



Township of Montville

BUSINESS OFFICES:

MUNICIPAL BUILDING
195 CHANGEBRIDGE ROAD
MONTVILLE, NEW JERSEY 07045-9498
(973) 331-3300 • FAX: (973) 402-0787

POLICE DEPARTMENT:

PUBLIC SAFETY BUILDING
360 ROUTE 202
MONTVILLE, NEW JERSEY 07045-8697
(973) 257-4300 • FAX: (973) 334-4880

John Rosellini, Jr.
MAYOR

Marie Cetrulo
DEPUTY MAYOR

Dan Grant
COMMITTEEMAN

Robert (Doc) Purnell
COMMITTEEMAN

Steve Moscone
COMMITTEEMAN

April 25, 2003
TO CLERK OF:

Morris County Clerk/Planning Board
Essex County Clerk/Planning Board
Boonton Township
Township of Parsippany-Troy Hills
Township of East Hanover
Town of Boonton
Fairfield Boro
Lincoln Park Boro
Boro of Kinnelon
Montville Township Clerk

CERTIFIED MAIL

**Re: Master Plan Re-Examination - Resolution of Adoption
Letter to State & Morris County on **BIG MAP****

PLEASE BE ADVISED the Montville Township Planning Board at their April 24, 2003 meeting adopted the Re-Examination/Master Plan Update. A copy of this report is attached in accordance with MLUL requirements.

The Planning Board also asked that I send you a copy of our planner's report as it relates to the State's proposed new BIG MAP, and thought you might find this information useful in responding to this map as it relates to your community's land use plan.

If you have further questions, please feel free to call me @ (973) 331-3319.

Respectfully submitted,

Linda M. White
Land Use Administrator

**Cc: Notice to Citizen & Daily Record
Posted**



**ADRIAN
HUMBERT
ASSOCIATES**

Eight Rickland Drive • Randolph, New Jersey 07869 • (973) 989-8200 • FAX (973) 989-2553

April 14, 2003

Ms. Janis E. Hoagland
Department of Environmental Protection
Office of Legal Affairs
401 East State Street
P.O. Box 402
Trenton, New Jersey 08625-0402

Attention: DEP Docket #03-03-02

Re: "BIG Map" - Montville Township

Dear Ms. Hoagland:

This firm is the planning consultant to the Township of Montville, Morris County, New Jersey. At its regular meeting on April 10, 2003 the Planning Board discussed the NJDEP mapping program known as the "BIG Map". As a result of this discussion the Planning Board directed me to write to your agency and express its serious concerns and reservations with respect to the "BIG Map" and the impending rule changes and regulatory standards which may be proposed in the future based on the map.

First, the Board wishes to express its concern as to how this proposal relates to the adopted and readopted State Development and Redevelopment Plan (SDRP). The Township of Montville spent considerable effort and local tax dollars in the planning and cross-acceptance activities related to the SDRP. Now it seems with this new mapping initiative the State Plan is, if not discarded, made somewhat irrelevant. In one explanatory statement it is noted that the "BIG Map" is to be the basis for inserting NJDEP's regulatory standards into the SDRP. In another statement it is asserted that the "BIG Map" will eventually be adopted as the State Plan Policy Map. This is at best confusing and at worst an unnecessary duplication of effort.

Second, when the "BIG Map" is overlaid on the Morris County GIS parcel data base for Montville a number of significant local issues arise. These may be summarized as follows:

- 1. Existing Township properties which are actively used and developed for municipal purposes, including recreational activities, are shown in "red". A significant example of this is the Montville Township Community Center. Does

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the "red" designation imply that future permits from DEP to expand or improve facilities will be denied? There are a number of other Township properties in this category. The implications of the "red" designation need to be clearly spelled out for these situations.

- 2. Different public lands are treated differently. For example, the Township land adjacent to the Hilldale School property is shown in "red". The school property is shown in "green". What is the basis for this distinction?
- 3. Approved and built subdivisions are shown in "red". Examples are Woodshire Terrace off of Audrey Place and Crest Terrace off of Pine Brook Road. Other developed areas are shown in "green". Why the difference?
- 4. Approved local developments not yet built are shown in "red". Recent examples include a new Home Depot at the intersection of Route 46 and Bloomfield Avenue, a major commercial area. The site had been previously developed, as well. A new cluster-planned residential development, the "Pond @ Cobblestone", which protects many acres of open space and environmentally sensitive lands with all applicable NJDEP approvals is shown in "red". Such designations appear inappropriate and inaccurate, particularly if the premise of this map is that it should be a regulatory instrument.
- 5. The Township has an active, redevelopment study program under way for the Towaco area. Much of the area in and adjacent to the study area is shown in "red". Such designation could adversely impact the ability of the Township to carry out its comprehensive redevelopment plan and program. Again, the "red" classification seems inaccurate and unrealistic.

Finally, the proposed "BIG Map" in its present form and intensity appears an unwarranted intrusion into the statutory grant of municipal land use planning powers. A "policy" map which has the potential for parcel-by-parcel land use regulation is clearly contrary to the legislative intent behind the Municipal Land Use Law. The Township wishes to express its belief that the administrative rule-making process should not become the substitute for appropriate land use legislation.

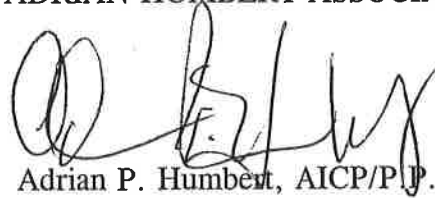
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Thank you for the opportunity to express these comments on behalf of the Montville Township Planning Board.

Very truly yours,
ADRIAN HUMBERT ASSOCIATES

A handwritten signature in black ink, appearing to read 'A. Humbert', written over the printed name below.

Adrian P. Humbert, AICP/P.P.

APH:ph

cc: Montville Township Committee
Montville Township Planning Board
Linda White, Land Use Administrator



ADRIAN HUMBERT ASSOCIATES

Eight Rickland Drive • Randolph, New Jersey 07869 • (973) 989-8200 • FAX (973) 989-2553

April 14, 2003

Raymond Zabihach, P.P., Planning Director
Morris County Planning Board
P.O. Box 900
Morristown, New Jersey 07963-0900

Re: "BIG Map" - Montville Township

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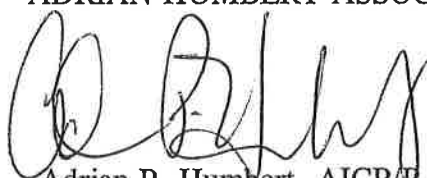
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Adrian P. Humbert, AICP/F.P.

APH:ph

cc: Montville Township Committee
Montville Township Planning Board
Linda White, Land Use Administrator