

The top of the page features a scenic photograph of a river flowing through a lush, green forest. The water is calm, reflecting the surrounding trees. In the foreground, there's a small waterfall or rapids. The text is overlaid on the top left of this image.

*Township of Long Hill*

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# Master Plan 2017 Land Use

A Public Discussion on  
Village Zones

Version Date September 2017

# Summary

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**The Long Hill Township Master Plan Committee has arranged for two public sessions to be held as an opportunity for residents and business owners to provide input on the future of Stirling and Millington Village Zones as part of the Master Plan Land Use Element.**

**The sessions will be held from 7:30 to 9:30pm at the Long Hill Senior Center, Gillette**

- Stirling Village Zone – Thursday 9/28
- Millington Village Zone – Thursday 10/5

**The sessions will be hosted by:**

- MCEDC (Morris County Economic Development Corporation)
- Topology (Urban Planners, Project Managers, and Development Strategists)

**Output from the sessions will be used by the Master Plan Committee and Planning Board to help shape the Long Hill Township Master Plan**

- *Please note that the Master Plan will also be discussed at Planning Board public sessions so there will be other opportunities to be involved.*

**The following slides provides:**

- What to expect at the sessions (*slide 3 - 4*)
- Background on the Master Plan and *Survey (slides 5 - 6)*
- Background Considerations/Constraints (*slide 7*)
- What to consider before the sessions for Stirling and Millington (*slides 8 – 13*)

# What to expect at the sessions - Logistics

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The sessions are designed to be collaborative and opinion gathering not answer driven

## Introduction (7:30pm)

- During this time we will invite people to look through the existing conditions boards

## Presentation (7:50 - 8:00)

- Introduce the purpose of the meeting, existing conditions, and areas seeking feedback
- Visuals of the impacted areas
- Share the master planning process to-date and next steps

## Engagement (8:00 – 9:00)

- Attendees to view the engagement boards, provide comments and return to the existing conditions boards
- Staff will be available to speak to participants and answer questions

## Wrap Up (9:00 – 9:30pm)

- Discuss suggestions and recommendations raised during the session

# What to expect at the sessions - Objectives

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## Stirling

- Existing conditions and site context around Main Ave
  - Show context and existing scale and character
  - Show street and areas of activity/lack of activity
- Gain feedback on following
  - Vision preference for Main Ave: What do you love/not love & How often/why do you visit?
  - Underutilized properties around the train station and Warren Ave.
  - Amenities/public space/walkability improvements/Business mix – what do people want?

## Millington

- Existing conditions and site context around the Millington station
  - Highlight underutilization and blighted conditions around site
  - Highlight lack of pedestrian access and economic contribution on-site
- Discuss Density/Redevelopment and Transit Oriented Development/Smart Growth
- Gain feedback on following
  - Visual/architecture preference survey
  - Community form/scale
  - Amenities/public space improvements

# Master Plan Village Land Use History

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**For at least 45 years the residents of Long Hill Township have maintained a view that:**

1. The development of Valley Road commercial area as the primary shopping area should be encouraged; the existing satellite centers of **Millington, Stirling, Gillette and Meyersville should be oriented toward neighborhood facilities.** *1972/1987*
2. To encourage neighborhood oriented land uses in the village business districts of Gillette, Meyersville, Millington and Stirling and" to insure that **such development does not encroach upon surrounding residential areas and established neighborhoods.** *1995 & Re-examinations 2003/2013*
3. To uniformly encourage the **upgrading and beautification of nonresidential properties** throughout the Township, including improved building design, landscaping, signage, screening and other site improvements. *1995 & Re-examinations 2003/2013*

**While the 1995 & Re-examinations 2003/2013 recognize that development must:**

1. Conserve and enhance the essential rural and low density residential character of Long Hill Township
2. Commercial development is in scale
3. County and Township roadways improvements are limited to those that address existing traffic safety problems and support the overall goals of this Master
4. To prohibit additional multifamily residential development in the Township unless so required by the New Jersey Council On Affordable Housing

# Master Plan Survey 2016

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## **The survey results show continued support for primary objectives of the Master Plan:**

1. Maintain the historical character of a low-density, semi-rural residential community
2. Commercial centers to be vibrant, attractive, socially and economically productive
3. Open space, tree-lined residential streets, community spirit and overall safety

## **Forward looking survey results encourage:**

1. New commercial development : environmentally responsible & architecturally attractive
2. Re-develop aged industrial sites into attractive and productive uses
3. Provide more commercial retailables' to offset the cost of government

## **Quality of life results indicate the Master Plan should consider:**

1. Finding solutions to an aging population and continually-decreasing school enrollment
2. Making Long Hill Township attractive to new home buyers seeking walkable mixed use (residential and commercial) neighborhoods near the townships NJT train stations
3. Providing a wider range of shopping/dining choices for local residents

# Background Considerations/Constraints

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There are a number of background issues that are known but should not become overwhelming focus on the sessions that distract from positive changes that could be made.

1. Contamination
2. Traffic
3. Sewer Ban
4. Public Services/Finances
5. Affordable Housing

# Where are we with the Stirling Village Zone?

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## The current Mater Plan Draft recommends that:

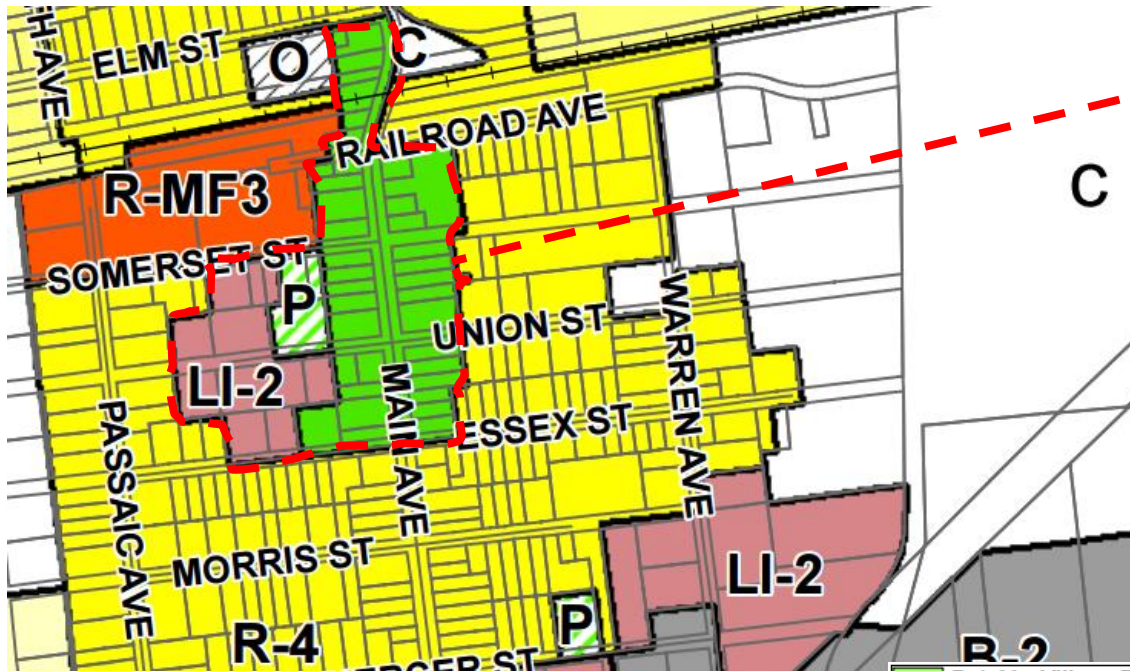
1. Designate the zone as a Historic District under NJ-SHPO
2. Promote mixed use development
3. New development must:
  - a) maintain a walkable environment
  - b) follow the township's Architectural Design Standards
  - c) reflect the historic streetscape on Main Avenue
  - d) enhance the overall appearance if the zone
4. Expand the current B-1-5 Zone to include contiguous single family residences that are inappropriately zoned and properties north of Essex Street
5. Create an Industrial Overlay Zone (SIO)
6. Expand the car parking area along Railroad Avenue with free public parking after 4pm and on weekends
7. Modify ordinances for lot size to promote desired uses
8. Change the lots at the eastern end of Railroad Avenue to B-G (General Business)
9. Move the 1st two lots on Warren Avenue into the B-D zone



# New Stirling Village Zone

## Current Zoning

## Proposed Zoning



### Small expansion to include:

- Village Business Zone (B-1-5)
- Light Industrial (LI-2)
- Public (P)

	B-1-20 - Village Business Zone		P - Public Use Zone
	B-1-5 - Village Business Zone		R-2 - Residence Zone
	M - Millington Village Business Zone		R-3 - Residence Zone
	M-H - Meyersville Hamlet Zone		R-4 - Residence Zone
	B-2 - General Commercial Zone		R-MF - Multi-Family Residence Zone
	B-3 - Planned Shopping Zone		R-MF2 - Multi-Family Residence Zone
	B-D - Business District Zone		R-MF3 - Multi-Family Residence Zone
	LI-2 - Limited Industrial Zone		S-C - Senior Citizen Zone
	C - Conservation		TH - Townhouse Residence Zone
	O - Office Zone		Conservation Easements

# What do you think the SV Zone should be?

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The following are some ideas to consider before the meetings:

- 1. Embrace its Historical roots without overly constraining development**
- 2. Provide a Streetscape that promotes a place to shop, dine and stay**
- 3. Expand public/shared car parking in designated areas**
- 4. Design for longer lifespans while providing for a young population**
- 5. Ensure Walkable and Transit focused development**

# Where are we with the Millington Village Zone?

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## The current Master Plan Draft includes recommendations that:

1. Promote mixed use walkable transit-oriented development
2. Large sites (10 acres+): LI-2 Zone
  - a) Large scale mixed use: residential/commercial
3. Sites (6- 10 acres): O Zone
  - a) Residential Development
  - b) Residential use: residential/commercial
  - c) Limit traffic increases
4. Improve streetscape with public, park like open spaces
5. Allow building height to take advantage of existing topography but without compromising the existing small scale village character
6. Limit residential units to one and two bedrooms
7. Improve parking regulations and shared parking with NJT

# New Millington Village Zone

## Current Zoning



## Proposed Zoning

Expand the MV Zone to include:

- Millington Village (M)
- Light Industrial (LI-2)
- Office (O)

B-1-20 - Village Business Zone	P - Public Use Zone
B-1-5 - Village Business Zone	R-2 - Residence Zone
M - Millington Village Business Zone	R-3 - Residence Zone
M- H - Meyersville Hamlet Zone	R-4 - Residence Zone
B-2 - General Commercial Zone	R-MF - Multi-Family Residence Zone
B-3 - Planned Shopping Zone	R-MF2 - Multi-Family Residence Zone
B-D - Business District Zone	R-MF3 - Multi-Family Residence Zone
LI-2 - Limited Industrial Zone	S-C - Senior Citizen Zone
C - Conservation	TH - Townhouse Residence Zone
O - Office Zone	Conservation Easements

# What do you think the MV Zone should be?

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The following are some ideas to consider before the meetings:

- 1. Ensure Walkable and Transit focused development**
- 2. Permit Mixed Use: Commercial and Residential**
- 3. Maintain small scale village characteristics**
- 4. Design for longer lifespans while providing for a young population**