No.	1007104
Sheet No.	11 of 11
Date	01/13/10
Drawn	AKW
Check	NJC
File Name	SSEAS
Scale	SSEAS

Use of this map is restricted to the project for which it was prepared.
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Source 1: Wastewater service information provided by the Monticello Township Water and Sewer Department, February 2009, and verified by Borges Associates, Inc. on 01/13/10.
 Source 2: Parcel data obtained from Morris County Department of Planning, Development and Technology, January 2007, with updates prepared by Borges Associates, Inc. through March 2010.

the major changes from the Existing Sewer Service Area boundary includes the addition of septic lands to the south and west of Taylortown Road, north of Route 202. A copy of Map 3M entitled Future Wastewater Service Areas from the Draft Interim WMP (dated February 22, 2010) is attached hereto.

The Draft Interim WMP also examines undeveloped or underdeveloped land in the Township, based on existing zoning and development potential, to derive an expected future wastewater demand under full build-out. The County estimates that, in the Sewer Service Area, the Township can accommodate approximately 403 units of new residential development and approximately 1.5 million square feet of new non-residential development. This translates to future expected flows of 0.228 MGD (including 0.121 MGD from new residential development and 0.107 MGD from new non-residential development). Although these estimates are expected to change slightly once the County finalizes its WMP, it appears that there will be sufficient allocated capacity to meet the expected development potential within the Township.

5.5 Demographic Characteristics

This section details the population, housing and employment characteristics of the Township, and analyzes the changes that have occurred since the preparation and adoption of the 1993 Land Use Plan Element in order to determine the factors that may affect the present and future trends in the township.

Population Growth

The study of population trends is an important and integral part of a master plan. It tells us about the past trends in the Township and the anticipated growth. As shown in the table below, the Township has experienced growth in every decade since 1920, with the most growth occurring in the 1920s, 1950s and 1960s. The 2008 population estimate of 22,252 people, provided by the American Community Survey, suggests that Montville is currently experiencing its slowest growth rate on record, up 6.8 percent since 2000.

**Table 5
Population Growth, 1920-2008*
Montville, New Jersey**

Year	Population	Population Change	Percent Change
1920	1,515	--	--
1930	2,467	952	62.8
1940	3,207	740	30.0
1950	4,159	952	29.7
1960	6,772	2,613	62.8
1970	11,846	5,074	74.9
1980	14,290	2,444	20.6
1990	15,600	1,310	9.2
2000	20,839	5,239	33.5
2008*	22,252	1,413	6.8

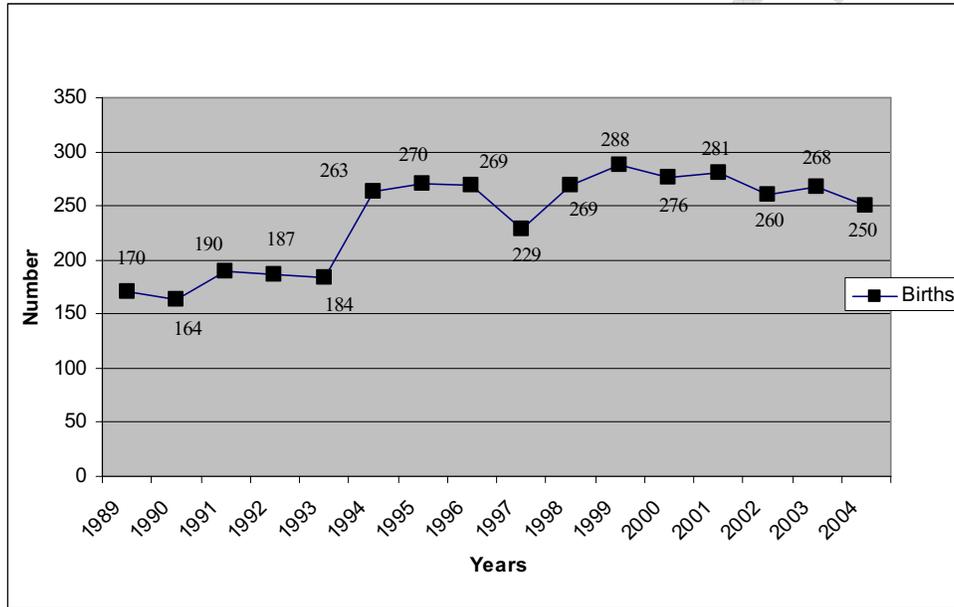
* 2008 data is the average between January 2006 and December 2008.

Source: Morris County Data Book – 2009, American Community Survey 3-Year Estimates.

Birth Statistics

Data on the number of births helps a community to assess its future needs for community facilities and services, particularly with respect to the school system and recreational facilities. The figure below illustrates the birth statistics for Montville between 1989 and 2004. The birth rate in the Township appears to be steady with the number decreasing in recent years.

Table 6
Births, 1989-2004
Montville, New Jersey

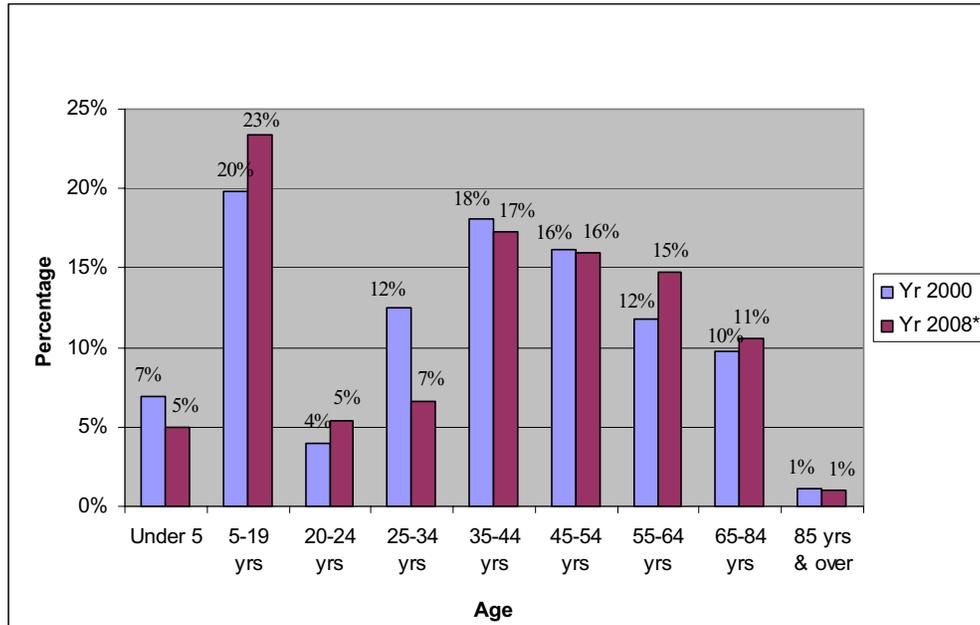


Source: New Jersey Department of Health and Senior Services.

Age Distribution

The figure below illustrates changes to the Township’s age distribution between 2000 and 2008. As shown, the largest increases in the population between 2000 and 2008 were in the 5 to 19 and 55 and over age cohorts. The largest decrease in population between 2000 and 2008 was found in the population aged 25 to 34, which experienced a loss of over 43 percent. Overall, Montville’s median age increased from 38.9 to 41 since 2000.

Table 7
Age Distribution, 2000 and 2008*
Montville, New Jersey



* 2008 data is the average between January 2006 and December 2008.

Source: U.S. Bureau of the Census – 2000, American Community Survey 3-Year Estimates.

Household Size

As shown in the table below, the average household size for the Township declined steadily in the years between 1970 and 2000. However, the average household size for 2008 showed a slight increase from 2000, at 2.99 people per household.

Table 8
Average Household Size, 1970 to 2008*
Montville, New Jersey

Year	Total Population	Number of Households	Average Household Size
1970	11,846	3,042	3.89
1980	14,290	4,016	3.56
1990	15,600	4,889	3.19
2000	20,839	7,380	2.82
2008*	22,252	7,440	2.99

* 2008 data is the average between January 2006 and December 2008.

Source: Morris County Data Book – 2009, American Community Survey 3-Year Estimates.

Dwelling Units

The following table provides detail regarding the tenure and occupancy of the Township’s housing stock. As shown below, 82.2 percent of the Township’s housing stock was estimated to be owner-occupied in 2008, down just slightly from 84 percent in 2000. The number of vacant

units has more than doubled since 2000, from 161 units (2.1 percent of all units) in 2000 to 404 units (5.2 percent of all units) in 2008.

Table 9
Housing Units by Tenure and Occupancy Status, 2000 and 2008*
Montville, New Jersey

Characteristics	2000		2008*	
	Number of Units	Percent	Number of Units	Percent
Owner Occupied	6,336	84.0	6,452	82.2
Renter Occupied	1,044	13.9	988	12.6
Vacant Units	161	2.1	404	5.2
Total	7,541	100.0	7,844	100.0

* 2008 data is the average between January 2006 and December 2008.

Source: U.S. Bureau of the Census – 2000, American Community Survey 3-Year Estimates.

Units in Structure

The following table provides additional information on the characteristics of the Township's housing stock. As shown below, the housing stock is predominantly characterized by single-family detached units, which represent nearly 70 percent of all dwelling units. Single-family attached units represent the second most predominant housing type, at 15.8 percent.

Table 10
Units in Structure, 2000 and 2008*
Montville, New Jersey

Units in Structure	2000		2008*	
	Number	Percent	Number	Percent
Single Family, Detached	5,066	67.2	5,471	69.7
Single Family, Attached	1,194	15.8	1,237	15.8
2 Units	114	1.5	78	1.0
3 to 4 Units	178	2.4	171	2.2
5 to 9 Units	203	2.7	180	2.3
10 to 19 Units	364	4.8	499	6.4
20 or More Units	416	5.5	208	2.7
Mobile Home	6	0.1	0	0.0
Total	7,541	100.0	7,844	100.0

* 2008 data is the average between January 2006 and December 2008.

Source: U.S. Bureau of the Census – 2000, American Community Survey 3-Year Estimates.

Purchase and Rental Value of Housing Units

As shown in the following table, the majority (approximately 70 percent) of Montville's rental housing stock had monthly rents of \$1,000 or more in 2000. The Township's median monthly rent of \$1,186 was approximately 34 percent higher than the median monthly rent of Morris County as a whole, which was \$883. The Township's average median monthly rent in 2008 was \$1,731, representing a 46 percent increase over the Township's median monthly rent in 2000.

Table 11
Specified Renter Occupied Housing Units by Rent, 2000
Montville, New Jersey

Rent Range	Number	Percent
Less than \$200	10	1.0
\$200 to \$299	17	1.6
\$300 to \$499	4	0.4
\$500 to \$749	113	10.9
\$750 to \$999	132	12.7
\$1,000 to \$1,499	627	60.5
\$1,500 or More	101	9.7
No Cash Rent	32	3.1
Total	1,036	100.0
Median Rent	\$1,186	
Morris County Median Rent	\$883	

Source: U.S. Bureau of the Census – 2000.

Table 11 below shows that whereas less than 20 percent of Montville's owner-occupied units had a value of \$500,000 or more in 2000, nearly 75 percent of Montville's owner-occupied units had a value of \$500,000 or more in 2008. The Township's median value was approximately 35 percent higher than the County's median value in both 2000 and 2008.

Table 12
Specified Owner Occupied Housing Units by Value, 2000 and 2008*
Montville, New Jersey

Value Range	2000		2008*	
	Number	Percent	Number	Percent
Less than \$50,000	81	1.4	79	1.2
\$50,000 to \$99,999	58	1.0	194	3.0
\$100,000 to \$149,999	125	2.2	14	0.2
\$150,000 to \$199,999	297	5.2	111	1.7
\$200,000 to \$299,999	1,570	27.3	228	3.5
\$300,000 to \$499,999	2,551	44.4	1,022	15.8
\$500,000 to \$999,999	1,007	17.5	3,706	57.4
\$1,000,000 or More	55	1.0	1,098	17.0
Total	5,744	100.0	6,452	100.0
Median Value, Montville Twp	\$346,600		\$666,500	
Morris County Median Value	\$257,400		\$490,400	

* 2008 data is the average between January 2006 and December 2008.

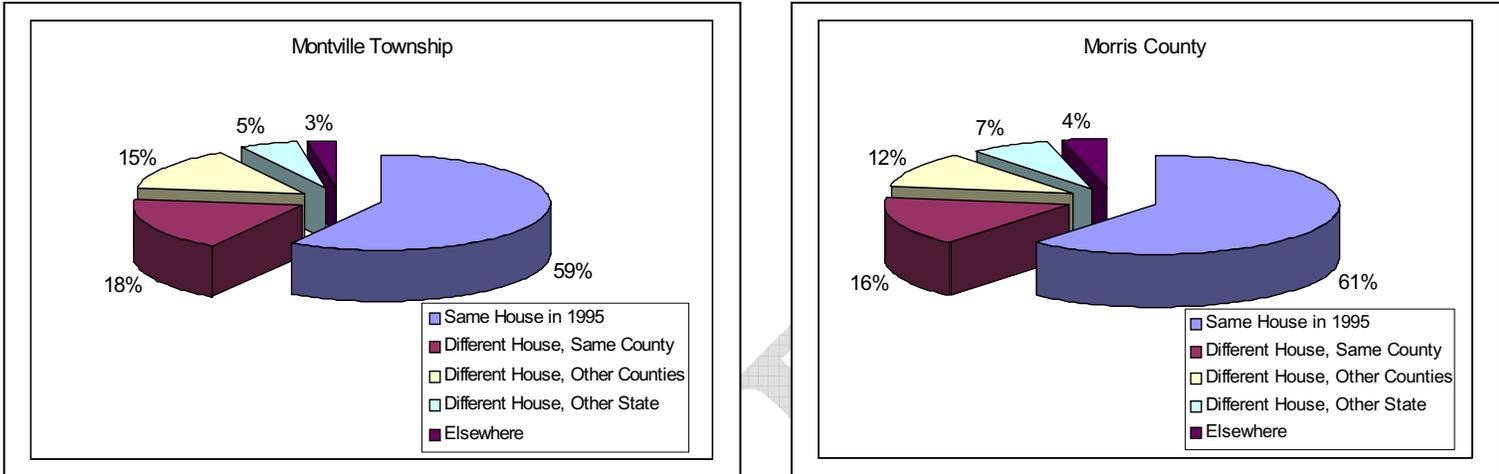
Source: U.S. Bureau of the Census – 2000, American Community Survey 3-Year Estimates.

Place of Residence in 1995

The figures below provide information on where Montville residents resided in 1995 versus 2000. As shown, residential mobility within the Township is slightly less stable than at the

County level. Fifty-nine (59) percent of Montville’s population resided in the same house in 1995, as compared to 61 percent of Morris County residents. The State average is 60 percent.

Table 13
Place of Residence in 1995 (Population 5 Years and Over)
Montville and Morris County, New Jersey

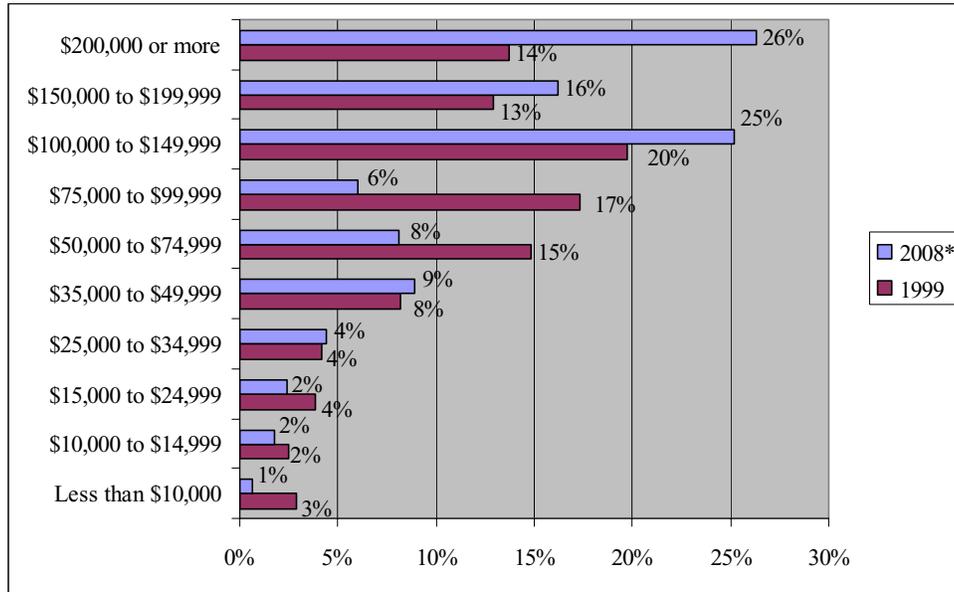


Source: U.S. Bureau of the Census – 2000.

Income Level

Detailed household income figures are shown in the table below. As shown, less than half of the Township’s households had an income of \$100,000 or more in 1999. In contrast, nearly 70 percent of Montville’s households had an income of \$100,000 or more in 2008. The Township’s median household income in 2008 (\$132,282) was approximately 36 percent higher than the median household income of Morris County as a whole (\$97,565). This represents an increase from 1999, when the Township’s median household income (\$94,557) was 22 percent higher than the median household income of Morris County as a whole (\$77,340)

Table 14
Household Income, 1999 and 2008*
Montville, New Jersey



* 2008 data is the average between January 2006 and December 2008.

Source: U.S. Bureau of the Census – 2000, American Community Survey 3-Year Estimates.

Employment Trends

The table below provides information on the employment status of Township residents age 16 and over. As shown, the unemployment rate for Montville’s civilian labor force doubled between 2000 and 2008, from 2.0 percent in 2000 to 4.0 percent in 2008. This is slightly higher than Morris County’s 2008 unemployment rate of 3.9 percent. It is also important to note that the percentage of Montville’s population not in the labor force also increased during this period, from 29.1 percent in 2000 to 32.5 percent in 2008.

Table 15
Employment Status of Residents Age 16 and Over, 2000 and 2008*
Montville, New Jersey

Employment Status	2000		2008*	
	Number	Percent	Number	Percent
In labor force	11,412	70.9	11,646	67.5
Civilian labor force	11,412	70.9	11,646	67.5
Employed	11,189	69.5	11,180	64.8
Unemployed	223	1.4	466	2.7
% of civilian labor force	--	2.0	--	4.0
Armed Forces	0	0	0	0
Not in labor force	4,680	29.1	5,595	32.5
Total Population 16 and Over	16,092	100.0	17,241	100.0

* 2008 data is the average between January 2006 and December 2008.

Source: U.S. Bureau of the Census – 2000, American Community Survey 3-Year Estimates.

Type of Work

The following two tables detail information on the employment characteristics of employed Montville residents. Table 15 details industry characteristics, while Table 16 details occupation characteristics.

Table 16
Employed Residents Age 16 and Over, By Industry (2000 and 2008*)
Montville, New Jersey

Industry	2000		2008*	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing, hunting and mining	0	0.0	0	0.0
Construction	623	5.6	813	7.3
Manufacturing	1,661	14.8	1,381	12.4
Wholesale trade	649	5.8	645	5.8
Retail trade	874	7.8	903	8.1
Transportation and warehousing, and utilities	506	4.5	548	4.9
Information	545	4.9	394	3.5
Finance, insurance, real estate and rental and leasing	1,273	11.4	1,520	13.6
Professional, scientific, management, administrative and waste management services	1,724	15.4	1,910	17.1
Educational, health and social services	2,269	20.3	1,718	15.4
Arts, entertainment, recreation, accommodation and food services	412	3.7	572	5.1
Other services	473	4.2	590	5.3
Public administration	180	1.6	186	1.7
Total	11,189	100.0	11,180	100.0

* 2008 data is the average between January 2006 and December 2008.

Source: U.S. Bureau of the Census – 2000, American Community Survey 3-Year Estimates.

Table 17
Employed Residents Age 16 and Over, By Occupation (2000 and 2008*)
Montville, New Jersey

Occupation	2000		2008*	
	Number	Percent	Number	Percent
Management, Professional and related occupations	6,023	53.8	6,445	57.6
Service Occupation	686	6.1	1,291	11.5
Sales and Office Occupations	3,205	28.6	2,271	20.3
Farming, fishing and forestry occupations	0	0	0	0.0
Construction, extraction and maintenance	638	5.7	628	5.6
Production, transportation and material moving occupations	637	5.7	545	4.9
Total	11,189	100	11,180	100

* 2008 data is the average between January 2006 and December 2008.

Source: U.S. Bureau of the Census – 2000, American Community Survey 3-Year Estimates.

Place of Work

As shown in the table below, approximately half (47.7 percent) of the Township’s employed residents work either in Montville Township (including at home) or elsewhere within Morris County. Another 42.8 percent work within the state, but outside Morris County. A small but significant portion (9.5 percent) work outside the state.

Table 18
Place of Work For Employed Residents Age 16 and Over, 2000
Montville, New Jersey

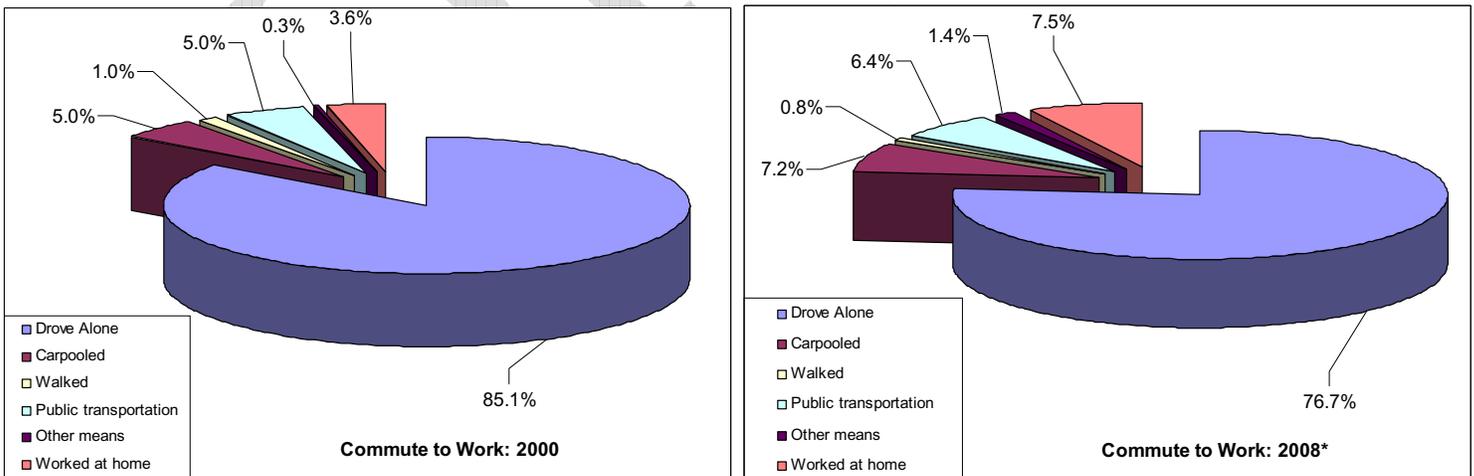
Place of Work	Number	Percent
Worked in New Jersey	10,006	90.5
Worked at home	393	3.6
Worked in Montville (not at home)	1,442	13.0
Worked in elsewhere in Morris County	3,434	31.1
Worked outside Morris County	4,737	42.8
Worked outside New Jersey	1,049	9.5
Total	11,055	100.0

Source: U.S. Bureau of the Census – 2000.

Means of Transportation to Work

The figures below detail the means of transportation to work for employed residents in 2000 versus 2008. As shown, the percentage of residents who travel to work alone in a private automobile decreased significantly between 2000 and 2008, from 85 percent to less than 77 percent. Interestingly, the number of employed residents working from home more than doubled during this period, with less than four percent of residents working from home in 2000 compared to nearly eight percent in 2008.

Table 19
Means of Transportation to Work, 2000 and 2008*
Montville, New Jersey



* 2008 data is the average between January 2006 and December 2008.

Source: U.S. Bureau of the Census – 2000, American Community Survey 3-Year Estimates.

5.6 Recent Development Activity

The tables below summarize development activity in Montville Township since 2000. Between 2000 and 2010, certificates of occupancy were issued for 404 dwelling units and approximately 645,000 square feet of non-residential development. As shown below, residential growth has decreased significantly over the decade, whereas non-residential growth has been more stable.

Table 20
Residential Certificates of Occupancy and
Demolition Permits Issued (Dwelling Units), 2000-2010
Montville, New Jersey

Year	COs	Demos	Net
2000	67	7	60
2001	65	13	52
2002	54	11	43
2003	40	14	26
2004	43	14	29
2005	34	10	24
2006	36	21	15
2007	34	8	26
2008	16	10	6
2009	9	4	5
2010*	6	0	6
Total	404	112	292

* Through June

Source: NJ DCA, The NJ Construction Reporter: <http://www.state.nj.us/dca/codes/cr/conrep.shtml>

Table 21
Non-Residential Certificates of Occupancy and
Demolition Permits Issued (Square Feet), 2000-2010
Montville, New Jersey

Use Type	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010*
Certificates of Occupancy											
Office	23,505	0	25,436	8,254	13,040	40,903	17,379	5,742	15,525	40,905	0
Retail	0	0	8,700	0	0	113,718	0	0	0	0	0
Storage	0	233,809	0	0	0	0	0	0	0	0	0
A2 Assembly	0	0	0	0	0	0	0	8,098	0	0	0
A3 Assembly	0	1,248	0	4,291	0	0	0	1,715	3,814	0	0
A4 Assembly	21,243	0	0	864	0	0	32,619	0	0	0	0
A5 Assembly	0	8,400	0	0	0	0	0	0	0	0	0
Education	0	6,991	9,000	0	0	0	0	0	0	0	0
Subtotal COs	44,748	250,448	43,136	13,409	13,040	154,621	49,998	15,555	19,339	40,905	0
Demolition Permits											
Office					0	32,832	0	0	2,782	0	0
A2 Assembly	<i>Data not available</i>				0	0	5,600	0	0	0	0
Subtotal Demos					0	32,832	5,600	0	2,782	0	0
Total Sq. Ft.	44,748	250,448	43,136	13,409	13,040	121,789	44,398	15,555	16,557	40,905	0

* Through June

Source: NJ DCA, The NJ Construction Reporter: <http://www.state.nj.us/dca/codes/cr/conrep.shtml>

The following two tables identify residential and non-residential developments that have received approvals from the Township's land use boards, but have not yet been constructed and/or issued certificates of occupancy. As shown, Montville's approved but-not-yet-built developments include 158 residential units and approximately 381,000 square feet of non-residential floor area. The locations of these developments are also identified in mapped form on the accompanying Approved But-Not-Yet-Built Developments Map.

Table 22
Approved Residential Development Applications without COs*
Montville, New Jersey

Approved Projects	No. of Units
Bott Block 28 Lot 13	1
Beck Block 31 Lot 13.1	1
Rosner Block 31.01 Lots 1.01 and 1.02	2
Colonelli Block 32 Lot 11	1
Suppa Block 33 Lot 4.2	1
The Pond at Cobblestone Block 33 Lot 40.27	1
Laurel Green Block 39 Lots 63.2 and 63.3	2
K & S at Montville Block 39.07 Lot 2.1-2.7	6
Blank Block 39.07 Lot 86.04	1
DAB Associates Block 41 Lot 15	6
Park Lane Estates Block 51 Lot 30.01-30.08	8
Kokora Ave LLC Block 51 Lot 50.02	1
Robert Chayka Inc. Block 52 Lot 63.08	1
Briar Hill at Montville Block 52.03 Lots 19, 21 and 22	31 ^{§†}
Moore Realty Block 76 Lots 12.02-12.04	3
Jewel Estates Block 76 Lots 13.02 and 13.03	2
Aggarwal Block 82.09 Lot 20.02	1
Lynch Block 100.01 Lot 9	1
Glover Family Partnership LP Block 102 Lot 4.11	1
Forest Ridge Block 109 Lots 30.3, 30.4, 30.11-30.15, 30.20 Block 109.1 Lot 30.16	9
Skyview Heights Block 113 Lots 43.01, 43.03 and 43.13	3
Amanda Woods Block 120 Lots 28.03 and 28.04	2

Whispering Brook Block 124.07 Lots 8.01 and 8.02	2
Brianna Estates Block 125.05 Lots 14.1-14.4	4
Alvine Block 125.07 Lot 18.2	1
Weiss Block 130 Lot 38	1
Bornstein Block 139.06 Lots 17 and 18	4
Whispering Oaks Block 139.06 Lots 19.02-19.04, 19.06 and 19.07	5
Tollis Block 140 Lot 5.03	1
K & K Developers Block 159 Lot 6	10
Montville Residency Block 160 Lot 4	28 [†]
S. Development Block 164 Lots 8.01-8.03	3
LoGrasso Block 164 Lots 13.01 and 13.02	2
La Sala Mixed Use – retail/residential Block 40 Lot 30.03	6 [†]
Rails Steakhouse LLC Mixed Use – retail/residential Block 96 Lots 3 and 4	6 [†]
Total	158

Source: Township of Montville Land Use and Building Departments.
 * As of August 2010 (except Rails Steakhouse LLC added November 2010).
[§] Site plan not yet approved, as of November 2010.
[†] Includes affordable units.

Table 23
Approved Non-Residential Development Applications without COs*
Montville, New Jersey

Approved Projects	No. of Sq. Ft.
La Sala Mixed Use – retail/residential Block 40 Lot 30.03	8,030
Rails Steakhouse LLC Mixed Use – retail/restaurant/residential Block 96 Lots 3 and 4	23,784 [§]
JLJ&J – day care facility Block 138 Lot 8	17,690
Hook Mtn Care – nursing home/assisted living Block 159 Lot 4	75,538
Lowe’s Home Improvement – retail Block 167 Lots 28-32 Block 179 Lot 1	217,112
Pinto Management – warehouse Block 131 Lot 18	38,524
Total	380,678

Source: Township of Montville Land Use and Building Departments
 * As of August 2010 (except Rails Steakhouse LLC added November 2010).
[§] Includes 6,984 square feet of retail and 16,800 square feet of restaurant.



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 Fax: (732) 666-2029

Project Title
**2010
 Land Use Plan**
 TOWNSHIP OF KINNELON
 MORRIS COUNTY, NEW JERSEY

Key Map
 Scale: NOT TO SCALE

Key Legend
 Preservation Area Boundary
 Parcels
 Approved Developments
 without COs

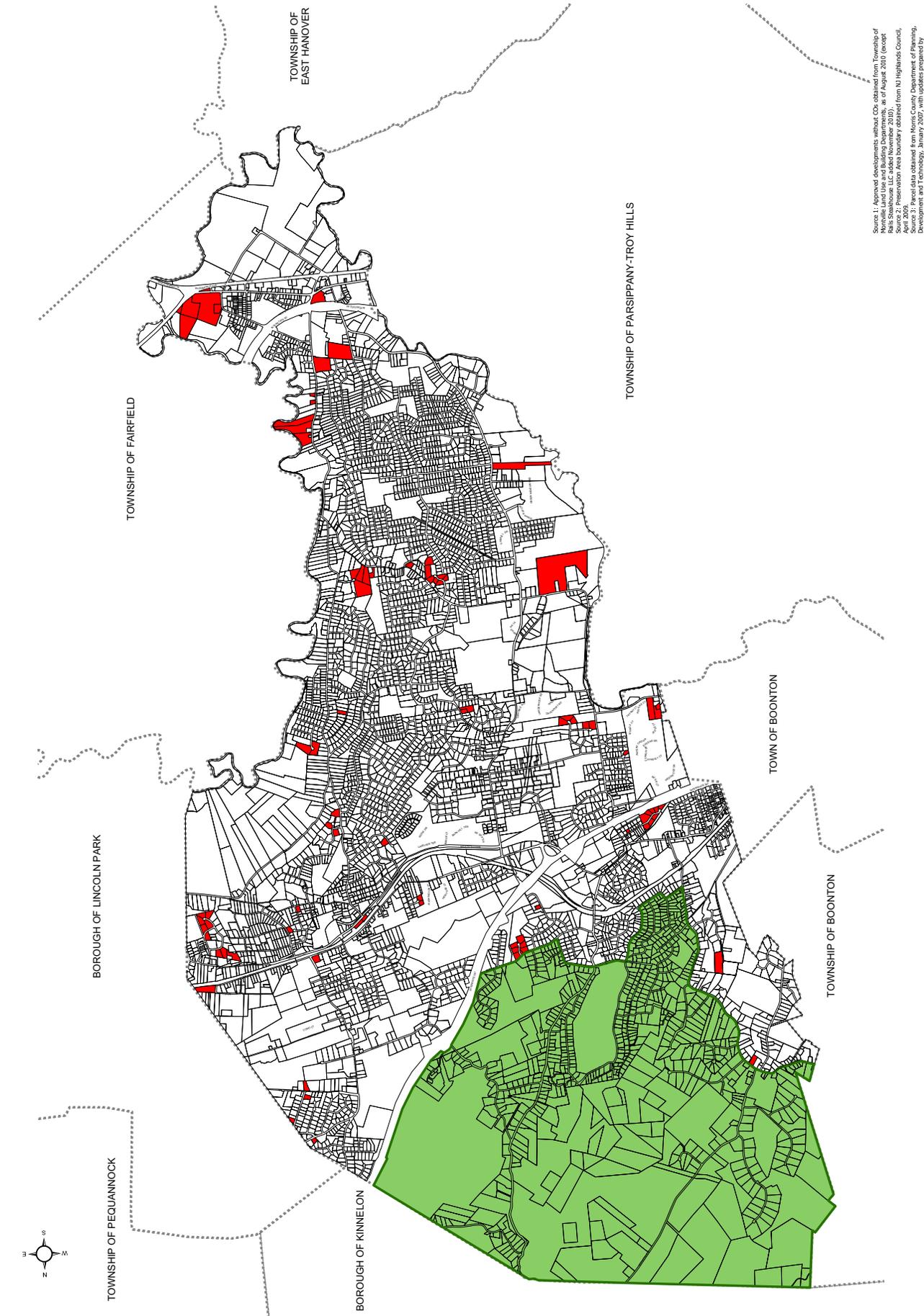
Symbol	Description	Date	Drawn By	Checked By

Project Title
**2010
 Land Use Plan**
 TOWNSHIP OF KINNELON
 MORRIS COUNTY, NEW JERSEY

Project No. 2007-04
 Sheet No. 1 of 1
 Date: 11/27/08
 Drawn: [Name]
 Date Scale: N/A
 Title: [Name]
 Drawn By: [Name]
 Checked By: [Name]

Project No. 2007-04
 Sheet No. 1 of 1
 Date: 11/27/08
 Drawn: [Name]
 Date Scale: N/A
 Title: [Name]
 Drawn By: [Name]
 Checked By: [Name]

Project No. 2007-04
 Sheet No. 1 of 1
 Date: 11/27/08
 Drawn: [Name]
 Date Scale: N/A
 Title: [Name]
 Drawn By: [Name]
 Checked By: [Name]



Source 1: Approved developments without COs obtained from Township of Kinnelon, Land Use and Planning Department, as of August 2010 (except for those developments that are still pending approval).
 Source 2: Preservation Area boundary obtained from NJ Highlands Council, as of August 2010.
 Source 3: Parcel data obtained from Morris County Department of Planning, Development and Technology, January 2007, with updates prepared by Burgis Associates, Inc. through March 2010.



TOWNSHIP OF PEQUANNOCK

TOWNSHIP OF FAIRFIELD

TOWNSHIP OF EAST HANOVER

TOWNSHIP OF PARSIPPANY-TROY HILLS

TOWN OF BOONTON

TOWNSHIP OF BOONTON

BOROUGH OF KINNELON

BOROUGH OF LINCOLN PARK

APPENDICES

- A-1 Route 202 Corridor West Design Standards**
- A-2 Soil Data and Map**
- A-3 Towaco Center Master Plan**

DRAFT

APPENDIX A-1: ROUTE 202 CORRIDOR WEST DESIGN STANDARDS

This section describes recommended design standards that, through the redevelopment of sites, will improve the overall aesthetic and function of the Route 202 corridor. Standards are recommended for commercial districts along the westerly portion of the Route 202 corridor, extending from the Town of Boonton municipal border eastward to Towaco, and pertain to building size and mass, circulation and parking plans, landscaping, lighting, signage, and streetscape designs. These standards should be incorporated into the Township Land Use Ordinance.

1. Building Size and Mass

When buildings in an area are of similar and/or compatible scale, materials and massing, the area becomes more harmonious, thereby providing a more comfortable experience. The following building design standards seek to achieve a continuity of design that allows for individuality while still providing a distinct identity for Route 202's commercial districts. Buildings are envisioned to be two stories in height, and no greater than three stories in selected areas, and appropriate architecture is encouraged to create a strongly defined character.

- All structures within the commercial corridor shall be situated with proper consideration to their relationship to other buildings, both existing and proposed, in terms of light, air, and usable open spaces, access to public rights-of-way and off-street parking, height, and bulk.
- Groups of related buildings shall be designed to present a harmonious appearance in terms of building silhouette, architectural style and scale; massing of building form; surface material, finish, and texture; decorative features; window and doorway proportions and modulation, entry way placement and location, signage, and landscaping.
- Buildings shall be designed so as to have attractive, finished appearances from all public spaces.
- Buildings shall have fenestration and design elements including decorative windows, operating windows, louvers, shutters, cornerstones, keystones, and wide window frames to prevent large expanses of blank walls.
- All pedestrian entryways and/or lobbies shall be prominent, well-lit and separate from service entrances, and shall be at grade with the adjacent sidewalks to the greatest extent possible.
- Building entrances should be clearly defined through the use of detailed paving, architectural treatment, and site furnishings.
- The colors of all buildings, pavements, awnings, signage, site amenities and other structures shall be earth tones and the designs shall be consistent with the prevailing styles along the corridor.

2. Pedestrian and Vehicular Circulation

The following design standards are recommended in order to promote pedestrian and

bicycle circulation, improve the safety and flow of vehicular traffic, and enhance the layout of sites along Route 202:

- The relationship between truck delivery, vehicular traffic, and pedestrian circulation shall be considered when designing service entries, roadways, walkways, and pedestrian entrances.
- Service entrances and loading areas between adjacent buildings shall be consolidated and separated from walkways and pedestrian entrances to the extent possible.
- Sidewalks shall be designed to connect with existing sidewalks and as recommended in the Township's Sidewalk/Walkway Plan Element. In addition, sidewalks shall be designed to provide a five (5) foot minimum clearance width, as well as a landscaped buffer located between the sidewalk and the curb.
- Bicycle racks at a ratio of equivalent to one (1) bicycle space for every ten (10) vehicle parking spaces should be required on-site. The bicycle parking area shall be well-lighted and appropriately setback from vehicular circulation.
- Street and directional signage, street lighting, furnishings and amenities, and plantings should be aesthetically unified, and complementary to the architecture.
- Wherever feasible, shared parking schemes and access drives should be pursued.
- Additional vehicular access points directly onto Route 202 are discouraged, and should be limited to the minimum necessary to achieve access to the parcels along the corridor. As already noted elsewhere in this document, a new roadway is recommended to extend northward from the Changebridge Road and Route 202 intersection; this would allow uses in that area to directly access the new roadway and thereby reduce the number of turning movements onto Route 202.

3. Traffic Calming Devices

Traffic calming devices such as decorative crosswalks, curb bump outs, speed humps, street furniture, "Yield to Pedestrians" signage, street trees and accent plantings should be incorporated into the design of streets, driveways and parking areas wherever pedestrian circulation is anticipated. At a minimum, the Township should encourage their use in the vicinity of Changebridge Road, where a node of commercial intensity is projected to develop over time. In addition, if the bypass roadways proposed elsewhere in this document are constructed, traffic calming devices should be employed along Schneider Lane to reduce the use of this roadway for "cut-through" traffic.

4. Parking

Off-street parking should be as inconspicuous as possible and should incorporate landscaping and screening to the greatest extent possible to minimize its physical and visual impact.

- Off-street parking and loading areas shall be coordinated with the public street system serving the area in order to avoid conflicts with through-traffic, obstruction to pedestrian walks, and vehicular thoroughfares. Linkage of parking lots on adjacent non-residential lots shall be encouraged in an effort to encourage internal cross

traffic. This would serve to reduce the need to travel on the street and thus serve to reduce the number of potentially conflicting turning movements on Route 202.

- Parking areas should be prohibited within required front yards along Route 202 and, where provided in side yards, should be separated from the right-of-way by a landscaped frontage buffer.
- A minimum of one (1) shade tree should be required for every ten (10) parking spaces. The perimeter of the parking area shall be landscaped and screened from residences. Large concentrations of surface parking shall be avoided.
- All parking and loading areas abutting residential areas shall be landscaped about their periphery with shrubs, trees, and/or ground cover.

5. *Landscaping and Buffering*

The goal of the landscape/buffer design standards is to improve the visual environment of the Route 202 corridor through landscaping, buffer plant/screening material, and other pedestrian amenities in order to attract people to the streetscape and soften the built environment. People are naturally attracted to areas that appear inviting, comfortable and safe. Landscape/buffer plans should encompass vegetation, both existing and proposed, and other materials such as streetlights and benches. The plan seeks to accomplish the following:

- Enhance the front yard.
- Enhance the side and rear yards, including walls, fences and hedges.
- Create formal tree-lined avenues.
- Preserve existing vegetation, where possible, through selective clearing and vegetation protections.
- Promote landscaped parking areas, site furnishings, and depressed curbs, where appropriate.
- Create nuisance and filtered buffers and windbreaks.
- Create pedestrian spaces that are buffered from vehicular circulation.
- Buffer plantings shall be provided between non-residential and residential uses to physically and visually separate incompatible uses.
- Trash receptacles and dumpsters shall be effectively screened by enclosures designed to complement the principle building, and should be buffered with landscaping.

6. *Lighting*

The intent and purpose of the lighting standards are to provide appropriate lighting, protect the traveling public, protect neighbors and the night sky from nuisance glare and promote conservation of energy through efficient lighting design. Lighting standards will provide guidance to the redevelopment of sites and provide a means to identify and unify the Route 202 corridor. All street lighting fixtures along the corridor are envisioned to match those fixtures utilized at the Towaco Train Station, or as approved by the Township Committee.

7. *Sustainable Design*

Development is encouraged to incorporate sustainable design techniques. Such techniques are meant to benefit the township and the region by reducing the environmental impacts of development. Sustainable building practices can help to protect vital natural resources, reduce dependency on fossil fuels, improve air and water quality, and better the health and comfort of building occupants and neighbors.

Developers should be encouraged to incorporate a number of sustainable features into their buildings and sites, including pervious paving materials, green architecture, reuse of existing structures, indigenous landscaping, gray water reuse, solar energy use, and LEED (Leadership in Energy and Environmental Design) certification.

8. *Historic Preservation*

Any development/redevelopment along the Route 202 corridor should be sensitive to the Morris Canal and Capstick Historic Districts, which encompass or abut several properties along the corridor, and adhere to the applicable Township regulations relating to historic preservation. This is of particular concern with respect to the construction of the new roadways recommended herein, which are proposed in close proximity to the Morris Canal.

APPENDIX A-2: SOIL DATA AND MAP

The accompanying Soils Map is based on the information acquired from the Soil Survey Geographic (SSURGO) and Natural Resource Conservation Service (NRCS). The various types of soils located in the township are divided into four map units. These are identified as Consociations, Complexes, Associations and Undifferentiated groups. The actual composition and interpretive purity of the map unit delineations were based on data collected by scientists during the course of preparing the soil maps. The number of soils included in each map unit is as follows:

- Consociations: 42 types of soils.
- Complexes: 7 types of soils.
- Associations: 2 types of soils.
- Undifferentiated groups: 1 type of soil.

These four map units are defined as follows:

- Consociations: These are soils that are named for the dominant solid. In a consociation, a single soil taxon and similar solid dominate delineated areas. At least one half of the pedons in each delineation are of the same soil component, or are so similar to the named soil that major interpretations are affected significantly. The dissimilarity between soil components does not exceed 15 percent.
- Complexes: Complexes are named for two or more dissimilar components with the dominant component listed first. They occur in a regularly repeated pattern. The major components of a complex cannot be mapped separately at a scale of about 1:24,000.
- Associations: Associations are named for two or more dissimilar components with the dominant component listed first. They occur in a regularly repeated pattern. The major components of an association can be separated at a scale of about 1:24,000.
- Undifferentiated groups: Undifferentiated groups consist of two or more components that do not always occur together in the same delineation, but are included in the same named map unit.

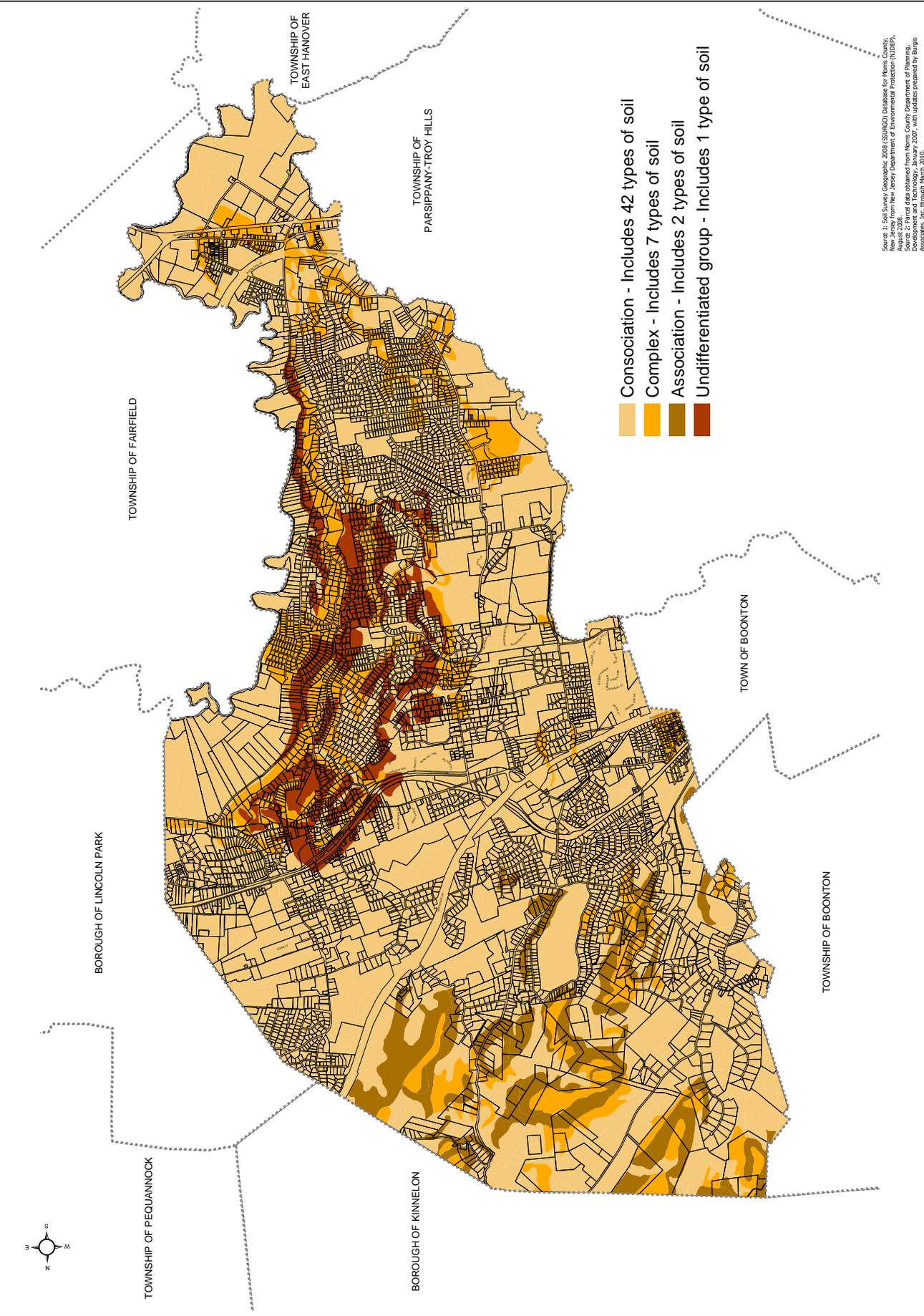
The following table provides the list of each soil type existing in the township and its characteristics. A site-specific analysis must be carried out to determine the limitations of each soil type.

**Soil Types by Map Unit
Montville, New Jersey**

#	Symbol	Character
Consociations		
1	AdrAt	Adrian muck, 0 to 3 percent slopes, frequently flooded
2	BhdAt	Biddeford silt loam, 0 to 2 percent slopes, frequently flooded
3	BohB	Boonton moderately well drained gravelly loam, 3 to 8 percent slopes
4	BohC	Boonton moderately well drained gravelly loam, 8 to 15 percent slopes
5	CarAt	Carlisle muck, 0 to 2 percent slopes, frequently flooded
6	FmhAt	Fluvaquents, loamy , 0 to 3 percent slopes, frequently flooded
7	FNAT	Fluvaquents and undifluvents, 0 to 3 percent slopes, frequently flooded
8	HanB	Haledon silt loam, 3 to 8 percent slopes.
9	HanC	Haledon silt loam, 8 to 15 percent slopes
10	HhmCa	Hibernia loam, 3 to 15 percent slopes, stony
11	HhmDb	Hibernia loam, 15 to 25 percent slopes, very stony
12	HokCg	Holyoke silt loam, 0 to 15 percent slopes, rocky
13	MknA	Minoa silt loam, 0 to 3 percent slopes
14	MknB	Minoa silt loam, 3 to 8 percent slopes
15	OtsC	Otisville gravelly loamy sand, 3 to 15 percent slopes
16	OtsD	Otisville gravelly loamy sand, 15 to 25 percent slopes
17	PafAt	Palms muck, 0 to 2 percent slopes, frequently flooded
18	PbpAt	Parsippany silt loam, 0 to 3 percent slopes, frequently flooded
19	PbphAt	Parsippany silt loam, sandy loam substratum, 0 to 3 percent slopes, frequently flooded
20	PdtB	Patternburg gravelly loam , 3 to 8 percent slopes
21	PHG	Pits, sand and gravel
22	PohA	Pompton sandy loam, 0 to 3 percent slopes
23	PohB	Pompton sandy loam, 3 to 8 percent slopes
24	PrkAt	Preakness sandy loam, 0 to 3 percent slopes, frequently flooded
25	PrsdAt	Preakness dark surface variant sandy loam, 0 to 3 percent slopes, frequently flooded
26	RkgBb	Ridgebury loam, 0 to 8 percent slopes, very stony

27	RkgBc	Ridgebury loam, 0 to 8 percent slopes, extremely stony
28	RksA	Riverhead gravelly sandy loam, 0 to 3 percent slopes
29	RksB	Riverhead gravelly sandy loam, 3 to 8 percent slopes
30	RksC	Riverhead gravelly sandy loam, 8 to 15 percent slopes
31	RksnB	Riverhead variant gravelly sandy loam, 3 to 8 percent slopes
32	RobCb	Rockaway sandy loam, 8 to 15 percent slopes, very stony
33	RobDc	Rockaway sandy loam, 15 to 25 percent slopes, extremely stony
34	RocB	Rockaway gravelly sandy loam, 3 to 8 percent slopes
35	RocC	Rockaway gravelly sandy loam, 8 to 15 percent slopes
36	UR	Urban land
37	URWETB	Urban land, wet substratum, 0 to 8 percent slopes
38	Water	Water
39	WhphA	Whippany silt loam, sandy loam substratum, 0 to 3 percent slopes
40	WhphB	Whippany silt loam, sandy loam substratum, 3 to 8 percent slopes
41	WhvAb	Whitman loam, 0 to 3 percent slopes, very stony
42	WkkAt	Willette muck, 0 to 2 percent slopes, frequently flooded
Complexes		
1	HomE	Holyoke-Rock outcrop complex, 15 to 45 percent slope
2	PgmD	Penn-Klinesville channery silt loams, 12 to 18 percent slopes
3	RomC	Rockaway - Rock outcrop complex, 8 to 15 percent slopes
4	RomE	Rockaway - Rock outcrop complex, 25 to 45 percent slopes
5	USRHVB	Urban land - Riverhead complex, 3 to 8 percent slopes
6	USROCD	Urban land - Rockaway complex, 15 to 25 percent slopes
7	USWHHB	Urban land - Whippany, occasionally flooded complex, 0 to 8 percent slopes
Associations		
1	RNRE	Rock-outcrop-Rockaway complex, 15 to 35 percent slopes
2	RomD	Rockaway - Rock outcrop complex, 15 to 25 percent slopes
Undifferentiated groups		
1	BOXCC	Boonton and Haledon soils, 8 to 15 percent slopes, extremely stony

Source: SSURGO, August 2008.



- Consociation - Includes 42 types of soil
- Complex - Includes 7 types of soil
- Association - Includes 2 types of soil
- Undifferentiated group - Includes 1 type of soil

Source 1: Soil Survey Geographic 2008 (SSURGO) Database for Morris County, New Jersey from New Jersey Department of Environmental Protection (NJDEP), <http://www.nj.gov/dep/soil>
 Source 2: Parcel data obtained from Morris County Department of Planning, Development and Technology, January 2007, with updates prepared by Burgis Associates, Inc. through March 2010.

**APPENDIX A-3 – TOWACO CENTER MASTER PLAN
DOCUMENT TO BE INSERTED IN FINAL DRAFT**

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