



TOWNSHIP OF LONG HILL

Environmental Commission

COUNTY OF MORRIS

GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

Website: <http://www.longhillnj.us/boards/envirocomm.html>

Township Offices:
915 Valley Road
Gillette, NJ 07933
Tel.: 908-647-8000
Fax.: 908-647-4150

Bringing Smart Growth to Long Hill Township

Final Report: DEC2009

ABSTRACT OF PROPOSAL

The purpose of this grant application is to help fund the revision of two elements of the Long Hill Township Master Plan and to strengthen the associated Land Use Ordinances. The goals will be to incorporate green building techniques, pedestrian friendly commercial areas, and conservation of energy and natural resources.

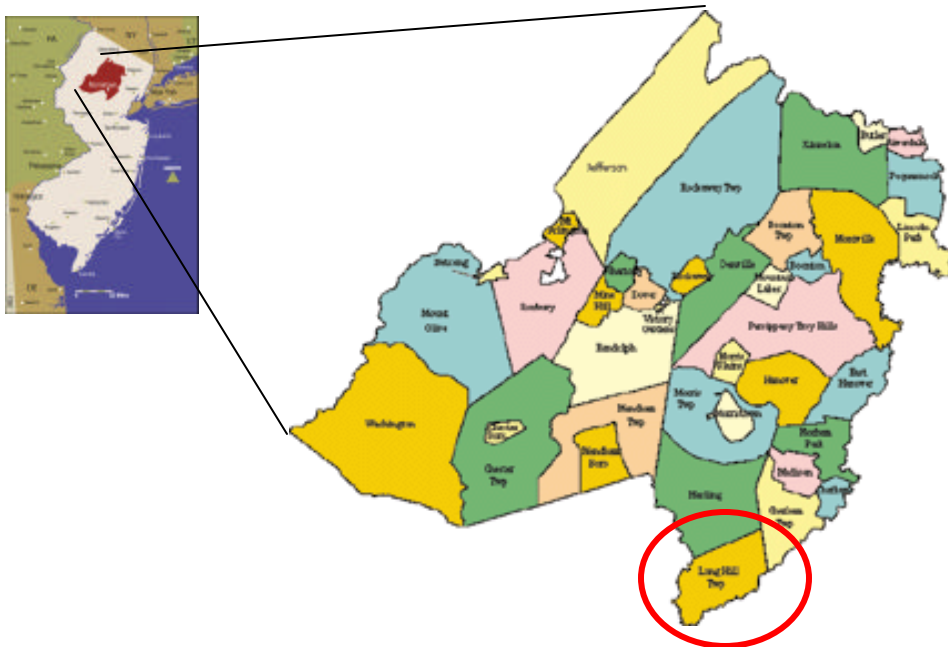
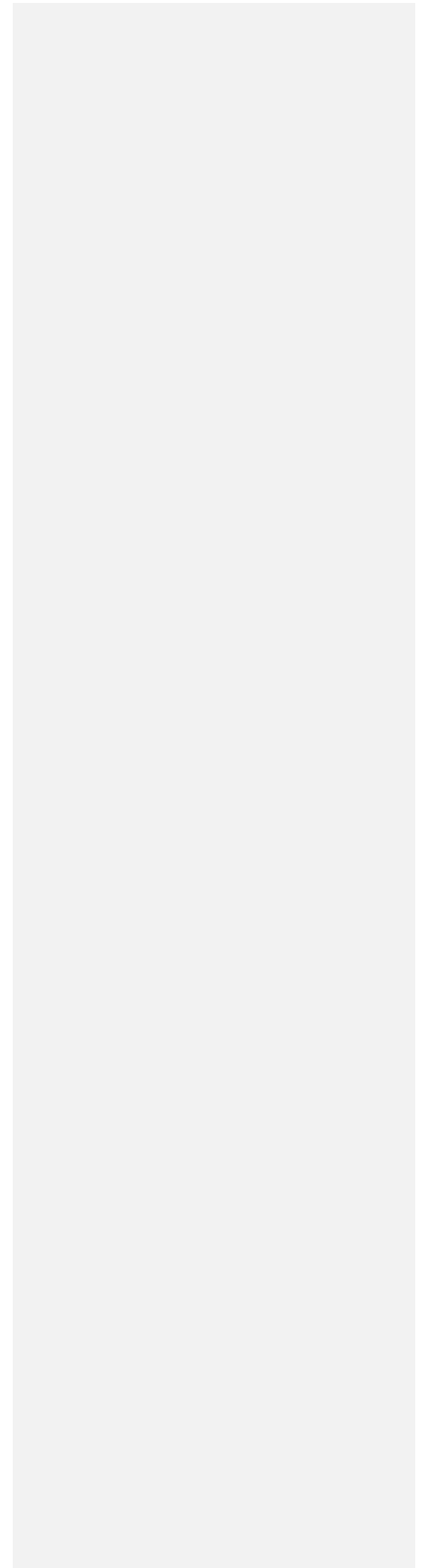


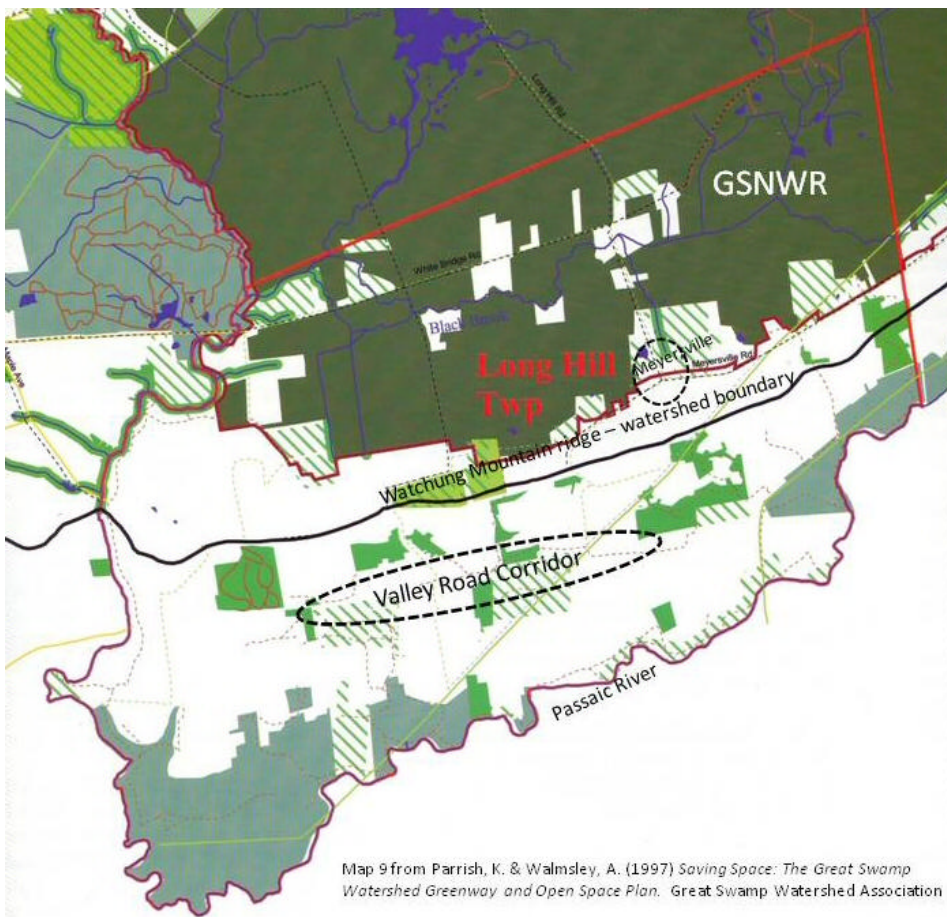
TABLE OF CONTENTS

Background and Rationale	3
The Process	5
The Results	5
Conclusions	11
Appendix I: Summary of Meetings	12
Appendix II: Valley Road Element of the Master Plan	17
Appendix III: Meyersville Hamlet Element of the Master Plan	39
Appendix IV: Conservation Plan Element of the Master Plan	68
Appendix V: Land Use Ordinance Revisions	81
Appendix VI: Summary of In-Kind and Paid Contributions	95



BACKGROUND AND RATIONALE

Geography and topography have been the guiding forces of Long Hill Township's planning issues. One of the main features of the community, and its namesake, is a long hill (a range of the Watchung Mountains) that forms an east-west spine through the township. Long Hill Road, a historic roadway from the colonial era, follows this ridge to connect Berkeley Heights and Basking Ridge. To the north of this ridge, New Vernon Road and White Bridge Road have provided routes through the Great Swamp; to the south, Valley Road parallels the Passaic River.



Together, these features have contributed to three enduring planning issues:

Historic preservation. The historic villages of Gillette, Millington, Meyersville and Stirling continue to serve as primary identifiers. When asked where they live, our residents almost always name a village rather than Long Hill Township.

Natural resource preservation. With the Great Swamp National Wildlife Refuge and Wilderness Area along our northern border and the Passaic River along the western and southern borders, Long Hill Township has an uncommon wealth of natural resources. Our residents take pride in the semi-rural character of our town.

Flood prevention. The tremendous benefits of being surrounded by water brings perils as well—Long Hill Township has a long history of costly floods in both residential and commercial areas.



The 1996 Master Plan for Long Hill Township identified these three areas as important nodes for planning. Now, more than a decade later, we see the need to further strengthen the Master Plan. With this in mind, the Long Hill Township Environmental Commission applied for the ANJEC Smart Growth Grant to address three specific areas:

Valley Road Commercial Zone. This area has been somewhat slow to develop in relationship to some of our neighboring towns, but the development pressures are clearly on the horizon. The Planning Board sees a clear need to set guidelines for pedestrian friendly green development in this area.

Meyersville Hamlet. The hamlet of Meyersville is at one of the historic intersections of the Township. The residents have a strong sense of history and are resistant to any significant increase in either commercial or residential growth. The Master Plan needs to be clear about the future of this region.

Environmental Ordinances. Long Hill Township needs strong environmental ordinances to protect its natural resources and to prevent flood damage. There is a need to go beyond the statewide requirements of the New Jersey Department of Environmental Protection.

THE PROCESS

As indicated in our original proposal, we had envisioned a straightforward process that would accomplish our goals within one year. Now, two and one-half years later, the final report is being submitted. With all due apologies to ANJEC for the long delays, we are grateful for your patience in allowing our efforts to follow their more natural course. The grant funds from ANJEC helped to leverage a remarkable planning process in Long Hill Township:

- More than 1,800 hours of volunteer efforts were catalogued;
- More than 200 hours by Township professionals and staff members;
- Nearly 40 separate meetings of Planning Board and committees; and
- Indirectly, Long Hill Township was the focus of a studio course with about 15 graduate students in the E.J. Bloustein School of Planning and Public Policy, Rutgers University.

We are very pleased with the results.

THE RESULTS

The Valley Road Element of the Master Plan

The basic thrust of the Valley Road Element is summarized in the Vision Statement:

The vision for downtown Long Hill depicts a vibrant hub of community activity. We envision a future in which the downtown area is highly accessible to pedestrians, hikers, bikers, transit, and automotive modes of travel. The downtown is a place where people will come to stroll, walk, talk, work, attend cultural and entertainment events, buy food and drink, conduct civic and other business and live.

The downtown should be planned to develop over time into a thriving, economically sustainable commercial center that provides many of the goods and services that residents need on a daily basis to reduce the number of resident trips outside of the downtown and also operates as a magnet to people from the surrounding region.

Consistent with this vision, traffic patterns should be redesigned to allow this area to evolve into a community focal point, not just a through road, it should evoke a sense of place on a human scale that is consistent with the semi rural nature of the remainder of the town.

Long Hill Township's dedication to a semi - rural community should be evidenced in our downtown by our dedication to environmentally friendly and green building practices as well as a park like setting with tree lined streets and environmentally friendly regulations.



The following policy findings of the Planning Board have become a part of the Valley Road Element (see document for more details):

1. The Valley Road Business District should be the focus of Long Hill Township's business and recreation – a place we are proud of – where people feel safe, relaxed, comfortable and welcomed.
2. Encourage a wide range of active and passive recreation for residents and visitors of all ages.
3. Encourage appropriate business development that ensures a thriving, sustainable commercial area.
4. Enhance a 'green' appearance – more trees, plant buffers and natural areas.
5. Insist on environmental best practices throughout the area – linked to flood protection and stormwater management.
6. Make Valley Road safe for all – cars, bikes, pedestrians and emergency vehicles.
7. Create more attractive architectural appearance.

The common thread running through the entire Valley Road Element was to create a commercial corridor that would be friendly to all users:

- Provide separate bike lanes.

- Provide bus shelters and signage to encourage bus travel, particularly in planned business zones.
- Allow north/south crossings of valley road for pedestrians and bicycles.
- Avoid new signalization of intersections on Valley Road, while providing for traffic calming strategies to reduce the speed of vehicles. This will change Valley Road from a through street to a destination.
- Ensure a balance and mix of uses that will support each other and encourage "park and stay" usage.
- Reduce the number of entrances, driveways and curb cuts on Valley Road while allowing interconnections between parking areas.
- Restore Valley Road to a 2-lane road with appropriate turning lanes and designated parking areas.
- Use the tree-lined ambiance and pedestrian and bicycle presence to help slow and calm traffic
- Encourage street parking where appropriate.
- Encourage a Valley Road boulevard with small medians at the entry to blocks where appropriate.
- Promote bicycle and pedestrian paths parallel to Valley Road where appropriate.

The Meyersville Hamlet Element of the Master Plan

The Meyersville Element of the Master Plan was, perhaps, the most controversial aspect of this project. As stated in the introduction:

The people of Meyersville appreciate the peace and quiet of their hamlet and have expressed their interest in keeping it that way. New development and redevelopment in general are not seen as a positive unless it conforms to the current low density, semi-rural character of the hamlet.

Meyersville is the oldest section of the Township and was settled in the 1730's. People in Meyersville have attended the Presbyterian Church since 1895, gone to social events at the Grange for 100 years and played ball on the municipal field. Some pause to consider the monument to Lou Schwankert, former Civil Defense Director, in the Meyersville Circle. This dedication to community is a very strong characteristic of the community.

The location of Meyersville is of great importance to the people of Long Hill Township. Meyersville serves as one of the gateways to the community and also represents one of the entry points to the Great Swamp, a major recreational asset.



The following goals were adopted for the Master Plan:

1. To preserve and maintain the current low density, semi-rural character of the hamlet by limiting future commercial development to the present Hamlet Business Zone and by limiting the provision of new streetscape improvements in the area to those deemed necessary to the health, safety and welfare of local residents and businesses.
2. To establish a Meyersville Hamlet Zone (MH) that would set specific standards for the Meyersville Business District applicable to the unique properties and specific physical characteristics of Meyersville.
3. To create zone standards that preserves the current low density, semi-rural character of the hamlet.
4. To encourage existing businesses in the area to continue to improve their sites and to generally improve the visual appeal of the hamlet.
5. To cooperate with Morris County in improving the Meyersville Circle to make it as safe as possible through additional or modified signage and if necessary, redesign of the traffic circle.
6. To encourage the continued cooperation of merchants, property owners, residents and government in the future planning of Meyersville.
7. To allow live/work units for artists, artisans, professionals and Internet entrepreneurs.

T

8. To emphasize the Great Swamp National Wildlife refuge as a destination through appropriate signage and Meyersville as its southern gateway.

9. To insist on environmental best practices throughout the hamlet for both new development and redevelopment and encourage the use of LEED and other green building technology

10. To recognize and promote the safety of the large number of recreational bicyclists in the region through traffic plans and signage.

Conservation Plan Element of the Master Plan

The Conservation Plan Element of the Master Plan is the essential foundation for support of environmental ordinances. The specific goals cited within this plan are as follows:

The specific goals for the Conservation Plan Element of this Master Plan are:

- To preserve and restore the scenic value of the Township's natural resources, including its open space areas and treed corridors.
- To make environmental Best Management Practices, as defined by the *New Jersey Stormwater Best Management Practices Manual* and the appropriate sections of the Long Hill Township Land Use Ordinances, an integral part of every land development project.
- To make stormwater management a central feature of all land development projects, with the goal being at minimum no net increase in rate, volume, or pollution levels of stormwater following development.
- To establish a detailed environmental assessment procedure for all Major Development proposals in the Township in accordance with the Township's Environmental Impact Statement Ordinance, using Best Management Practices to minimize both on-site and off-site environmental disturbance.
- To protect the Township's critical areas to the greatest extent possible as specified in the appropriate sections of the Long Hill Township Land Use Ordinances, and to periodically review local critical area regulations to assess their ongoing appropriateness in protecting the natural resources of the Township.
- To encourage the ongoing acquisition of open space by Long Hill Township and by County, State, and Federal governmental agencies.
- To encourage greater tree preservation and planting efforts in the Township through more stringent tree removal regulations, the formation of a tree bank and street tree planting programs and the continuation of development review procedures aimed at tree preservation.

- To actively cooperate with regional efforts aimed at protecting and restoring the delicate ecosystems of the Great Swamp and the Passaic River corridor.

Recognizing that the preservation and restoration of our valuable natural resources will require ongoing and comprehensive programs of outreach and education:

- The Township's Planning Board, Board of Adjustment, zoning officers and construction officers should view each land use development or redevelopment application as an opportunity to promote the goals of this Conservation Plan Element. To that end, the Township should implement annual education programs regarding Best Management Practices and Long Hill Township's Land Use Ordinances for the above-mentioned volunteers and employees.
- The Township should continue and expand its efforts to bring the value of our natural resources into the public consciousness and behaviour.
- The Township should continue and expand its efforts to increase public access to our natural resources.
- The Township should continue and expand its efforts to promote behaviors that benefit recycling, energy reduction, and wastewater management.
- The Township should encourage homeowners to view their individual properties as an integral part of our commonwealth of natural resources. To that end, the Township should promote the use of indigenous plants that provide natural habitat, chemical free lawn maintenance, reduction of impervious cover, rain gardens, and other Best Management Practices.

Revision of Land Use Ordinances

The revisions focused primarily on stormwater management issues. Although the NJDEP Stormwater Regulations have greatly improved stormwater management across the state of New Jersey, the regulations are aimed rather specifically at large projects. Long Hill Township has only a few remaining areas where such large-scale development projects might be located, so we directed our efforts toward supplementing the NJDEP regulations with local ordinances to capture the large number of smaller projects.

In addition to Major Developments, as defined by the NJDEP regulations, we defined two additional categories for local development projects:

Minor Development - any commercial or residential project that disturbs between 2500 square feet and 43,560 square feet of land (1 acre) and/or creates more than 1000 square feet but less than 10,890 square feet (¼ acre) of new impervious coverage. This definition will capture single-family dwelling projects that require no variances and other relatively minor-scale projects that do not trigger the full set of NJDEP regulations.

Small Development - any commercial or residential project that disturbs less than 2500 square feet of land and/or creates less than 1000 square feet of new impervious coverage. This definition will capture small projects such as additions to an existing welling, the construction of a garage, or the addition of a deck or patio. Recognizing that the homeowners

should not be subjected to the burden of engineering costs that might exceed the cost of construction, the philosophy behind these ordinances is to provide requirements for including Best Management Practices in the design of the projects. For example, if a homeowner is obtaining a permit to construct a new patio, the drawing should include an area of landscaping that is designed as a rain garden, or should use permeable pavers, or collect rainwater for gardening, etc. Guidelines for these BMPs are to be provided in an accompanying document, *Long Hill Township Best Management Practices Manual* that is currently being developed.

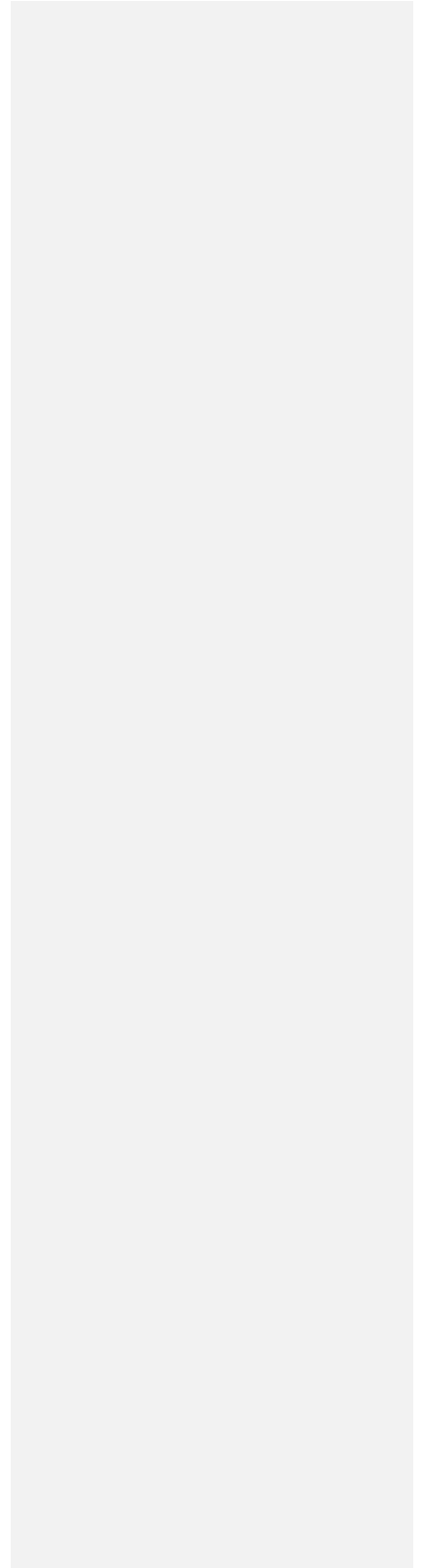
Numerous changes were made throughout the Land Use Ordinances. Here are some of the more important changes:

- All projects that require a permit or appearance before the Planning Board or Zoning Board will be required to meet BMP requirements.
- A set of guidelines, *Long Hill Township Best Management Practices Manual*, is being developed to provide guidance for small projects.
- A number of new definitions have been added for clarity.
- A more sensitive definition of critical area steep slopes has been defined.
- Critical area restrictions have been expanded beyond “principal structures” to include any disturbance except where no alternative exists for access to the property.
- New stormwater BMP requirements have been added for sidewalk design.
- New stormwater BMP requirements have been added for parking lot design.

CONCLUSIONS

Long Hill Township has benefited greatly from the support of ANJEC. We are pleased to place these new elements of the Master Plan and the supporting ordinance revisions in place and look forward to continuing and improving our long tradition of protecting the natural resources of our sustainable community.

Appendix I
Summary of Meetings



SUMMARY OF MEETINGS

The Project Leader, Environmental Commissioners, Planning Board members, volunteers, and Township professionals and staff members spent nearly three years on these projects. A summary of our individual meetings is shown below:

- 14JUN2007** **Steering Committee** met to review the proposed project and develop a general plan for implementation.
- 27JUN2007** **Steering Committee** met with ANJEC officials for the **Kickoff Meeting**. Consensus was reached on the general plan for the project, including some departures from the original schedule. The **Steering Committee** stayed in session immediately afterward for additional planning.
- 10JUL2007** **Steering Committee** provided an update of activities and plans to the full **Planning Board**. Agreement was reached to hold a series of both regular and special sessions of the planning board to discuss the Valley Road portion of the project and the amendments to the Land Use Ordinances, with the goal being to conclude these by the end of the calendar year.
- 24JUL2007** **Special Meeting** of the Planning Board devoted to discussion of the Valley Road Planning Element of the 1995 Long Hill Township Master Plan. The meeting included broad and fruitful discussion of the Valley Road corridor including input from the public and a special presentation by Valley Mall owner Mr. Cronin.
- 14AUG2007** **Regular Meeting** of the Planning Board devoting the first portion of the meeting to discussion of the Historic Preservation Element of the Master Plan (not a part of this project) and the second portion devoted to a continuation of the Valley Road corridor discussion. We note with appreciation that ANJEC representative Abigail Fair was in attendance.
- 10SEP2007** **Special Meeting** of the **Environmental Commission** was held to discuss displays and handouts for a booth that has been reserved for the **Annual Street Fair** to be held on 07OCT2007. Opportunities for public input were provided at the Street Fair.
- 11SEP2007** **Regular Meeting** of the **Planning Board** devoting the first portion of the meeting to continuing discussion of the Valley Road corridor and the second portion to a discussion of the proposed amendments to the Land Use Ordinances. Our Communications Advisory Committee created a special page on the Planning Board website to permit online comments from residents.
- 18SEP2007** **Steering Committee** met to plan details of public discussion portion of the upcoming Board meeting.
- 24SEP2007** **Future Search Steering Committee** met to formulate initial plans for a two-day planning conference for Valley Road.

- 25SEP2007 Regular Meeting of the Planning Board** continued discussion of the future of Valley Road. The meeting was opened in the standard format, but then broke out of the traditional format to hold a more open public forum. Special invitations had been sent out to the business community and residents to participate in this meeting. Display boards from the Rutgers study entitled *Regenerating Long Hill Township*, large maps of the Township and other items were on display to promote discussion. This meeting concluded what we called the “Listening Phase” of the project.
- 02OCT2007 Future Search Steering Committee** met to continue planning for the *2020 Vision for Valley Road* conference.
- 09OCT2007 Future Search Steering Committee** meeting to continue planning for the *2020 Vision for Valley Road* conference. A special website was set up to invite applications and provide background information for participants and the general public.
- 09OCT2007 Regular Meeting of the Planning Board** to publicize the planning conference, review progress to date, and conducted preliminary discussion of ordinance review process.
- 17OCT2007 Future Search Steering Committee** to finalize the list of conference participants and details of the conference.
- 19OCT2007 2020 Vision for Valley Road (Day 1)** included 60 participants made up of a broad cross-section of Township officials, Township Volunteers, and members of the general public. The meeting ran from 6:00pm-10:00pm.
- 19OCT2007 2020 Vision for Valley Road (Day 2)** reconvened all of the participants at 8:30am and continued through 4:30pm. Parts of the meeting involved break-out sessions with 8 sub-groups, who then reported back to the group at full sessions. All of the full-session meetings were video recorded.
- 23OCT2007 Regular Meeting of the Planning Board** provided a preliminary review of the *2020 Vision for Valley Road* conference. It was reported that the combination of conference planning, the actual two-day conference with 60 participants, and the preparation of materials for posting on the website involved something on the order of 1,000 volunteer hours in the planning process!
- 13NOV2007 Regular Meeting of the Planning Board** was devoted to a full formal report of the *2020 Vision of Valley Road* conference by E. Thomas Behr (Zoning Board Chair) and Kevin O’Brien (Township Planner) who served as co-facilitators of the conference.
- 04MAR2008 Special Meeting of the Planning Board** was a wide-ranging discussion of issues that had arisen from our 2020 Vision Conference. An attempt was made to outline areas of consensus and areas that required additional discussion.
- 11MAR2008 Regular Meeting of the Planning Board** was devoted primarily to a discussion of residential uses on Valley Road. In particular, the relative merits of mixed use (e.g.,

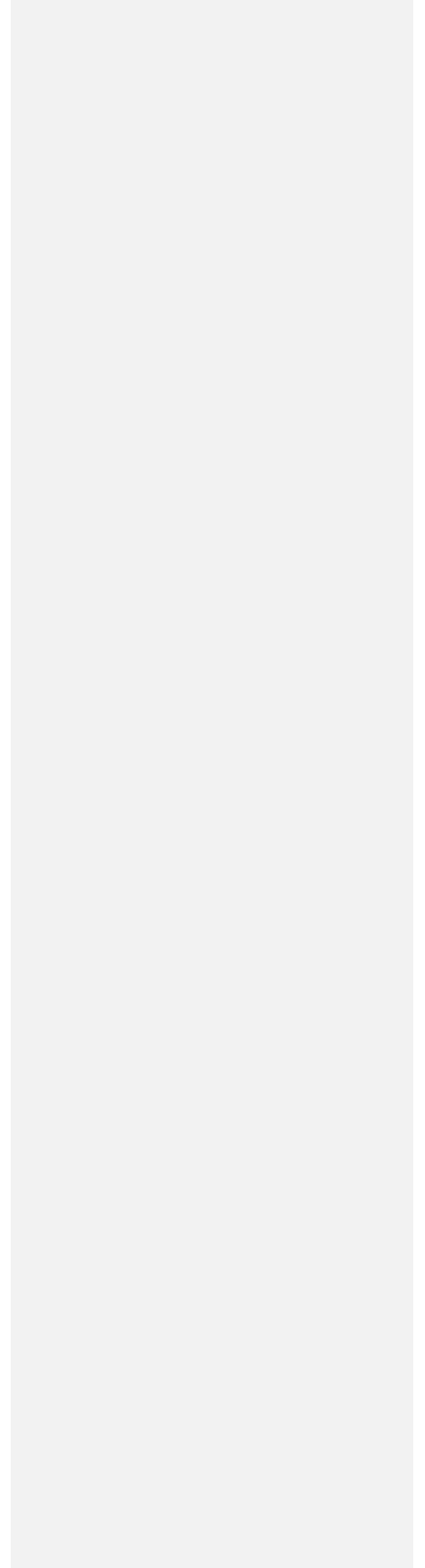
apartments above storefronts), multi-family housing, and the Township's current and projected COAH obligations.

- 31MAR2008 Special Meeting** of the **Planning Board** focused on ways to move people. The wide-ranging discussion included traffic calming, streetscapes, sidewalks, bike paths and access to our natural resources.
- 08APR2008 Regular Meeting** of the **Planning Board** was a very productive meeting that made use of an innovative format. Board Members joined the audience to enable all to view a projection screen. Aerial photos of each zone along the Valley Road corridor were projected, and each Board Member described in turn a vision of what that zone might look like in 20 years.
- 22APR2008 Regular Meeting** of the **Planning Board** was largely devoted to hearing an application, but during the last 30 minutes of the meeting, Mr. Dennis Sandow presented the results of research that he had conducted on the relationship between property taxes and education costs for school children.
- 13MAY2008 Regular Meeting** of the **Planning Board** continued the discussion of Mr. Sandow's report on school children and property taxes, reaching a consensus that some sort of multi-family housing might be an appropriate mix for the Valley Road corridor. A recommendation to loosen some of the restrictions on outdoor dining was forwarded to the Township Committee. Preliminary discussion of architectural design standards and setbacks concluded the meeting.
- 28OCT2008 Regular Meeting** of the **Planning Board** to discuss the draft of the Valley Road Master Plan Element. Amendments and revisions were agreed upon and a formal public hearing was scheduled to be held at the Planning Board's regular meeting on 25NOV2008.
- 25NOV2008 Regular Meeting** of the **Planning Board** conducted a public hearing on the Valley Road Element of the Master Plan. Following public comment and discussion the Board voted unanimously to adopt the element.
- 27JAN2009 Regular Meeting** of the **Planning Board** discussed procedures and scheduling for the Meyersville Element of the Master Plan.
- 10FEB 2009 Regular Meeting** of the **Planning Board** conducted a public discussion of the Meyersville Element of the Master Plan.
- 21APR2009 Project Leader** met with **Planning Board Ordinance Subcommittee** to review and discuss amendments to environmental ordinances.
- 28APR2009 Regular Meeting** of the **Planning Board** conducted a public hearing of the Meyersville Element of the Master Plan.

- 12MAY2009** **Project Leader** met with **Planning Board Ordinance Subcommittee** to review and discuss amendments to environmental ordinances.
- 12MAY2009** **Regular Meeting** of the **Planning Board** conducted a final public hearing of the Meyersville Element of the Master Plan and voted unanimously to adopt the element.
- 02JUN2009** **Project Leader** met with **Planning Board Ordinance Subcommittee** to review and discuss amendments to environmental ordinances.
- 03SEP2009** **Project Leader** and representative of the **Planning Board Ordinance Subcommittee** (Mr. Behr) met with **Township Engineer** to discuss revisions of the **Conservation Element of the Master Plan** and **Amendments to Environmental Ordinances**.
- 10SEP2009** **Project Leader** and representative of the **Planning Board Ordinance Subcommittee** (Mr. Behr) met to edit the working drafts of the **Conservation Element of the Master Plan** and **Amendments to Environmental Ordinances**.
- 06OCT2009** **Regular Meeting** of the **Planning Board** devoted largely to hearing an application, but **Project Leader** distributed copies of proposed revisions for the **Conservation Element of the Master Plan** and **Amendments to Environmental Ordinances** to Board members.
- 22DEC2009** **Regular Meeting** of the **Planning Board** devoted the last half of the meeting to a discussion of the proposed revisions for the **Conservation Element of the Master Plan** and **Amendments to Environmental Ordinances** to Board members. Both documents were approved, with minor revisions pending, to move forward to a final public hearing and adoption in early 2010.

Appendix II

Valley Road Element of Master Plan



TOWNSHIP OF LONG HILL

DRAFT VALLEY ROAD ELEMENT of the MASTER PLAN

Prepared for:
The Long Hill Township
Planning Board
13 October 2008

Kevin O'Brien, P.P., A.I.C.P.

Shamrock Enterprises, Ltd. NJ License #5348

I. INTRODUCTION

The people of Long Hill love their community. One can see this love at the Memorial Day parade, the Fourth of July parade, at little league and soccer games and at community events such as the freedom bike race, the annual carnival, fireworks and during the summer at Stirling Lake. People also love the outdoor activities that are a part of this rural enclave such as walking the trails of the Great Swamp and observing the birds at the Raptor Trust.

The villages of Long Hill Township -- Gillette, Stirling, Millington, and Meyersville -- all have their neighborhood commercial centers, but no downtown.

Residents have long dreamed of the day when they could park in one spot and go shopping, visit a restaurant, conduct municipal business, and walk in a tree-lined park along the river.

This Valley Road master plan reflects long Hill's year long discussion of how Valley Road should look, feel, and function.

Long Hill Township is a rural and low density residential community characterized by large tracts of open space, attractive single-family residential neighborhoods, tree-lined streets and an absence of large nonresidential uses. In many ways, long Hill Township is a rural oasis in a region characterized by suburban residential tract development, highway commercial uses, corporate office parks and multi-lane highways.

Long Hill's vast open space network, its tree canopied streets, wetland areas, River corridor and sweeping topographical characteristics combine with its secluded residential areas and varied commercial districts to form a municipality unique in the region. The Township is one of the least dense and most scenic municipalities in Morris County, with 42% of the land area preserved open space.

In 2007 and 2008 the citizens of Long Hill Township conducted a far reaching, visionary review of the Valley Road corridor. As a result of that review, this corridor has been designated as long Hill's downtown area. Currently the corridor consists of two planned shopping areas, and individual development consisting of retail, office, and residential uses.

The vision for downtown Long Hill depicts a vibrant hub of community activity where the downtown area is highly accessible to pedestrians, bikers, transit riders, and automobiles. The downtown is a place where people will

come to stroll, walk, and work, attend cultural and entertainment events, buy food and drink, conduct civic and private business and live. The downtown will be designed to provide many of the goods and services that residents need on a daily basis to reduce the number of resident trips outside of the downtown and it should be a magnet for business from the surrounding areas.

Long Hill Township's dedication to a semi - rural community should be evidenced in our downtown by our dedication to environmentally friendly and green building practices as well as a park like setting with tree lined streets and environmentally friendly regulations.

The Planning Board acknowledges how very difficult it is to prepare a Master Plan that will satisfy an entire community. We are reminded of an incident at the Stirling Street Fair, held on 7 Oct 2007 when the Environmental Commission received the following two written comments about the issue of sidewalks:

"We moved to this area for the rural and rustic feel. We oppose sidewalks. It is an unnecessary expense and who needs to maintain them?"

"I moved to this area because of the great rural area here in Long Hill but sidewalks will make this town more people friendly. We need more sidewalks and bike paths."

This Board and its staff endeavor to work for the betterment of our community. We have encouraged public participation at every step of the 18 month process that we have embarked on and we will continue to value, encourage and consider public input. We thank those concerned members of the Long Hill Community who have contributed to this Master Plan and applaud their dedication to our community and value them for their assistance.

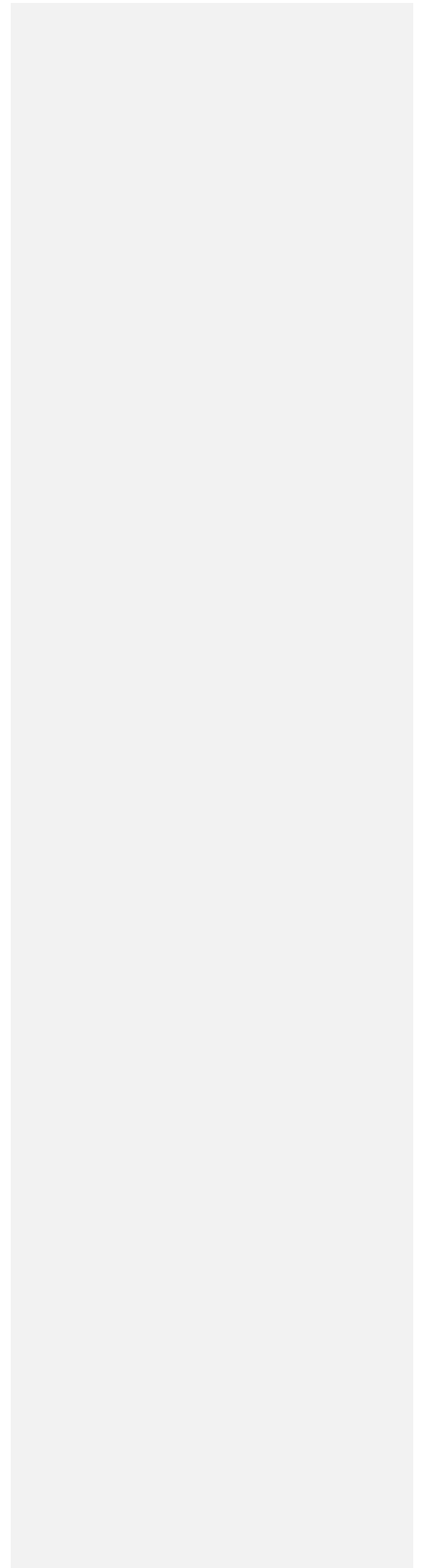
II. ACKNOWLEDGEMENT

This plan was prepared with the assistance of a smart growth planning grant from the Association of New Jersey Environmental Commissions (ANJEC).

The Planning Board and Environmental Commission thank ANJEC for their support, guidance and encouragement throughout this effort.

III. VISION STATEMENT

The vision for downtown Long Hill depicts a vibrant hub of community activity. The downtown area is highly accessible to pedestrians, hikers, bikers, transit, and automotive modes of travel. The downtown is a place where people will come to stroll, walk, talk, work, attend cultural and entertainment events, buy food and drink, conduct civic and other business and live. The downtown should be designed to provide many of the goods and services that residents need on a daily basis to reduce the number of resident trips outside of the downtown and it should be a magnet to people from the surrounding region.



IV. BACKGROUND

A. RUTGERS STUDY

In January 2007 Mayor George Vitoreira met with faculty from the Rutgers University Bloustein School of Planning and discussed Long Hill Township and in particular Valley Road. The Mayor worked closely with Dr. Clinton Andrews, Instructor Anthony Sblendorio and 16 environmental planning studio graduate students, who accepted the challenge of working with the Township on "regenerating Long Hill Township."

They studied Valley Road and Long Hill Township, met with residents and officials on January 25, 2007 and April 12, 2007 and gave their final report on May 22, 2007 to the Planning Board.

The students focused on several key issues facing Long Hill. Among them were: water management; making Valley Road into Valley Blvd.; ecotourism; connecting neighborhoods and villages; infill development; and signage.

Following their semester long study of the Township, the students drew a number of conclusions, which are reprinted below¹.

By studying Long Hill Township, we learned a great deal about the Township, its people, and its environment. Using a regenerative design framework, we developed alternatives to enhance Long Hill and to turn potential liabilities, like water and congestion, into assets. We hope that this comprehensive, in-depth approach can become the Long Hill way of thinking when dealing with planning, developing, and preserving Long Hill. Some of the most important concepts that go beyond a single idea or alternative are:

- ***Build on the incredible resources of Long Hill***

As we studied and got to know the Township over the course of the semester, we found an abundance of natural, historical, and social resources in Long Hill. In the spirit of regenerative design, we encourage the identification and appreciation of both past and present resources and the leveraging of these resources to create Long Hill's future. Examples include the development of ecotourism opportunities like kayaking, the enhancement of educational and recreational opportunities in support of the natural environment, and new management techniques for floodwater and wastewater.

¹ "Regenerating Long Hill Township," Environmental Planning Studio, Spring 2007. Edward J. Bloustein School of Planning and Public Policy, Rutgers University.

- **Consider a phased approach to implementing improvements**

Although we have presented many new ideas, they do not all have to be implemented together. A phased approach to introducing these new ideas to the Township can make improvements more financially and politically feasible. Using the regenerative design framework, each phase can build on the previous phase to continue to enhance the community.

- **Modify planning documents and ordinances to permit and encourage regenerative principles**

In order to encourage facilitate innovative new ideas and solutions, the Township must update its Master Plan, Zoning Code, and other ordinances to allow and support regenerative principles. For example, ordinances would need to allow, encourage, or require new wastewater management techniques, sidewalks, or permeable surfaces.

- **Establish identity and connectivity throughout Long Hill via community events, signage, and bicycle and pedestrian improvements**

Building identity itself can and should be an event that involves every citizen, young and old. This identity must support the four individual villages, highlighting the many assets each has, as well as the greater Township and the values that tie Long Hill together. Signage can use and promote identity throughout the Township while also providing valuable direction for residents and visitors. Also connecting Long Hill should be accessibility improvements in bike routes and sidewalks so that residents of all ages can connect with local businesses, neighbors, and the greater region.

The studio quite successfully identified the challenges facing Long Hill and has suggested a number of ideas for the Township to consider.

B. ANJEC GRANT

During the same time period that Mayor George Vitureira was discussing Long Hill Township with Rutgers University the chairman of the Township Environmental Commission, Dr. Len Hamilton, was applying for a smart growth grant from the Association of New Jersey Environmental Commissions (ANJEC). The Township Environmental Commission approved Resolution 07-105 on 21 March 2007 authorizing the application for a Smart Growth Grant.

The grant was awarded on June 27, 2007 at a kickoff meeting with the grant steering committee, which consisted of: Dr. Hamilton, Environmental Commission Chair and Planning Board member; Mayor George Vitureira, Planning Board member; Chris Connor, Vice Chair of the Planning Board; Walter Correll, Shade Tree Commission member; and staff members Richard Sheola, Township Administrator; Dawn Wolf, Planning and Zoning Administrator; Justin Lizza, Township Engineer; and Kevin O'Brien, Township Planner. The kickoff meeting was preceded by a steering committee meeting on June 14, 2007 to review the proposed grant and develop the general plan.

The grant awarded \$8,000 to the Township and required Long Hill to provide \$5,500 in cash and \$4,000 in in-kind contributions. The agreement called for a six-month study of the Valley Road corridor, followed by a six month study of the village of Meyersville.

The Proposal to ANJEC reads as follows:

The Township wishes to redirect significant development in ways that:

preserve and sustain our natural resources

Preserve the traditional character and quality of life in our town

Revitalize our commercial business areas.

The first portion of this proposal is requesting funds update two elements of our Master Plan:

- *Valley Road Commercial Business District*
- *Meyersville Village Center*

The goal will be to develop a new vision for both of these areas that will include traffic calming, pedestrian friendly circulation, and a streetscape that is more consistent with a traditional village (small- scaled structures, close to street, etc.) rather than mall or strip mall configurations.

The second portion of the proposal seeks assistance in revising the Long Hill Township Land Use Ordinances in support of the revised Master Plan.

The goals of this revision will include:

- *Best Management Practices for control of stormwater for every project, not just those that trigger the N.J. Stormwater Regulations. The Valley Road corridor is bounded by wetlands or flood plain areas and Meyersville is immediately adjacent to the Great Swamp National Wildlife Refuge. Both areas, and in fact the entire Township, should have this additional level of protection. Among the topics that would receive special consideration are:*
 - *Reduction in the use of curbing*
 - *Permeable walkways and driveways*
 - *Use of bioretention areas*
 - *Use of rain gardens*

- *Long Hill Township has slipped into the same mode as most towns in New Jersey, gradually permitting the automobile to guide development. Under our current regulations for both the Valley Road and the Meyersville areas, variance-free applications result in large setbacks from the roadway, large concrete parking lots for each establishment, multiple turning lanes, and so forth. The Planning Board envisions more modern concepts of Smart Growth that create areas with more aesthetic appeal and less environmental destruction. Among the topics that would receive special consideration are:*
 - *Storefronts that are closer to the street*
 - *Shared parking facilities where practical*
 - *Required trees and greenways within parking areas*
 - *Pedestrian-friendly ways to get from one shop to another*
 - *Trails and walkways that link nearby neighborhoods*
 - *Traffic calming*

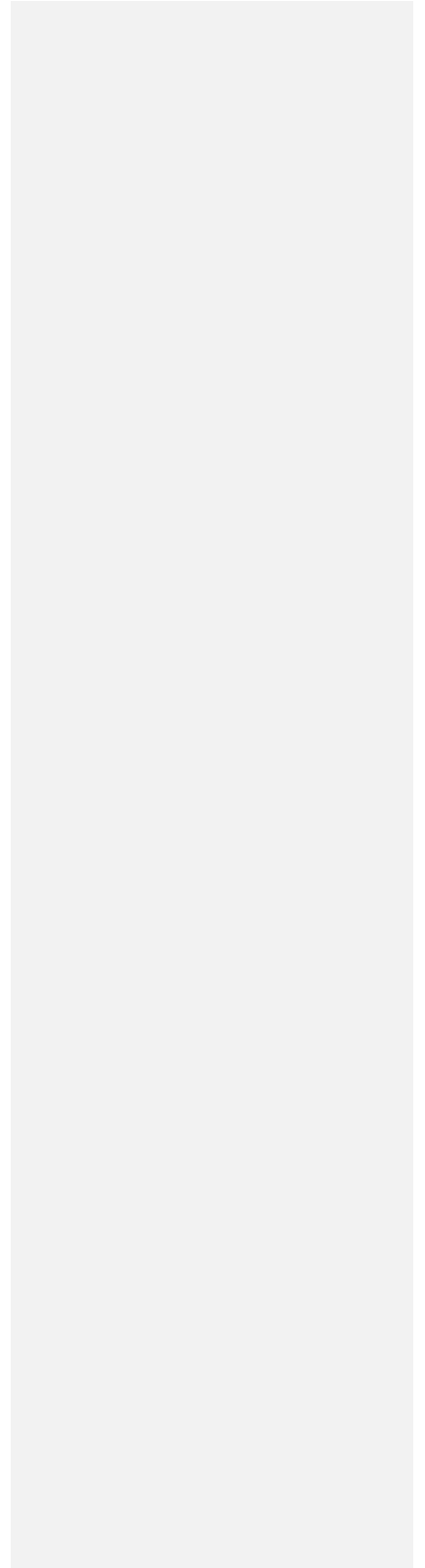
These goals represent a major overhaul of both the Master Plan and the Land Use Ordinances. Most of the expenses will be for services of the professionals that serve the Planning Board and the Township Committee. Long Hill Township has been graced with a deep and talented pool of volunteers on both the Planning Board and the Environmental Commission who will be involved in all aspects of this project

As the Study proceeded during the summer of 2007, the Steering Committee met on 18 September 2007 and decided that a community conference should be held to discuss the future of Valley Road. Further meetings to plan and discuss the Future Search conference were held on 2 October 2007, 9 October 2007 and 17 October

2007. The conference was based upon the "Future Search" visioning process that the Township underwent in 1995 to rewrite the Master Plan. A Future Search Conference was held on October 19 – 20, 2007 (see section below).

The Master Plan process has been conducted by the Planning Board as required by the Municipal Land Use Law (MLUL) however, the Environmental Commission continues to administer the grant and report on progress to ANJEC. Full community participation has been a primary goal of both the Planning Board and the Environmental Commission throughout this process.

The Commission has issued quarterly reports to ANJEC on: 15 September 2007; 15 November 2007; 15 February 2008; 15 May 2008 and 15 September 2008.



C. FUTURE SEARCH CONFERENCE

Long Hill Township undertook a massive effort at community involvement as part of the process of writing the 1995 -- 1996 Master Plan. This effort was known as Future Search. Members of the community, the Township Committee and other officials gathered and gave their vision of Long Hill in a setting that encouraged participation and inclusiveness. The community proudly adopted that Master Plan which remained in effect until 2003. The Re-examination Report of 2003 reiterated many of the key principles enunciated in the 1996 Master Plan.

With that background, Long Hill decided to use the future search model to create a new vision for Valley Road, which was seen as a critical building block of Long Hill's future. The steering committee, led by Mayor George Vitureira, prevailed upon Dr. Thomas Baer to lead the effort, much as he did in 1995.

Volunteers were sought from the community and 68 people signed on. Every applicant was invited to attend the conference. Study materials were distributed and read by the volunteers. The committee and staff prepared Town Hall and the Township Library for the Friday evening and Saturday conference on October 19 and 20, 2007. Dr. Behr and Kevin O'Brien facilitated the conference, which had break out sessions in eight groups.

Spirited discussions took place with consensus reached in some areas, but not in others. Participants reported the following suggestions:

- Create the feel of a green space with trees keeping with the look and feel of the rest of the Township.
- Maximize road safety for all users -- cars, bikes, pedestrians and emergency vehicles.
- Provide connections through the area with sidewalks and jogging and bike paths.
- Encourage economically viable, sustainable commercial uses.
- Create a town center -- a place for people of all ages to gather, shop and stay -- with a mixture of uses.
- Create a mix of recreational activities in the area for residents and visitors of all ages.
- Ensure that environmentally sensitive best practice development is followed throughout the area.
- Change Valley Road from a through way to a gateway to this area.
- Utilize the Passaic River as part of a mixed-use town center.

The participants discussed the following ideas:

Great Swamp
Green space
Low density area
Nature and wildlife
Open space

Passaic River

Tree-lined roads

Maximize safety for cars, bikes, pedestrians and emergency vehicles

Provide connections through area such as sidewalks and bike paths

Ensure economically viable, sustainable commercial uses

Mix of small shops, no big box

Combine retail, office

Restaurants

Culture, theater, arts, music

Flood remediation and storm water management

Green buildings, rain gardens, permeable pavement

Allow pedestrian and bike crossings

Support Park and Stay concept

Limit curb cuts

Gateway treatment

The facilitator, Dr. Behr, presented the above findings of the Future Search conference to the Planning Board at a hearing on 13 November 2007 (See Planning Board Report, below).

D. PLANNING BOARD HEARINGS

The Township Planning Board held numerous hearings to discuss Valley Road and associated matters, with the first held on 26 June 2007 to hear a report by Walter Correll of the Township Shade Tree Commission.

Other Planning Board hearings were held:

- On 10 July 2007 the steering committee met with the Planning Board to review the hearing schedule and Master Plan goals.
- On 24 July 2007 the Planning Board discussed the 1996 Master Plan elements on Valley Road. The board also heard from Ed Croman, owner of the Valley Mall.
- On 14 August 2007 the Board continued their discussion of Valley Road with the public.
- On 11 September 2007 the Board continued their discussion of Valley Road.
- On 25 September 2007 the Board continued their discussion of Valley Road.
- On 9 October 2007 the Board discussed the future search conference and the plans for the conference.
- On 23 October 2007 the board reviewed the preliminary findings from Future Search.
- On 13 November 2007 Dr. Behr presented a full report from the Future Search conference.
- On 12 February 2008 the board reviewed the Future Search findings and commenced further discussion.

- On 4 March 2008 the Board reviewed the areas of Future Search consensus and discussed them.
- On 11 March 2008 the Board discussed residential uses along Valley Road.
- On 31 March 2008 the Board discussed movement along Valley Road, streetscapes and sidewalks, and bike paths.
- On 8 April 2008 the Board described their individual visions for Valley Road.
- On 22 April 2008 the Board discussed the relationship between property taxes, schoolchildren, and residential density.
- On 13 May 2008 the board discussed architectural standards, setbacks and streetscapes.

Throughout the 16 public hearings and the two day Future Search conference at which Valley Road was discussed the public was given an opportunity to be heard. Numerous public comments were given to the Board for consideration. The Planning Board is quite proud of this lengthy, yet thorough, review of Valley Road. Without the help of members of the public it would not have been able to fully study and consider the numerous proposals and ideas that are part of this Master Plan.

V. STUDY AREA

Graphics to be placed in Master Plan:

Zoning Map of Valley Road
Complete Street
Map showing current uses
Streetscape Map
Photographs of Valley Road

VI. POLICY FINDINGS OF THE FUTURE SEARCH CONFERENCE

The following policies were agreed to by a majority of the participants in the Future Search Conference, held on Friday and Saturday, 19 – 20 October 2007. The Planning Board has reviewed these statements and has made them a part of their findings.

8. MAKE THIS PART OF VALLEY ROAD A PART OF LONG HILL TOWNSHIP AGAIN – A PLACE WE'RE PROUD OF – WHERE PEOPLE FEEL SAFE, RELAXED, COMFORTABLE AND WELCOMED.
 - A. The primary Study Area runs along Valley Road from Morristown Road to Main Avenue.
 - B. Create a community gathering place here.

- C. Utilize the railroad to encourage ecotourism.
 - D. Make this area the Town Center.
9. ENCOURAGE A WIDE RANGE OF ACTIVE AND PASSIVE RECREATION FOR RESIDENTS AND VISITORS OF ALL AGES.
- A. Ecotourism should be an important element of area.
 - B. Encourage cultural activities and venues.
 - C. Pursue more recreation along river.
 - D. Encourage bike and ped paths, rollerblading paths.
 - E. Allow Nonmotorized boat access to river
10. ENCOURAGE APPROPRIATE BUSINESS DEVELOPMENT THAT ENSURES A THRIVING, SUSTAINABLE COMMERCIAL AREA.
- A. Area should attract more ratables.
 - B. Encourage a mix of sustainable, complementary shops.
 - C. Allow offices and medical offices.
 - D. Encourage restaurants.
11. ENHANCE A 'GREEN' APPEARANCE – MORE TREES, PLANT BUFFERS AND NATURAL AREAS.
- A. Maintain open space feel.
 - B. More trees.
12. INSIST ON ENVIRONMENTAL BEST PRACTICES THROUGHOUT THE AREA – LINKED TO FLOOD PROTECTION AND STORMWATER MANAGEMENT.
- A. Flood remediation very important.
 - B. Encourage 'green' buildings.
 - C. No net increase storm water runoff standards.
13. MAKE VALLEY ROAD SAFE FOR ALL – CARS, BIKES, PEDESTRIANS AND EMERGENCY VEHICLES.
- A. Traffic should be calmed.

- B. Valley Road should have a boulevard feel.
- C. Parking should be available.
- D. Driveways should be reduced in number, with many interconnections.
- E. Create sidewalks.

14. CREATE MORE ATTRACTIVE ARCHITECTURAL APPEARANCE.

- A. Area should be visually friendly.
- B. Reinforce better architectural style.

VII. BOARD RECOMMENDATIONS

Below are recommendations of the Planning Board for changes in the Valley Road study area based upon the findings listed above as well as the numerous public hearings. These recommendations should be reviewed by the Township and considered as part of the suggested changes that would allow Valley Road to become Valley Boulevard.

1. RECREATION

- A. Increase recreational opportunities along the Passaic River.
- B. Encourage establishment of an art and music center.
- C. Encourage establishment of an outdoor arts center.
- D. Encourage live music venues.
- E. Encourage pocket parks along Valley Road.
- F. Build the River Walk along the Passaic River.
- G. Retain existing paper streets parallel to Valley Road to use as bike and walk paths.

- H. Continue to buy vacant land with Open Space and other funds to support expanded passive and active recreation for all members of the community.
- I. Identify ways to encourage more use of recreational facilities such as signage and transportation.
- J. Involve Morris County as a partner by using specific parcels of land for recreation purposes.
- K. Encourage visitors to the Great Swamp to also visit the Passaic River.

2. COMMUNITY

- A. Allow residential uses on Valley Road above the first floor.
- B. Allow senior housing along Valley Road to take advantage of the proximity of existing retail and services.
- C. Do not allow single family detached residences along Valley Road.
- D. Allow live and work residential units.
- E. Allow visitor lodging such as a bed and breakfast and/or a small hotel.
- F. Use the Valley Road area to address Township COAH obligations.
- G. Reexamine the prohibited uses list of the ordinance to ensure that all appropriate business activities are encouraged in Long Hill.
- H. Combine the B-2 and O zones to allow office, commercial and retail uses along Valley Road.
- I. Allow the Ed Croman suggested bridge be built between Town Hall and Valley Mall.
- J. Connect recreational, school and municipal uses with walking and bicycle paths.

3. BUSINESS DEVELOPMENT

- A. Allow business and commercial uses to coexist with offices.

- B. Eliminate the industrial zone on Valley Road.
- C. Allow river related businesses access to the Passaic River.
- D. Encourage appropriate business development that ensures a thriving, sustainable commercial area that also increases municipal revenue.
- E. Review and change regulations to make the land use process more attractive, less expensive and quicker for developers with appropriate projects while also ensuring that sound environmental practices are followed.
- F. Include business owners in the search for business friendly practices and appropriate incentives for new construction and remodeling.
- G. Allow uses in zone districts that are substantially similar to the uses currently allowed.

4. ENVIRONMENTAL BEST PRACTICES.

- A. Require dedicated open space for all new Valley Road projects with appropriate street furniture.
- B. Require recycling and bicycle facilities for all new projects.
- C. Establish a Greenway along Valley Road.
- D. Establish 'Green' building practices and LEED building practices.
- E. Use bio swales, rain gardens, permeable pavers and other Best Management Practices as much as possible for wastewater management.
- F. Strengthen landscaping requirements for new buildings while discouraging excessive lot coverage.

5. A VALLEY ROAD FOR ALL USERS

- A. Provide separate bike lanes.
- B. Provide bus shelters and signage to encourage bus travel, particularly in planned business zones.
- C. Allow north/south crossings of Valley Road for pedestrians and bicycles.

- D. Avoid new signalization of intersections on Valley Road, while providing for traffic calming strategies to reduce the speed of vehicles. This will change Valley Road from a through street to a destination.
- E. Ensure a balance and mix of uses that will support each other and encourage "park and stay" usage.
- F. Reduce the number of entrances, driveways and curb cuts on Valley Road while allowing interconnections between parking areas.
- G. Restore Valley Road to a 2-lane road with appropriate turning lanes.
- H. Use the tree-lined ambiance and pedestrian and bicycle presence to help slow and calm traffic
- I. Review the roadway width to see if on street parking is desirable.
- J. Encourage a Valley Road Boulevard with small medians at the entry to blocks where appropriate.
- K. Study bicycle and pedestrian paths parallel to Valley Road.

6. APPEARANCE OF THE BUILT ENVIRONMENT

- A. Continue to use architectural standards to create an appropriate look and feel to Valley Road.
- B. Allow some discretion in the architectural standards by allowing styles similar to those listed.
- C. Allow parking in the rear of buildings.
- D. Move buildings closer to the street.
- E. New buildings should have entrances from Valley Road.
- F. New buildings should conform more to the architectural standards and not to nonconforming area buildings.
- G. Use uniform signage to identify destinations and increase the visibility of public and private destinations.
- H. Adjust building height to its visual impact – such as low heights close to street and higher when a building is a distance from the street.
- I. Encourage street furniture and pocket parks as gathering places.

- J. Don't replicate the "highway shopping" commercial area of some nearby towns –foster "park and stay" shopping rather than "drive and go."
- K. Allow the Historic Preservation Advisory Committee to review development applications for style.

7. BUILDING STANDARDS

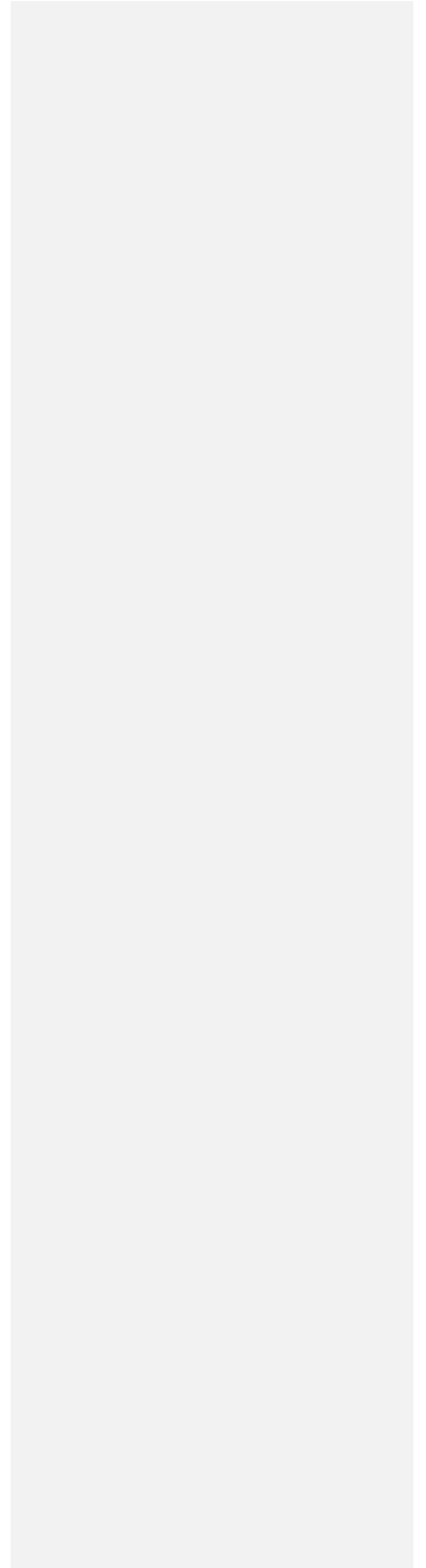
- A. Connect parking lots and allow bonus development for linked parking lots
- B. Allow parking only to the rear of buildings for buildings that front on Valley Road.
- C. Building entrances should face Valley Road.
- D. Allow closer front setbacks to Valley Road.
- E. Encourage lot consolidation.
- F. Encourage major landscaping in planned business zones
- G. Continue existing lighting policy to cut down on excessive light.
- H. Consider allowing parking structures below buildings.

VIII. CONCLUSIONS

The Planning Board extends its gratitude to their colleagues on the Environmental Commission for securing the ANJEC grant which allowed the Township to embark on the rewriting of the Master Plan Element for Valley Road.

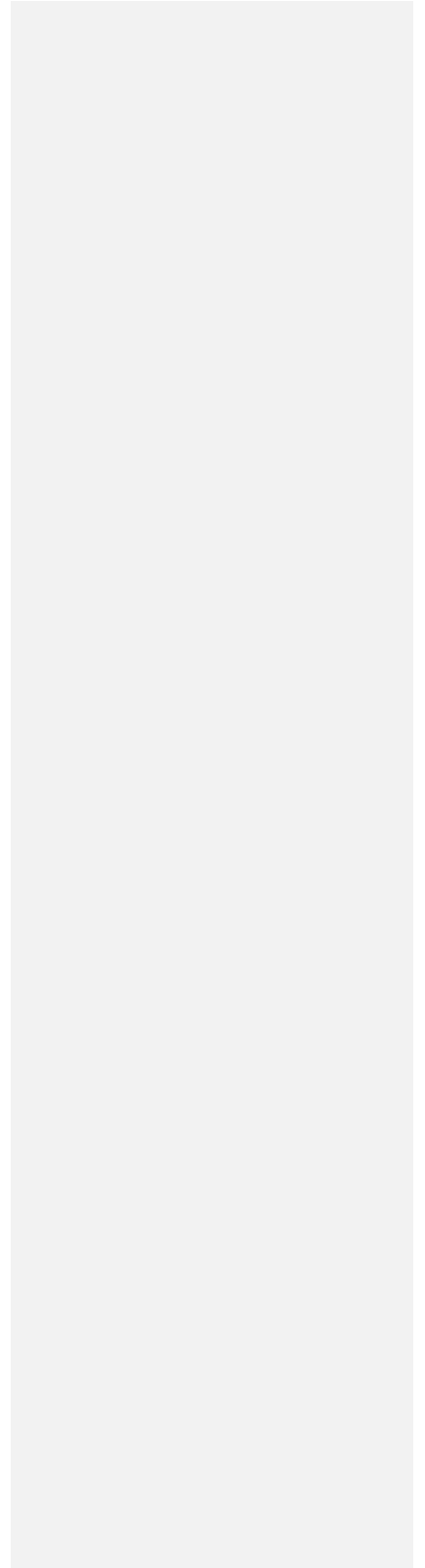
The Board also wishes to express its gratitude to Mayor George Vitureira who started the whole process of reexamining Valley Road by inviting Rutgers University to study our community and make invaluable suggestions.

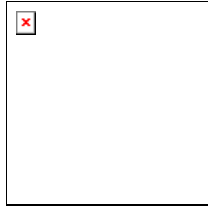
This Master Plan Element is the product of innumerable hours of time contributed by many, many members of the Long Hill Community. We thank each and every one of them. Without them, this document would not exist.



Appendix III

Meyersville Hamlet Element of Master Plan





TOWNSHIP OF LONG HILL
MEYERSVILLE HAMLET
ELEMENT
of the
MASTER PLAN

Prepared for:
The Long Hill Township
Planning Board
12 May 2009

Meyersville Final Hamlet Element V6 060209

Kevin O'Brien, P.P., A.I.C.P.
Shamrock Enterprises, Ltd.

NJ License #5348

LONG HILL TOWNSHIP
PLANNING BOARD RESOLUTION

WHEREAS, the Municipal Land Use Law requires planning boards to reexamine their Master Plans and the municipal development regulations at least every six years; and,

WHEREAS, the last Master Plan was adopted in 1996 and the last Master Plan Reexamination Report was adopted in 2003; and,

WHEREAS, the Long Hill Township Planning Board has prepared a new Meyersville Hamlet Element of the Master Plan with the assistance of Township Planner Kevin O'Brien, P.P., which has been the subject of discussion at 6 Planning Board meetings and a noticed public hearing:

NOW THEREFORE BE IT RESOLVED, that the Long Hill Township Planning Board hereby adopts the 12 May 2009 Meyersville Hamlet Element of the Master Plan, as referenced above; and,

BE IT FURTHER RESOLVED, that the Planning and Zoning Administrator/Secretary be directed to send a copy of the adopted report with this resolution to the Morris County Planning Board and to the clerks of each adjoining municipality.

I, Dawn V. Wolfe, Planning and Zoning Administrator/Secretary to the Planning Board of the Township of Long Hill in the County of Morris, do hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Planning Board at a regular meeting held on the 12th day of May, 2009.

Dawn V. Wolfe
Planning and Zoning Administrator/Secretary

Table of Contents

I. INTRODUCTION4

<u>II.</u>	ACKNOWLEDGEMENT.....	5
<u>III.</u>	BACKGROUND STUDIES	5
<u>IV.</u>	PLAN GOALS AND RECOMMENDATIONS	7
	A. INTRODUCTION	7
	B. PLAN GOALS	7
	C. PLAN RECOMMENDATIONS	8
V.	EPILOGUE	9
VI.	TOWNSHIP COMMITTEE AND BOARDS	10
VII.	MAPS	11
	A. CURRENT ZONING OF MEYERSVILLE	12
	B. PROPOSED ZONING OF MEYERSVILLE	13
	C. MEYERSVILLE CIRCLE	14
	D. AERIAL VIEW OF MEYERSVILLE	15
VIII.	BACKGROUND STUDIES	16
	A. ANJEC GRANT	17
	B. COMMUNITY INVOLVEMENT	19
	<u>C</u>	
 COMMUNITY SURVEY20	
	D. CURRENT ZONING	26
	E. PROPERTY REVIEW	28
	F. TRAFFIC STUDY	29

I INTRODUCTION

Meyersville is distinct from the other areas of Long Hill Township and is more a crossroads of a hamlet than an actual hamlet. The designated Meyersville Hamlet Zone consists of 8 properties that surround the Meyersville Circle and includes three eateries, a church, an antique shop and residences. Yet Meyersville encompasses an entire community that surrounds the core hamlet. The people of Meyersville have a long history of protecting their small corner of Long Hill Township as a quiet, peaceful, unrushed place removed from the bustling modern world.

The hamlet is centered on the Meyersville Circle where four roads intersect: Meyersville Road (Morris County Route 638); New Vernon Road (Morris County Route 604) Hickory Tavern

Road; and Gillette Road. The 'circle' consists of an oval shaped island offset slightly to the east of the intersection of New Vernon and Meyersville Roads.

The people of Meyersville appreciate the peace and quiet of their hamlet and have expressed their interest in keeping it that way. New development and redevelopment in general are not seen as a positive unless it conforms to the current low density, semi-rural character of the hamlet.

Meyersville is the oldest section of the Township and was settled in the 1730's. People in Meyersville have attended the Presbyterian Church since 1895, gone to social events at the Grange for 100 years and played ball on the municipal field. Some pause to consider the monument to Lou Schwankert, former Civil Defense Director, in the Meyersville Circle. This dedication to community is a very strong characteristic of the community.

The location of Meyersville is of great importance to the people of Long Hill Township. Meyersville serves as one of the gateways to the community and also represents one of the entry points to the Great Swamp, a major recreational asset.

This **Meyersville Hamlet Element** of the Master Plan is based upon public comments at public hearings of the Planning Board, responses to a community survey, review of the 1993 Master Plan Element authored by Carl Lindbloom, P.P. and observation of the area. This document examines existing conditions in the hamlet and recommends goals on how the hamlet may be developed in the future.

II. ACKNOWLEDGEMENT

This **Meyersville Hamlet Element** was prepared with the assistance of a Smart Growth planning grant from the Association of New Jersey Environmental Commissions (ANJEC). The Planning Board and Environmental Commission thank ANJEC for their support, guidance and encouragement throughout this effort.

III. BACKGROUND STUDIES

The following Background Studies were performed to gather information about Meyersville and are attached to the document as Appendices.

- A. ANJEC Grant
Details of the ANJEC Grant from 2007 are listed in Appendix A.
- B. Community Involvement in Master Planning

A list of Planning Board meetings on the Meyersville Element is provided showing public involvement in the Master Plan effort in Appendix B.

C. Community Survey

The Planning Board surveyed the Meyersville Community during March 2009. Surveys were distributed through the Township website and Township offices, and sent to Meyersville property owners.

The survey garnered 76 responses with 32 identified as Meyersville residents, 34 from Gillette, nine from Millington and one from Stirling. The survey was by no means a scientific one, and represents the opinions of those who chose to take the time to respond. A majority of the respondents had attended a Planning Board hearing (21) or learned of the survey from another person (22).

The general sentiment expressed was to keep Meyersville as it is and few people wished to see any change to the existing Meyersville streetscape in terms of lighting, street trees and sidewalks.

There were some mixed sentiments expressed, such as a majority supporting the current regulation allowing apartments above the first floor (38-27) while a majority also supported a prohibition of apartments above the first floor (38-26). A clear majority was also against townhomes (58 – 13). A copy of the tabulated survey is attached in Appendix C.

D. Current zoning

The current B-1-20 Neighborhood Business Zone regulations have been attached in Appendix D.

E. Property review

Characteristics of the existing Meyersville properties are shown in Addendix E.

F. Traffic Study

The Long Hill Township Police Department (Lieutenant Mazzeo and Officer Winstock) graciously assisted this study by supplying area traffic counts. Manual car counts were conducted on Wednesday, 18 March 2009 of the entire intersection. Peak hour traffic was calculated from the data and compared to the 1993 data. The data is included in Appendix F.

Very notable was the 41% drop in AM peak hour traffic, from 1,131 vehicles in 1993 to 671 vehicles in 2009. PM peak hour traffic also dropped, but only by 13% from 819 vehicles to 712. Among the reasons for the drop are: large scale construction on Routes I-287 and I-80 during 1993, the loss of ATT World Headquarters in Bernards Township as a major employer, and the current economic downturn.

G. 1994 Meyersville Development Plan

The Meyersville Element of the Master Plan served as the initial starting point for the community discussion about Meyersville. A number of points made in the Report are still valid today. A copy of this document is on file in the Township Clerk's office and the Planning and Zoning Administrator's office in Town Hall.

IV. PLAN GOALS AND RECOMMENDATIONS

A. INTRODUCTION

This section of the development plan presents the planning goals and recommendations for the future of Meyersville. The goals provide general guidance to the Township in addressing the hamlet while the recommendations provide specific details on how the goals can be implemented.

B. PLAN GOALS

This land use plan for the hamlet of Meyersville establishes the following planning goals:

1.1. To preserve and maintain the current low density, semi-rural character of the hamlet by limiting future commercial development to the present Hamlet Business Zone and by limiting the provision of new streetscape improvements in the area to those deemed necessary to the health, safety and welfare of local residents and businesses.

1.2. To establish a Meyersville Hamlet Zone (MH) that would set specific standards for the

Meyersville Business District applicable to the unique properties and specific physical characteristics of Meyersville.

13. To create zone standards that preserves the current low density, semi-rural character of the hamlet.
14. To encourage existing businesses in the area to continue to improve their sites and to generally improve the visual appeal of the hamlet.
15. To cooperate with Morris County in improving the Meyersville Circle to make it as safe as possible through additional or modified signage and if necessary, redesign of the traffic circle.
16. To encourage the continued cooperation of merchants, property owners, residents and government in the future planning of Meyersville.
17. To allow live/work units for artists, artisans, professionals and Internet entrepreneurs.
18. To emphasize the Great Swamp National Wildlife refuge as a destination through appropriate signage and Meyersville as its southern gateway.
19. To insist on environmental best practices throughout the hamlet for both new development and redevelopment and encourage the use of LEED and other green building technology
20. To recognize and promote the safety of the large number of recreational bicyclists in the region through traffic plans and signage.

C. PLAN RECOMMENDATIONS

This Plan offers the following specific recommendations as a means of achieving the aforementioned planning goals:

1. When sidewalk improvements are necessary for safety reasons, use alternative sidewalk materials whenever possible to minimize the visual impact of the sidewalks on the rural character of the area. Encourage pedestrian walkways where prudent to connect public areas. Safety of pedestrians, bicyclists and motorists is a critical concern in this area.
2. Replace the "cobra" light fixture near the center of Meyersville with fixtures that will reinforce the low density and semi rural character of the hamlet. Additional streetlights at other locations are not recommended unless required for public safety. Lighting standards should be consistent with Township standards for energy efficiency.
3. Maintain existing street tree plantings and replace when necessary throughout the hamlet.

Provide new tree plantings where appropriate in a manner consistent with the character of the hamlet.

4. Install new traffic safety signs at the Meyersville Circle which are consistent with locally established traffic patterns should be installed after consultation with Morris County. Generally, the signs should provide greater clarity and direction for vehicular movements. New stop signs may also be appropriate.
5. Meyersville area roadways should not be widened and should maintain a consistent width and speed limit in the area, subject to safety considerations.
6. Create new zoning standards for the Meyersville Hamlet zone to encourage uses that will preserve the low density and semi-rural character of Meyersville as well as serve the area community.
7. Establish minimum and maximum front yard setback standards that consider the current physical development of the hamlet.
8. Require that all new development or renovations in the hamlet provide an architectural design that is compatible with the low density and semi-rural character of the area.
9. Review the list of permitted uses and adjust them as necessary to insure business establishments are in scale with the hamlet.
10. Continue to allow residential uses on the second floor of commercial buildings.

V. EPILOGUE

The Planning Board extends its gratitude to their colleagues on the Environmental Commission chaired by Dr. Leonard Hamilton for securing the ANJEC grant which allowed the Township to embark on the rewriting of the **Meyersville Hamlet Element**.

The Board also wishes to express its gratitude to Mayor George Vitoreira who started the process of reexamining Meyersville by inviting Rutgers University to study our community and make invaluable suggestions.

We also express our thanks to Lieutenant Michael Mazzeo and Officer Lisa Winstock of the Long Hill Police Department and Joan Donat and Donna Ruggiero of the Long Hill Tax Office for their invaluable assistance in providing data.

This **Meyersville Hamlet Element** is the product of innumerable hours of time contributed by many, many members of the Long Hill Community. We thank each and every one of them for their guidance and wisdom. Without them, this document would not have been possible.

VI. TOWNSHIP COMMITTEE AND BOARD MEMBERS

The Planning Board thanks the many concerned citizens who gave their time, dedication and knowledge to the preparation of the **Meyersville Hamlet Element** of the Master Plan. We also give our thanks to the selfless volunteers and staff who make up the following bodies:

TOWNSHIP COMMITTEE

George Vitureira, Mayor
Mead Briggs III, Deputy Mayor
Jerry Aroneo
Nanette Harrington
Michael Mazzucco

PLANNING BOARD

Richard Albers, Chair
Chris Connor, Vice Chair
Mead Briggs, III, Committeeperson
AJ Batista, Esq.
Thomas Behr, Ph.D.
Donald Butterworth
Lisa DeMizio, Esq.
Thomas DeGenaro
Kevin Dempsey
Leonard Hamilton, Ph.D.
George Vitureira, Mayor

ZONING BOARD OF ADJUSTMENT

Thomas Behr, Ph.D., Chair
Sandi Raimer, Esq., Vice Chair
John Fagnoli
Edwin F. Gerecht, Jr., Esq.
Maureen Malloy
Joseph Pagano, P.E.
Guy Piserchia
Felix Ruiz
Michael Smargiassi

STAFF

Richard Sheola, Township Administrator
John R. Pidgeon, Esq., Township Attorney
Dawn Wolfe, Planning & Zoning Administrator
Kevin O'Brien, P.P., Township Planner
Barry Hoffman, Esq., Board Attorney

VII. MAPS

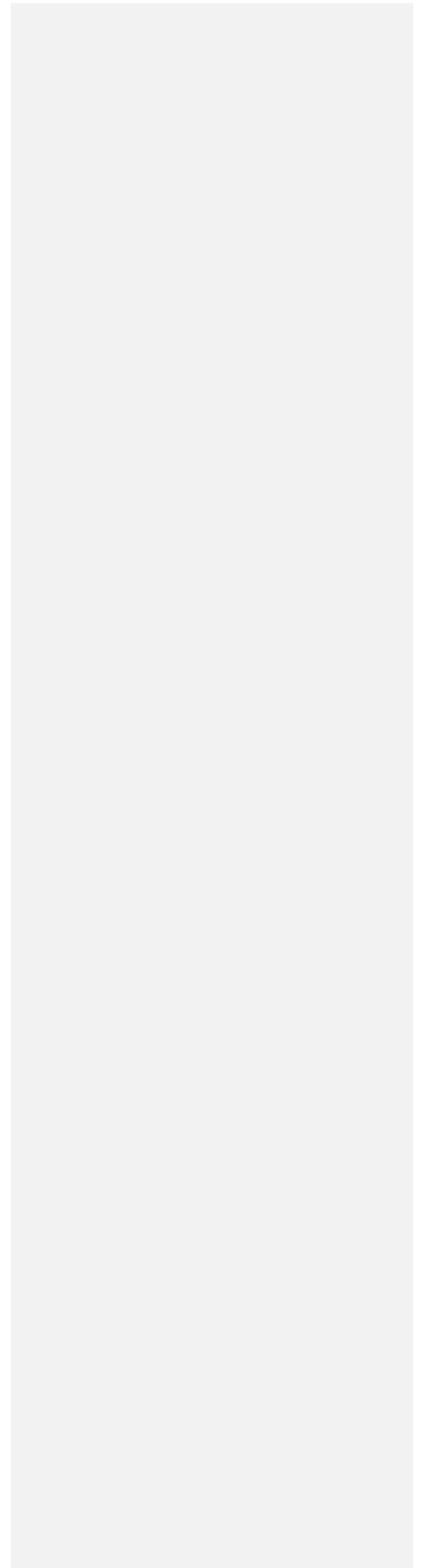
- A. CURRENT ZONING OF MEYERSVILLE

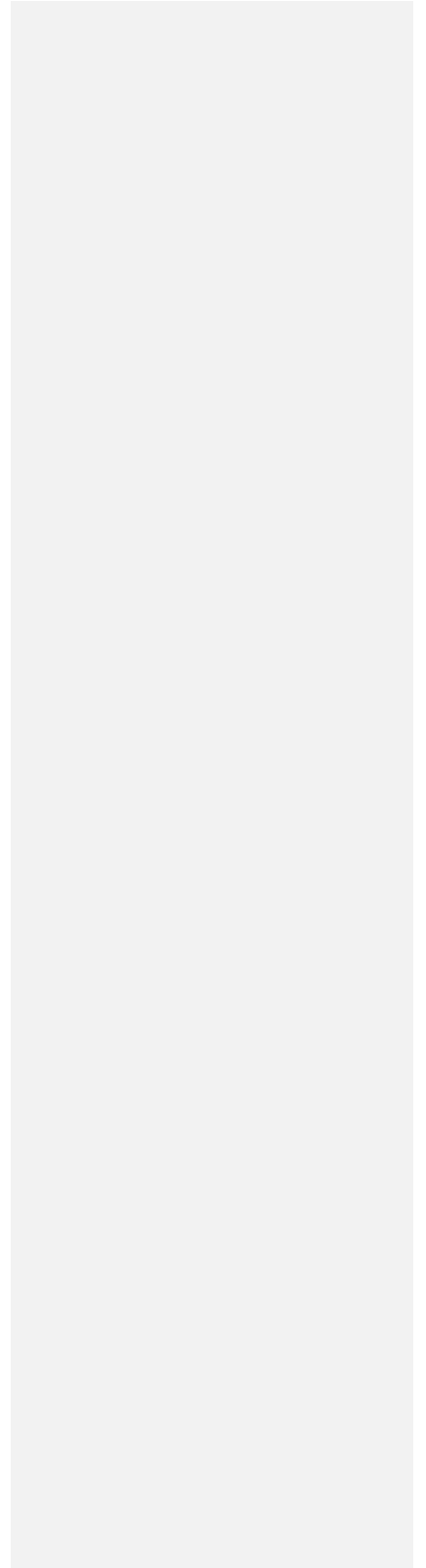
- B. PROPOSED ZONING DISTRICTS

- C. MEYERSVILLE CIRCLE

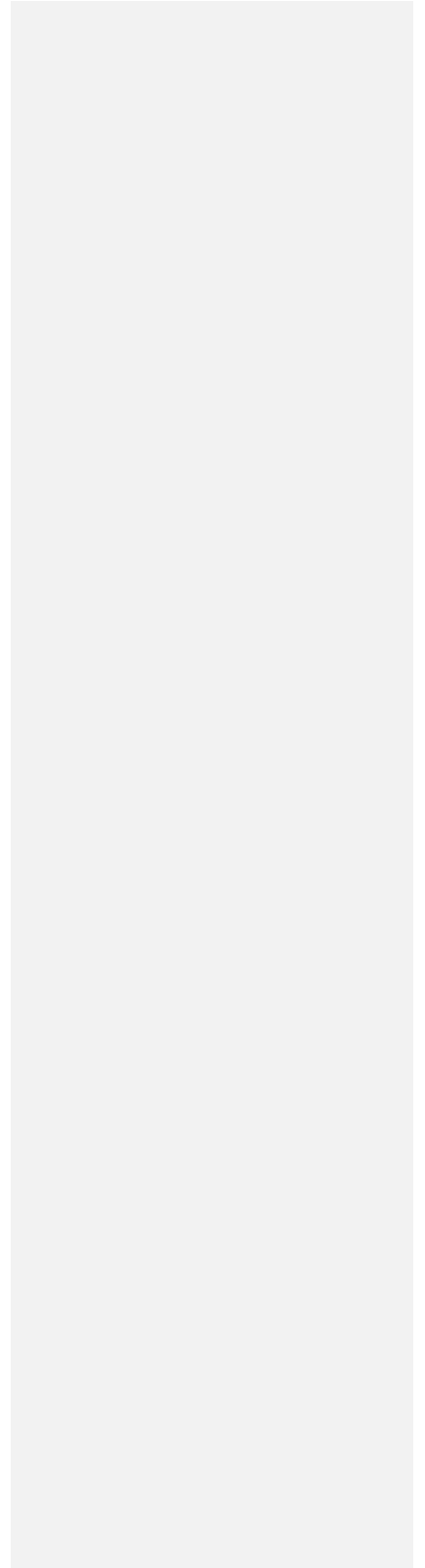
- D. AERIAL PHOTO

- A. CURRENT ZONING OF MEYERSVILLE

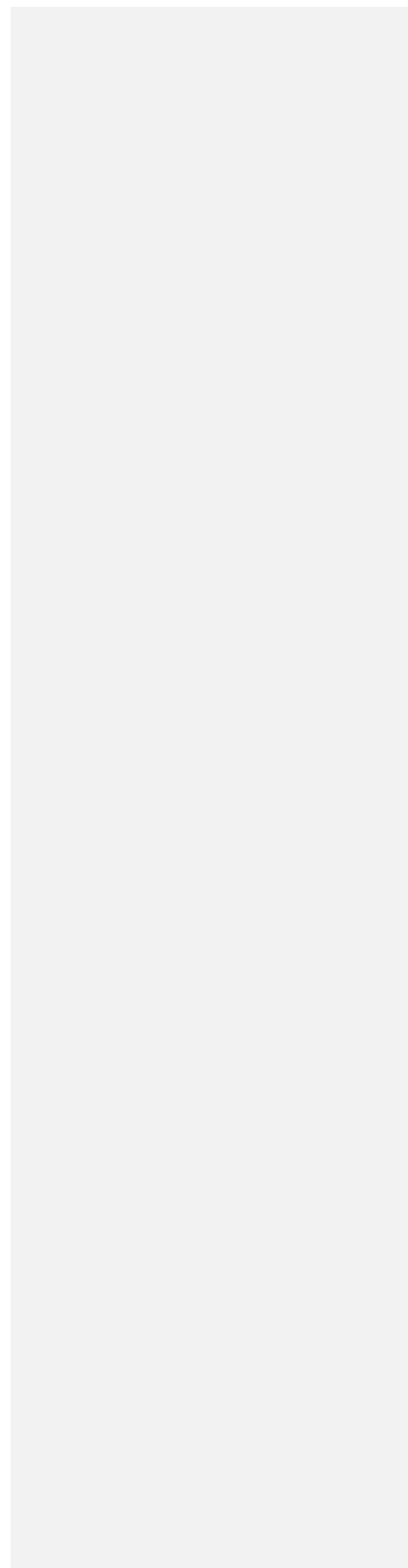




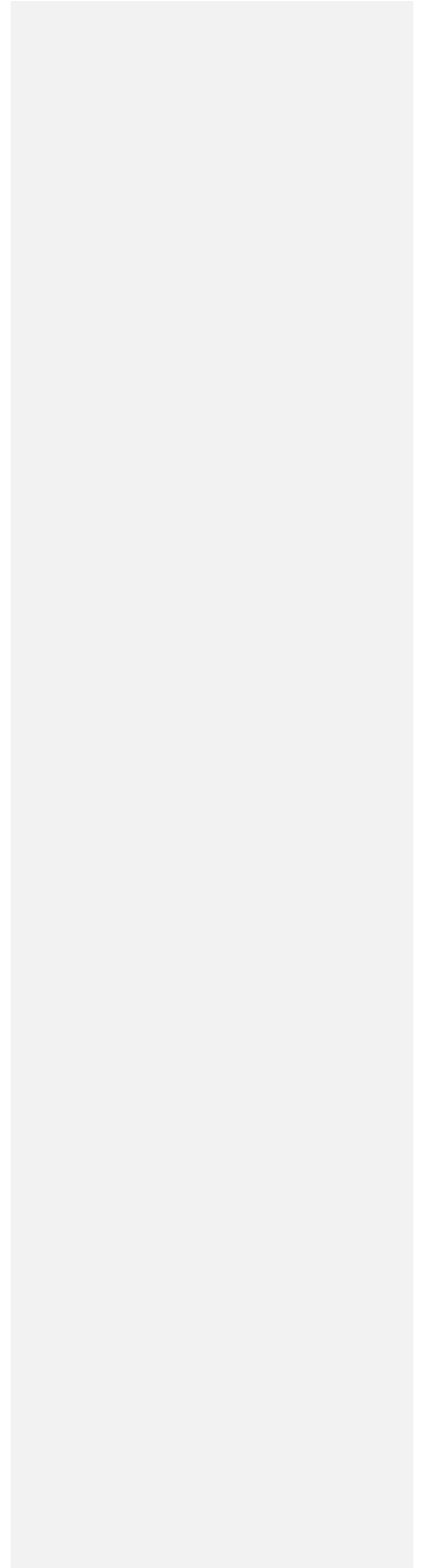
B. PROPOSED ZONING DISTRICTS

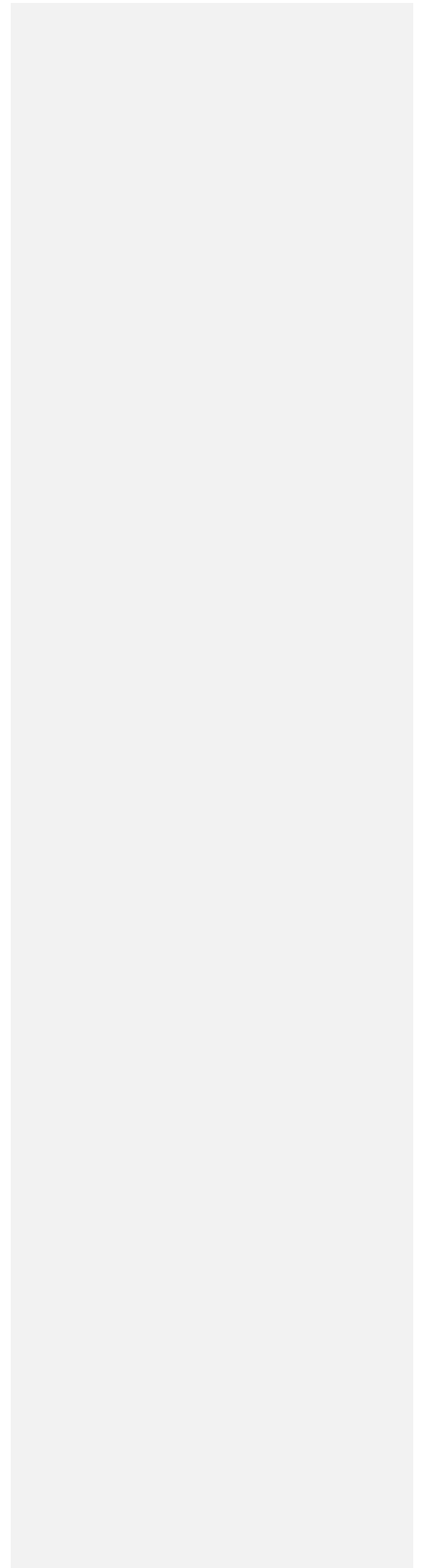


C. MEYERSVILLE CIRCLE



D. AERIAL PHOTO





VIII. BACKGROUND STUDIES

- A. [ANJEC GRANT](#)
- B. [COMMUNITY INVOLVEMENT IN MASTER PLANNING](#)
- C. COMMUNITY SURVEY
- D. CURRENT ZONING
- E. PROPERTY REVIEW
- F. TRAFFIC STUDY

A. ANJEC GRANT

The Township Environmental Commission chaired by Dr. Len Hamilton applied for a smart growth grant from the Association of New Jersey Environmental Commissions (ANJEC) in early 2007. The Township Environmental Commission approved Resolution 07-105 on 21 March 2007 authorizing the application for a Smart Growth Grant.

The grant was awarded on June 27, 2007 at a kickoff meeting with the grant steering committee, which consisted of: Dr. Hamilton, Environmental Commission Chair and Planning Board member; Mayor George Vitureira, Planning Board member; Chris Connor, Vice Chair of the Planning Board; Walter Carrell, Shade Tree Committee member; and staff members Richard Sheola, Township Administrator; Dawn Wolfe, Planning and Zoning Administrator; Justin Lizza, Township Engineer; and Kevin O'Brien, Township Planner. The kickoff meeting was preceded by a steering committee meeting on June 14, 2007 to review the proposed grant and develop the general plan.

The grant awarded \$8,000 to the Township and required Long Hill to provide \$5,500 in cash and \$4,000 in in-kind contributions. The agreement called for a six-month study of the Valley Road corridor, followed by a six month study of the village of Meyersville.

The Proposal to ANJEC reads as follows:

The Township wishes to redirect significant development in ways that:

- *Preserve and sustain our natural resources*
- *Preserve the traditional character and quality of life in our town*
- *Revitalize our commercial business areas.*

The first portion of this proposal is requesting funds to update two elements of our Master Plan:

- *Valley Road Commercial Business District*
- *Meyersville Village Center*

The goal will be to develop a new vision for both of these areas that will include traffic calming, pedestrian friendly circulation, and a streetscape that is more consistent with a traditional village (small- scaled structures, close to street, etc.) rather than mall or strip mall configurations.

The second portion of the proposal seeks assistance in revising the Long Hill Township Land Use Ordinances in support of the revised Master Plan.

The goals of this revision will include:

- *Best Management Practices for control of stormwater for every project, not just those that trigger the N.J. Stormwater Regulations. The Valley Road corridor is bounded by wetlands or flood plain areas and Meyersville is immediately adjacent to the Great Swamp National Wildlife Refuge. Both areas, and in fact the entire Township, should have this additional level of protection.*

Among the topics that would receive special consideration are:

- *Reduction in the use of curbing*
- *Permeable walkways and driveways*
- *Use of bioretention areas*
- *Use of rain gardens*

Long Hill Township has slipped into the same mode as most towns in New Jersey, gradually permitting the automobile to guide development. Under our current regulations for both the Valley Road and the Meyersville areas, variance-free applications result in large setbacks from the roadway, large concrete parking lots for each establishment, multiple turning lanes, and so forth. The Planning Board envisions more modern concepts of Smart Growth that create areas with more aesthetic appeal and less environmental destruction. Among the topics that would receive special consideration are:

- *Storefronts that are closer to the street*
- *Shared parking facilities where practical*
- *Required trees and greenways within parking areas*
- *Pedestrian-friendly ways to get from one shop to another*

- *Trails and walkways that link nearby neighborhoods*
- *Traffic calming*

These goals represent a major overhaul of both the Master Plan and the Land Use Ordinances. Most of the expenses will be for services of the professionals that serve the Planning Board and the Township Committee. Long Hill Township has been graced with a deep and talented pool of volunteers on both the Planning Board and the Environmental Commission who will be involved in all aspects of this project

The Study concluded the initial part of the effort with the adoption of the Valley Road Business District Element of the Master Plan on 25 November 2008.

The Master Plan process has been conducted by the Planning Board as required by the Municipal Land Use Law (MLUL) however, the Environmental Commission continues to administer the grant and report on progress to ANJEC. Full community participation has been a primary goal of both the Planning Board and the Environmental Commission throughout this process.

The Commission continues to issue quarterly reports to ANJEC, which commenced in September 2007. The adoption of this Element will conclude the Study and the Grant.

B. PLANNING BOARD HEARINGS AND COMMUNITY INVOLVEMENT IN MASTER PLANNING

The Township Planning Board held numerous hearings to discuss Meyersville, including:

10 February 2009

Discussion of timeline and resident survey.

24 February 2009

Finalize survey

10 March 2009

Public comment

24 March 2009

Discuss survey results and traffic counts

14 April 2009

Discuss final survey results and final traffic counts and traffic comparison to 1993

28 April 2009

Discuss Draft Master Plan Element

12 May 2009

Adopt Meyersville Hamlet Element

Throughout the public hearings the public was given an opportunity to be heard and numerous public comments were given to the Board for consideration. The Planning Board is quite proud of this lengthy, yet thorough, review of Meyersville. Without the help of the concerned members of the public the Board would not have been able to fully study and consider the numerous proposals and ideas that comprise this **Meyersville Hamlet** Master Plan Element.

C. COMMUNITY SURVEY

**TO: Chairman Albers and the Long Hill Township Planning Board
Mayor Vitureira and the Long Hill Township Committee**

FROM: Kevin O'Brien, P.P.

DATE: 14 April 2009

SUBJECT: Meyersville Master Plan Survey Final Report

The Planning Board surveyed the community about their opinions concerning Meyersville and what direction the Board should take in their review of the Meyersville Element of the Master Plan. Copies of the survey were sent directly to affected land owners, published on the Township web site and distributed in several places in the Township including Town Hall, the Library and Police Headquarters.

I offer a word of caution to the Board in its review of the responses. This survey is by no means a scientifically accurate survey of Meyersville residents, or even of Long Hill residents. It represents the opinions of those who chose to take the time to respond. A majority of the 76 individuals who responded had attended a Planning Board hearing (21) or learned of the survey from another person (22).

Surveys were collected between 10 March and 31 March. A total of 76 surveys were returned. Three additional surveys were not tabulated because two did not provide personal identification and one was from another town.

During the course of the survey I fielded 14 calls asking general questions about where to get the survey, where to return it and a few that complained about the survey.

Respondents identified themselves as from: Meyersville - 32, Gillette - 34, Millington – 9, and Stirling – 1.

A general refrain among the written comments was to leave Meyersville as it is and to discourage change. Few people wished to see any physical change to the Meyersville streetscape such as lighting, street trees and sidewalks. Many agreed the resources of the Great Swamp should be more positively promoted.

A very clear majority was opposed to on street parking and any change to the Circle. There was very little interest in studying shuttle service from the Great Swamp and/or Meyersville to a train station.

A majority supported the current regulation allowing apartments above the first floor (38 – 27), while also agreeing to prohibit apartments above the first floor (38 – 26). A majority also called for residential uses on the first floor of any building (43 – 12). A clear majority were against single family homes or townhomes in Meyersville.

A majority felt that little to no new business should be brought into Meyersville while some people felt more restaurants were desirable (24-31), along with Professional Offices (25-35) and a Great Swamp Visitor Center (25-32).

A majority felt that building setbacks should be greater than what exists and should meet the existing 50 foot requirement. A similar majority felt that existing height standards should be maintained. Most felt that parking standards should remain unchanged. A very clear majority felt that the Gillette Post office should remain where it is and should not consider a return to Meyersville.

Now that the survey has been tabulated, I shall remove the personal information from the ones that wished to be anonymous and will make the surveys available for inspection in the Planning & Zoning Administrator's office.

SURVEY RESULTS

ITEM	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
OVERALL APPEARANCE					
The Planning Board should seek to “harmonize” the streetscape appearance of Meyersville through improvements such as:	11	0	0	1	3
A. Sidewalks	34	9	8	10	12
B. Street lighting	32	8	3	16	10
C. Street trees	31	10	2	14	14
D. Other (please add)					
E. Other (please add)					
F. Other (please add)					
The Planning Board should not suggest any streetscape improvements in Meyersville.	8	14	5	8	37
If streetscape improvements are desired, the Township Committee should use public funds to finance the improvements in Meyersville.	23	12	9	12	14
If streetscape improvements are desired, the Township	28	8	13	13	8

Committee should consider combining public/private funding to finance the improvements in Meyersville.					
If streetscape improvements are desired, the Planning Board should leave the improvements to the property owners and specific individual development applications.	16	9	10	9	30
The Master Plan should preserve the historic character and “look and feel” of Meyersville as a village.	0	0	7	15	50
The current “look and feel” of Meyersville should not be used as a model for future development.	39	12	10	6	6
The environmental and recreational resources of the Great Swamp should be more positively promoted.	12	8	10	18	21

ITEM	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
TRAFFIC/TRANSIT					
On street parking should be allowed.	49	7	7	3	6
No on street parking should be allowed	6	3	6	11	45
The Planning Board should consider expansion and minor relocation of the traffic circle to provide more public space and better traffic flow.	50	1	5	8	9
The traffic Island should be removed	53	5	3	1	2
The traffic Island should remain unchanged.	7	5	8	4	47
The Township should explore establishing a shuttle from Meyersville to the Gillette and/or Stirling train stations to encourage the use of mass transit.	45	8	10	5	6
The Township should explore establishing a shuttle from the Gillette and/or Stirling train stations to provide access to the Great Swamp.	55	4	10	0	3
HOUSING					
The Master Plan, which currently allows apartments above the first floor of a building, should remain unchanged.	24	3	7	20	18
The Master Plan should be changed to prohibit apartments above the first floor.	22	16	9	2	24
The Master Plan should consider the addition of a new zoning category that would allow a standard 2 story home plus a business use, similar to some existing properties.	43	3	17	7	3
Residential uses should be allowed on the first floor of any building in Meyersville.	12	0	15	17	26
The Master Plan for Meyersville should discourage townhouse style residential development.	8	5	4	6	52
The Master Plan for Meyersville should encourage townhouse style residential development.	54	3	9	1	5

ITEM	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
RETAIL					
Little to no new business should be brought in to Meyersville.	10	13	8	9	30

New business should be encouraged in Meyersville.	31	8	6	13	11
If new businesses were to be brought into Meyersville, I would like to see:					
G. More restaurants	26	5	12	16	8
H. Liquor store	52	5	7	3	2
I. Bank	48	5	9	5	2
J. Pharmacy	48	6	4	6	3
K. Professional Offices such as lawyers, accountants, etc.	32	3	9	15	10
L. Hair/Spa/Nail salon	44	8	12	5	1
M. Garden Center/Gift Shop	42	3	9	9	5
N. Auto Service Station	51	9	7	0	0
O. Small Retail	31	3	9	17	5
P. Private social club/banquet hall	41	6	6	11	4
Q. Great Swamp Visitor center	28	4	10	13	12
R. Bike/swim shop	37	3	12	11	4
S. Other					
T. Other					
U. Other					

ITEM	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
ZONING REGULATIONS					
Future new development and re-development of existing properties in the center of Meyersville should encourage setbacks close to the street such as at the Meyersville Inn and the Tielman property.	28	8	8	14	7
Future new development should meet the existing 50 foot front yard setback such as at Dom's General Store.	10	7	9	10	34
Future new development and re-development of existing properties in the center of Meyersville should maintain the allowed building height of 2 stories or 35 feet.	7	0	13	11	41
Future new development and re-development of existing properties in the center of Meyersville should allow increased building height.	55	10	5	4	2
Parking standards should reduce the amount of impervious coverage while providing for the maximum efficiency of building development.	30	1	18	12	8

ITEM	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
POST OFFICE					
At one time a U. S. Post Office was located in Meyersville. Should the Planning Board encourage the re-location of the Post Office from Valley Road, Gillette to Meyersville?	52	8	8	1	4
The Planning Board should encourage the Post Office to remain in Gillette.	5	0	13	7	47

Where did you **FIRST** learn of this survey? (Please check one)

Attended Planning Board meeting 21 Watched Planning Board meeting on TV 3 Newspaper article 1
 LHTV Bulletin Board ___ Long Hill Township website 8 other website 2 Saw survey at counter 2
 Heard about it from another person 22
 Other 4

D. CURRENT ZONING

1. ALLOWED USES IN B-1-20 (MEYERSVILLE) ZONE

122.5 B-1-5 and B-1-20 Village Business and M, Millington Village Business Zones.

- a. Permitted Primary Uses.
 - 1. Retail trade uses, including food and convenience stores; automobile parts, home, garden and hobby supply stores; florists; bakeries, pharmacies; general merchandise, clothing and antique stores; and newsstands.
 - 2. Retail service uses, including barber shops and hair salons; health clubs; fitness centers; repair shops; and studios.
 - 3. Business, medical and professional offices.
 - 4. Restaurants.
 - 5. Financial institutions.
 - 6. Apartments, in accordance with the provisions of subsection 124.1.
 - 7. Child care centers.
 - 8. Any other use, in the opinion of the approving authority, primarily intended to serve a village business function or which in the opinion of the approving authority is substantially similar to those identified in this subsection.

- b. Permitted Accessory Uses.
 - 1. Signs.
 - 2. Parking facilities.
 - 3. Satellite earth station antennas, in accordance with subsection 124.6.
 - 4. Live entertainment at restaurants and existing bars.
 - 5. Other accessory uses customarily incidental to a permitted primary use.

- c. Permitted Conditional Uses.
 - 1. Outdoor dining at permitted restaurant uses.
 - 2. Public and institutional uses.
 - 3. Public utilities.
 - 4. Drive-up windows for pharmacy uses. (Ord. No. 24A-99 § 1; Ord. No. 08-236 § 3)

2. B- 1 – 20 VILLAGE BUSINESS ZONE (MEYERSVILLE) BULK REQUIREMENTS

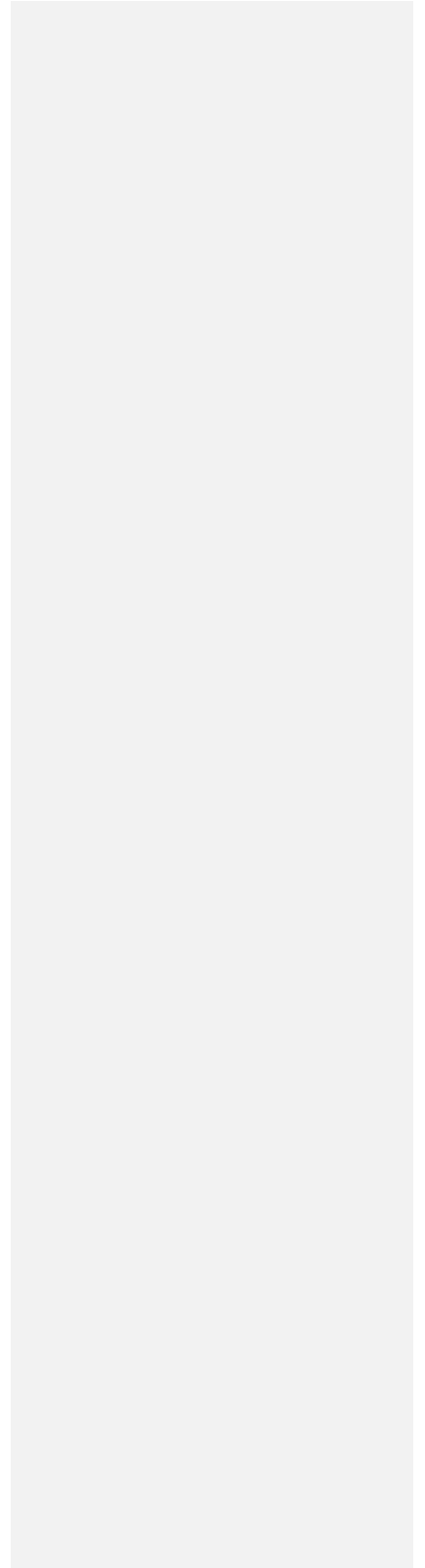
Minimum Lot Area	20,000 Sq. Feet
Minimum Lot Width (feet)	100
Minimum Floor Area (<u>square feet</u>)	800 (ground floor)
Minimum Building Width (<u>feet</u>)	20 (5)
Maximum Height of Building (stories/feet)	2 stories/35 feet

Minimum Front Yard (<u>feet</u>)	50
Minimum Side Yard (<u>feet</u>)	20 (7)
Minimum Rear Yard (<u>feet</u>)	25
Maximum Building Coverage (<u>percent</u>)	20
Lot Coverage (<u>percent</u>)	40
Floor Area Ratio (FAR)	.40
Buffer (<u>feet</u>)	25 (9)

- (5) If building contains more than one business unit, building width requirement shall be fifteen (15) feet. Maximum store size in M, B-1 -5 and B-1 -20 zones shall be three thousand (3,000) square feet.
- (7) Aggregate of both side yards must be of at least fifty (50) feet; side and rear yards shall be a minimum of thirty (30) feet when property abuts a residential use or zone.
- (9) Buffer is required when property abuts or is located across a street from a residential use or zone.

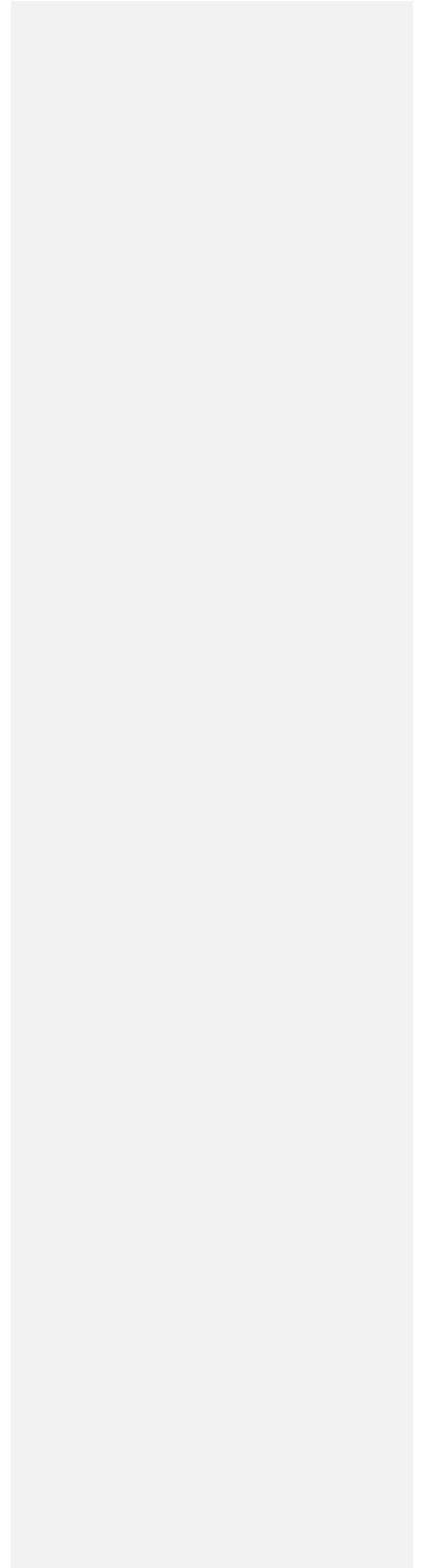
E. PROPERTY REVIEW

F. TRAFFIC STUDY



Appendix IV

Conservation Plan Element of Master Plan



THE CONSERVATION PLAN ELEMENT Long Hill Township Master Plan Proposed Revision

INTRODUCTION

The Municipal Land Use Law (MLUL) permits a municipality to prepare and adopt a Conservation Plan Element as part of its Master Plan. The MLUL describes a conservation plan element as follows:

A conservation plan element providing for preservation, conservation, and utilization of natural resources, including, to the extent appropriate, energy, open space, water supply, forests, soil, marshes, wetlands, rivers and other waters, fisheries, endangered or threatened species, wildlife and other resources, and to systematically analyze the impact of each other component and element of the master plan on the present and future preservation, conservation and utilization of those resources.

This conservation plan element builds upon the longstanding commitment of the Township's governing body to preserve Long Hill's natural environment, the protective ordinances and development decisions of the Planning Board, previous Master Plans, and the strong, continuing public support of environmental preservation by the residents of Long Hill Township.

The abiding public interest in the protection of Long Hill Township's environment can be traced to the rich and diverse natural resources that make up the Township. These include:

- Large expanses of contiguous open space comprising nearly 40 percent of the township's area. The northern area of the township features the Great Swamp National Wildlife Refuge and Wilderness Area. Most of the southern border has a large buffer of County- and State-owned parklands along the Passaic River.
- The third range of the Watchung Mountains forms a ridge of steep slopes through the entire central portion of the township, with dramatic vistas to both the north and south. This ridge is the long hill that is the Township's namesake.
- A network of historic roadways criss-crosses the township. Many of these roadways have been maintained and improved in a manner that has preserved their rural ambiance. The relatively narrow, tree-canopied cartways with narrow ditches and no curbs is one of the Township's most defining characteristics.
- The Black Brook that flows through the Great Swamp and the Passaic River that forms the westerly and southern borders of Long Hill Township are both historic waterways. The Passaic River is a major regional water supply and has a long history of recreational use for canoeing and fishing.
- The presence of the Great Swamp and the low-lying terrain of the Passaic River basin have also led to a history of flooding, with significant portions of the Township lying within the 100-year floodplain.

- The combination of steep, wooded terrain of the Watchung Mountains, the wetlands of the Great Swamp and Passaic River, and being a part of the Atlantic flyway provide rich habitat for many species of birds, mammals and reptiles.

GOALS

Environmental issues are a central part of the planning process in Long Hill Township. The specific goals of the Master Plan, the zoning regulations, the codification of land use ordinances, and the decisions of Long Hill's reviewing boards and governing bodies are all unified by the effort to conserve, protect and enhance the natural resources of the Township.

The specific goals for the Conservation Plan Element of this Master Plan are:

- To preserve and restore the scenic value of the Township's natural resources, including its open space areas and treed corridors.
- To make environmental Best Management Practices, as defined by the *New Jersey Stormwater Best Management Practices Manual* and the appropriate sections of the Long Hill Township Land Use Ordinances, an integral part of every land development project.
- To make stormwater management a central feature of all land development projects, with the goal being at minimum no net increase in rate, volume, or pollution levels of stormwater following development.
- To establish a detailed environmental assessment procedure for all Major Development proposals in the Township in accordance with the Township's Environmental Impact Statement Ordinance, using Best Management Practices to minimize both on-site and off-site environmental disturbance.
- To protect the Township's critical areas to the greatest extent possible as specified in the appropriate sections of the Long Hill Township Land Use Ordinances, and to periodically review local critical area regulations to assess their ongoing appropriateness in protecting the natural resources of the Township.
- To encourage the ongoing acquisition of open space by Long Hill Township and by County, State, and Federal governmental agencies.
- To encourage greater tree preservation and planting efforts in the Township through more stringent tree removal regulations, the formation of a tree bank and street tree planting programs and the continuation of development review procedures aimed at tree preservation.
- To actively cooperate with regional efforts aimed at protecting and restoring the delicate ecosystems of the Great Swamp and the Passaic River corridor.

STORMWATER MANAGEMENT GOALS

The proper management of stormwater may be the single most important aspect of this Master Plan. The requirement for modern Best Management Practices in all land use development and redevelopment, along with comprehensive, long-term planning to retrofit existing development will help the Township to derive the following benefits:

- Reduced flood damage from the Passaic River. Most of Long Hill Township's commercial district, several municipal departments, and the Township's wastewater treatment plant lie within the floodplain of the Passaic River, and the Township has suffered significant losses as a result of several serious floods over the past 100 years. The 1999 flood from Hurricane Floyd threatened the police department, emergency response units, and the operation of the wastewater treatment plant. The reduction of stormwater reaching the Passaic River is, therefore, of paramount importance.
- Increased drinking water during drought cycles. Long Hill Township and numerous other communities in the region rely upon the Passaic River as a source of drinking water. Improper management of stormwater has artificially reduced the low-flow volume of this and other streams to a dangerous level. Increased infiltration of stormwater will help to increase groundwater reserves while helping to restore more normal flow patterns in the Passaic River.
- Reduction of water treatment costs. Pollutants that enter the Passaic River result in dramatic increases of processing costs to prepare the water for drinking. The entry of stormwater into the wastewater system results in dramatic increases in wastewater treatment. Both of these costs can be reduced through the use of Best Management Practices in land use development.
- Protection of natural resources. The presence of pollutants, the erosion of stream banks, and artificial raising and lowering of water levels causes serious damage to delicate ecosystems and to landscapes. The use of Best Management Practices will help to preserve the Township's valuable natural resources.
- Protection of recreational income. When the mismanagement of stormwater causes the destruction of natural habitats and ecosystems, local income derived from ecotourism is reduced. Adherence to strict environmental standards will help to preserve the Township's attractive natural features.
- Enhanced property values. Modern Best Management Practices have significant fiscal benefits. Construction costs for stormwater infrastructure is typically 35 to 65 percent cheaper using BMPs, and the reduced environmental destruction leaves the developed property more aesthetically pleasing, thereby commanding higher selling prices. Typically, neighbouring homes see an increase in property values when proper stormwater management techniques are practiced.

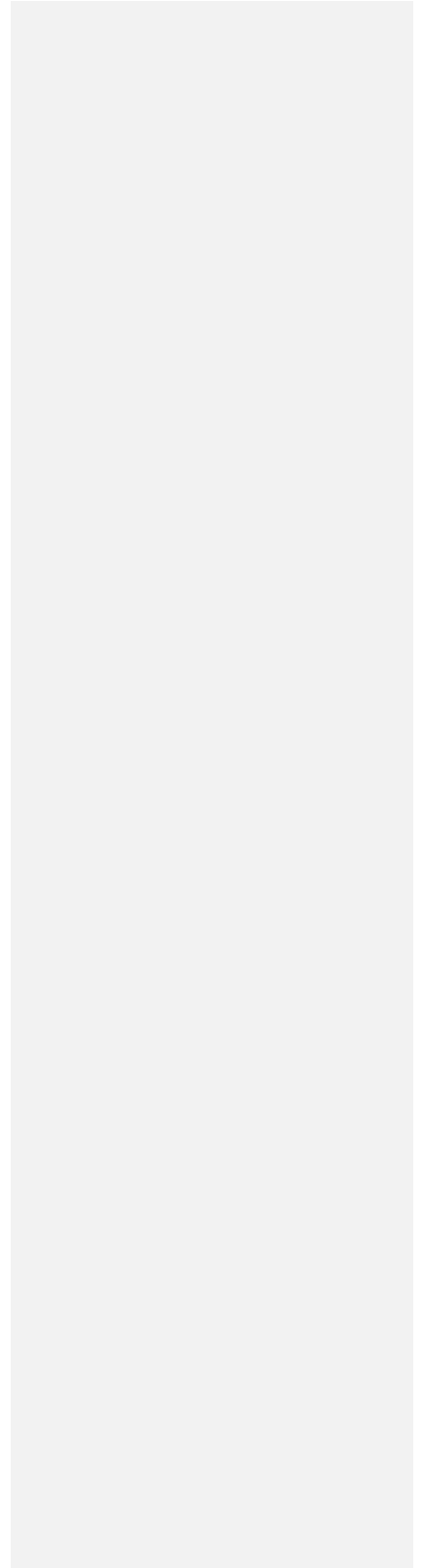
EDUCATION AND PUBLIC OUTREACH

The State of New Jersey has recognized that ongoing education in environmental policies and procedures benefits the public good. This plan element supports this view. Every portion of our Township lies within the watersheds of either the Great Swamp or the Passaic River, both of which are environmentally sensitive and have local and regional requirements for special protection. The preservation and restoration of these valuable natural resources will require ongoing and comprehensive programs of outreach and education:

- The Township's Planning Board, Board of Adjustment, zoning officers and construction officers should view each land use development or redevelopment application as an opportunity to promote the goals of this Conservation Plan Element. To that end, the Township should implement annual education programs regarding Best Management Practices and Long Hill Township's Land Use Ordinances for the above-mentioned volunteers and employees.
- The Township should continue and expand its efforts to bring the value of our natural resources into the public consciousness and behaviour.
- The Township should continue and expand its efforts to increase public access to our natural resources.
- The Township should continue and expand its efforts to promote behaviors that benefit recycling, energy reduction, and wastewater management.
- The Township should encourage homeowners to view their individual properties as an integral part of our commonwealth of natural resources. To that end, the Township should promote the use of indigenous plants that provide natural habitat, chemical free lawn maintenance, reduction of impervious cover, rain gardens, and other Best Management Practices.

Approved by unanimous vote of the Long Hill Township Planning Board on
08DEC2009 to be scheduled for a public hearing in early 2010.

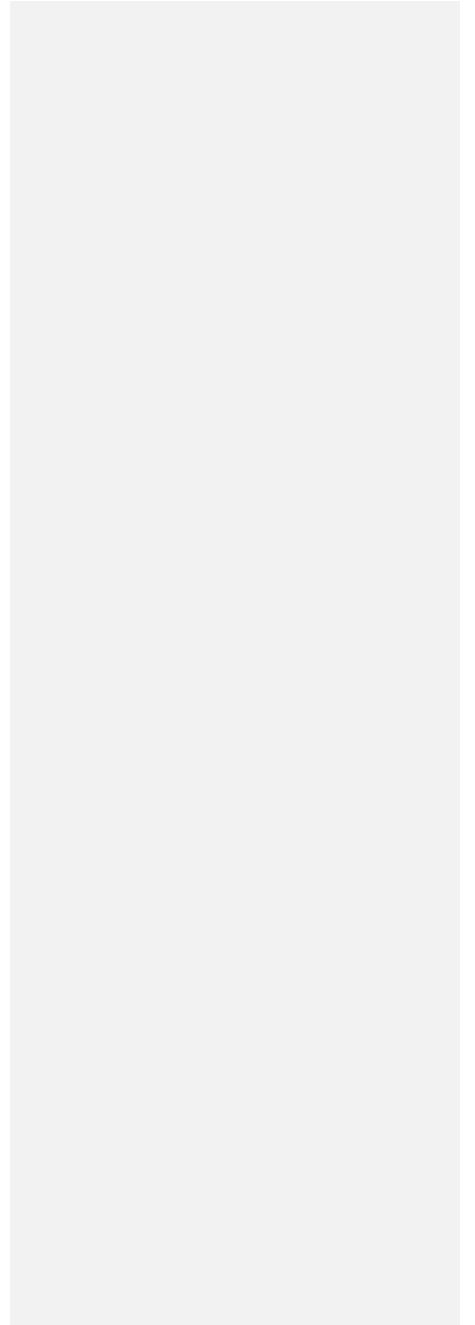
Appendix V
Land Use Ordinance Revisions



Environmental Ordinance Revisions
Last revision:08DEC2009

This document is excerpted from the official Long Hill Township website, verified by the Township Clerk to be updated to 31DEC2008.

New Ordinance Text	Current Ordinance Text	Notes
111 GENERAL TERMS		Most of the definitions have been deleted from the present document; only new or revised definitions are shown below
<i>Alteration of building</i> — a change in the supporting members of a building; an addition to or diminution of a building including an increase or decrease in building mass; a change that significantly alters the façade/visual appearance of a building; and/or a change in use within the building; and/or a removal of a building from one location to another.	<i>Alteration of building</i> — a change in the supporting members of a building; an addition to or diminution of a building; a change in use within the building; or a removal of a building from one location to another.	Unclear language in current definition expanded and clarified.
<u><i>Best Management Practices (BMPs)</i></u> -- Effective, practical, structural or nonstructural methods which prevent or reduce the movement of sediment, nutrients, pesticides and other pollutants from the land to surface or ground water, or which otherwise protect water quality from potential adverse effects of land development activities.		New definition. Not in current Ordinance.
<u><i>Building Coverage</i></u> - The ratio of the horizontal area, measured from the exterior surface of the exterior walls of the ground floor of all principle and accessory buildings on a lot to the total lot area.		No current definition exists. Source: <i>Development Definitions</i> , Moskowitz and Lindboom, rev. 2004
<u><i>Building Mass</i></u> - The three-dimensional bulk of a structure: height, width, and depth.		No current definition exists. Source: <i>Development Definitions</i> , Moskowitz and Lindboom, rev. 2004



New Ordinance Text	Current Ordinance Text	Notes
<p><u>Critical area</u> — the combined contiguous area of 200 sq ft or greater of any portion of a site having a topographic slope of fifteen (15%) percent grade or greater -based on two (2) foot contours analyzed at ten (10) foot intervals; and/or an area of special flood hazard; and/or any wetlands exclusive of buffers; and/or any surface retention and detention basins, wet basin, dry well and underground detention basin.</p>	<p><u>Critical area</u> — the combined area of any portion of a site having a topographic slope of fifteen (15%) percent grade or greater as-measured across ten (10) foot contours; and/or an area of special flood hazard; and/or any wetlands areas;</p>	<p>More sensitive definition modeled after Ten Towns Committee model ordinance</p>
<p><u>Impervious coverage</u> - That percentage of the lot area that has been covered with a layer of material so that it is highly resistant to infiltration by water.</p>	<p><u>Lot coverage</u> — that percentage of the lot area which is devoted to improvements such as, but not limited to, buildings, structures, paved or gravel parking areas, loading areas, paved or gravel driveways, walks, pools or ponds and patios and all other paved or impervious surface areas.</p>	<p>No current definition exists. Source: <i>Development Definitions</i>, Moskowitz and Lindboom, rev. 2004</p>
<p><u>Lot coverage</u> — that percentage of the lot area which is devoted to improvements such as, but not limited to, buildings, structures, decks, patios, pools, paved recreation courts, ponds, patios, walkways, driveways, parking areas, loading areas or other areas that are permanently surfaced with either impermeable or permeable materials, including gravel.</p>	<p><u>Lot coverage</u> — that percentage of the lot area which is devoted to improvements such as, but not limited to, buildings, structures, paved or gravel parking areas, loading areas, paved or gravel driveways, walks, pools or ponds and patios and all other paved or impervious surface areas.</p>	<p>Added examples for clarity. <i>Permeable</i> surfaces are included because they involve land disturbance, removal of vegetation, and other factors that compromise the natural environment; however, a “Cap and Credit” formula may be used to adjust coverage limits.</p>
<p><u>Small Development</u> - any commercial or residential project that disturbs less than 2500 square feet of land and/or creates less than 1000 square feet of new impervious coverage.</p>		<p>New definition. Not in current Ordinance.</p>
<p><u>Minor Development</u>- any commercial or residential project that disturbs between 2500 square feet and 43,560 square feet of land (1 acre) and/or creates more than 1000 square feet but less than 10,890 square feet (¼ acre) of new impervious coverage.</p>		<p>New definition. Not in current Ordinance.</p>

New Ordinance Text	Current Ordinance Text	Notes
<p><u>Major Development</u> - any commercial or residential project that disturbs more than 43,560 square feet of land (1 acre) and/or creates more than 10,890 square feet (¼ acre) of new impervious coverage.</p>		<p>Correlates with State Definition in NJAC 7.8</p>
<p><u>Rain garden</u> — a nonstructural stormwater management system that promotes the capture and infiltration of stormwater into a shallow, vegetated depression.</p>		<p>New definition. Further defined in Best Management Practices (BMP) Manual that supports and is included with these ordinances.</p>
<p><u>Setback</u> — the distance between any building and/or structure and/or designated area and any lot line and/or other specified reference point.</p>	<p><i>Setback</i> — the distance between the building and any lot line.</p>	<p>Includes setbacks from critical areas, wetland buffers, etc.</p>
<p><u>Setback line</u> — that line that measures the required minimum distance from any lot line and/or designated reference point and that establishes that area within which the principle structure and/or designated structure may be erected or placed.</p>	<p><i>Setback line</i> — that line that is the required minimum distance from any lot line and that establishes that area within which the principal structure may be erected or placed.</p>	
<p><u>Walkway</u> — standard sidewalks and/or any permanent surface for pedestrian use that utilizes permeable materials such as pavers, gravel, composite materials, or other materials for the purpose of reducing runoff and maintaining rural or natural appearances.</p>	<p><i>Walkway</i> — a paved or surfaced area created for the purpose of pedestrian use.</p>	

New Ordinance Text

142 CRITICAL AREA REQUIREMENTS

142.1 DEVELOPMENT WITHIN CRITICAL AREAS

In addition to all other applicable Township requirements, development of sites containing critical areas shall provide the following:

- a. No principal building, accessory building, parking area, pool, tennis court, patio or deck, **stormwater detention or retentions systems, or other permanent structure** shall be located in whole or in part within a critical area, **except that parking area may be allowed over subsurface detention basins if appropriate access for maintenance is provided. Access to property may also traverse critical areas where no practical alternative exists.**
- b. All single family residential lots shall contain at least ten thousand (10,000) square feet of contiguous, noncritical land with direct access to an existing or proposed street. For lots served by septic systems, the contiguous, noncritical land requirement shall be a minimum of twenty thousand (20,000) square feet.
- c. In addition to the maximum lot coverage requirements established by the Schedule of Bulk Requirements, no development in the Township shall provide more than seventy (70) percent impervious surface coverage of the noncritical area of the lot.
- d. All single family lots shall provide a principal building setback of at least fifty (50) feet from any critical area located in the front or rear yard of the lot, and twenty five (25) feet from any critical area located in the side yard of the lot.
- e. **All Stormwater control facilities shall be defined as critical areas.**

Current Ordinance Text

142.1 Development Within Critical Areas

In addition to all other applicable Township requirements, development of sites containing critical areas shall provide the following:

- a. No principal building, accessory building, parking area, pool, tennis court, patio or deck shall be located in whole or in part within a critical area.
- b. All single family residential lots ~~created after the adoption of this subsection~~ shall contain at least ten thousand (10,000) square feet of contiguous, noncritical land with direct access to an existing or proposed street. For lots served by septic systems, the contiguous, noncritical land requirement shall be a minimum of twenty thousand (20,000) square feet.
- c. In addition to the maximum lot coverage requirements established by the Schedule of Bulk Requirements, no development in the Township shall provide more than seventy (70) percent impervious surface coverage of the noncritical area of the lot.
- d. All single family lots shall provide a principal building setback of at least fifty (50) feet from any critical area located in the front or rear yard of the lot, and twenty five (25) feet from any critical area located in the side yard of the lot.

(Ord. No. 194-06 § 4; Ord. No. 08-237 § 3)

Notes

Notes:

b. ~~created after the adoption of this subsection~~

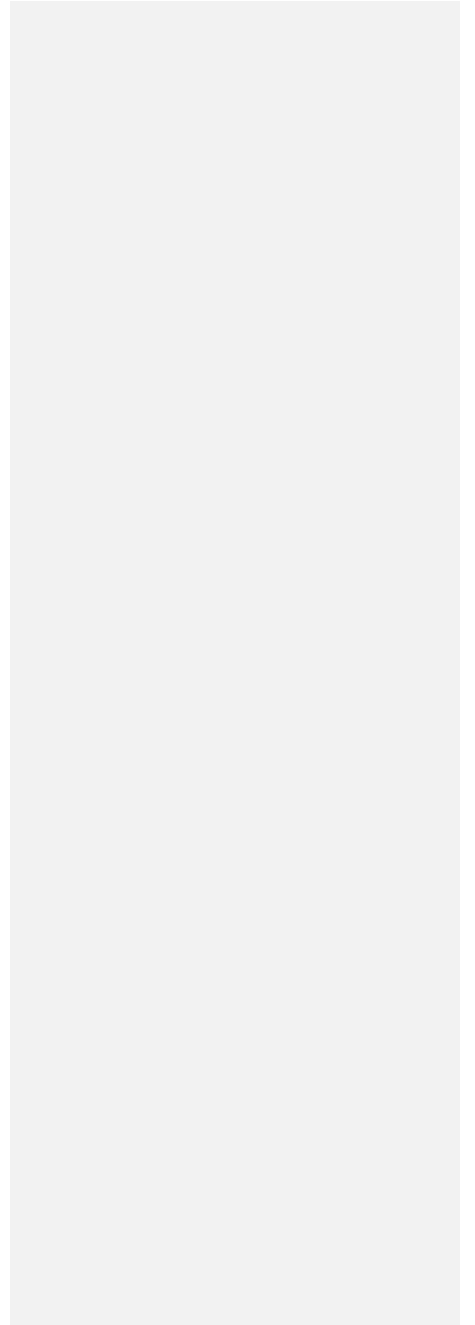
deleted – standards should be uniform regardless of construction date.

e. **All Stormwater control facilities shall be defined as critical areas.**

Added to be consistent with similar references throughout Ordinances.

Comment [MSOffice1]: To be reworded as distance from the principal building rather than lot lines

Comment [MSOffice2]: Sections e and f to be moved to Design Standard section. Critical area designation to be reserved for naturally occurring critical areas.



New Ordinance Text

f. For surface detention or retention systems, the setbacks may be reduced to twenty-five (25) feet for front, rear, and side yards. For subsurface detention systems, the setbacks may be reduced to ten (10) feet for front, rear, and side yards. For rain gardens, the setbacks may be reduced to five (5) feet for front, rear, and side yards.

Deleted. See 146.1.a.

Current Ordinance Text

142.2 Exemptions

~~Site disturbance with a gross area of disturbance of less than 1,500 square feet shall be exempt from the standards set forth in subsection 142.1 above. Site developers of small scale exempt projects are encouraged to become familiar with the technical requirements and performance standards within this Ordinance and to implement best management practices for protection of steep slope areas on the development site. (Ord. No. 08-237 § 3)~~

Notes

Notes:

f. In some settings, there may be both practical and environmental advantages to reduced setbacks.

Check (Ord. No. 194-06 § 4; Ord. No. 08-237 § 3) for modifications or deletions.

Notes: We believe it is important not to “exempt” developers of small projects from application of best management practices, but rather provide such developers an expeditious, reasonably inexpensive professional review.

Note also that this “Exemption” (142.2) was added to the ordinance that the Township Committee adopted but not actually discussed by the Planning Board, when the revisions to 142 (Ord. No. 08-237 § 3) were discussed and recommended by the Planning Board.

New Ordinance Text	Current Ordinance Text	Notes
<p>146 STORMWATER MANAGEMENT</p>		
<p>Policy Statement:</p>		
<p>Flood control, groundwater recharge, and pollutant reduction through nonstructural or low impact techniques shall be explored before relying on structural Best Management Practices (BMPs). Structural BMPs should be integrated with nonstructural stormwater management strategies and proper maintenance plans. Nonstructural strategies include both environmentally sensitive site design and source controls that prevent pollutants from being placed on the site or from being exposed to stormwater. Source control plans should be developed based upon physical site conditions and the origin, nature, and the anticipated quantity or amount of potential pollutants. Multiple stormwater management BMPs may be necessary to achieve the established performance standards for water quality, quantity, and groundwater recharge. All projects must, at minimum, meet the requirements set forth in the New Jersey Stormwater Best Management Practices Manual (www.njstormwater.org).</p>	<p>All development requiring stormwater management facilities shall meet the following requirements.</p>	<p>Note: New language from NJDEP Model Stormwater Ordinance Appendix D</p>
<p>146.1 APPLICABILITY</p>	<p>146.1 <u>APPLICABILITY</u></p>	<p>Note: Moved from 146.1A</p>
<p>The requirements of this Section shall be applicable to any minor or major subdivision, any major site plan application, any small, major or minor development as described below, or any project as defined by the Soil Erosion and Sediment Control Act. Whenever the NJDEP Stormwater Regulations set forth in NJAC 7:8-1.1 et seq., are stricter than the regulations set forth in this Section, the NJDEP regulations shall control. (Ord. No. 194-06 § 1)</p>	<p>The requirements of this Section shall be applicable to any minor or major subdivision and any major site plan application, or any project as defined by the Soil Erosion and Sediment Control Act.</p>	

New Ordinance Text

Current Ordinance Text

Notes

146.1

New

- a. For Small Developments (less than 1000 square feet of new impervious cover), the applicant shall consult with the Approving Engineer or designated reviewer to construct the project in a manner that is reasonably consistent with the goals of the provisions in Sec. 146.6
- b. Minor Developments (projects that disturb between 2500 square feet to 1 acre of land and/or create more than 1000 square feet but less than ¼ acre of new impervious cover) shall be designed to achieve the no net increase objectives in 146.2c:
 - i) ~~Water quality - soil erosion and sediment control measures shall be installed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey.~~
 - ii) Rate/Volume control - seepage pits or other infiltration measures shall be provided with a capacity of 3" of runoff for each square foot of new impervious area. Stone used in the infiltration devices shall be 2 12" clean stone and a design void ratio of 33% shall be used. The infiltration measures shall be designed with an overflow to the surface which shall be stabilized and directed to an existing stormwater conveyance system or in a manner to keep the overflow on the developed property to the greatest extent feasible. If the new impervious surface is not roof area, an equivalent area of existing roof may be directed to the infiltration system. This shall be permitted where the existing roof is not already directed to infiltration devices.

Comment [MSOffice3]: To be moved to Design Standards section

New Ordinance Text	Current Ordinance Text	Notes
<p>141.1</p> <p>c. Major Developments - All "major developments"(in this Ordinance "Major Projects") as that term is defined in NJAC 7:8-1.2 shall have their stormwater management designed in accordance with the Residential Site Improvement Standards (RSIS, NJAC 5:21) and the NJDEP Stormwater Regulations (NJAC 7:8).</p> <p>These standards shall apply to all major projects, residential and nonresidential. (Ord. No. 194-06 § 1)</p>	<p>All "major developments" as that term is defined in NJAC 7:8-1.2 shall have their stormwater management designed in accordance with the Residential Site Improvement Standards (RSIS, NJAC 5:21) and the NJDEP Stormwater Regulations (NJAC 7:8). These standards shall apply to all projects, residential and nonresidential. (Ord. No. 194-06 § 1)</p>	<p>Note:</p> <p>Final sentence modified. This 'graded' requirements elsewhere in this ordinance insure that we attain BMPs for smaller projects while not adding unnecessary burden to the residents who are constructing minor additions and accessory structures.</p>
<p>146.2 <i>No Net Increase Objectives</i></p> <p>a. Stormwater control systems shall be designed to prevent the degradation of water quality in receiving watercourses from nonpoint source pollution associated with stormwater runoff. The New Jersey Department of Environmental Protection's Surface Water Quality Standards, N.J.A.C.7:9B, shall be used for this determination.</p> <p>b. Stormwater control systems shall be designed to reduce to the maximum extent possible, the total suspended solids (TSS) from stormwater runoff for storm events with magnitudes as high as the Water Quality Storm and to retain, as closely as possible, the predevelopment hydrologic response of the site and the watershed.</p>	<p>No change.</p> <p>No change.</p>	<p>Renumbered</p> <p>Note: Changes tighten up requirements and apply to projects throughout the Township</p>

New Ordinance Text146.2 *No Net Increase Objectives*

- c. Stormwater control systems shall be designed so that, to the maximum extent possible, the post-development stormwater runoff rates **and total runoff volume** from the site and at any point in the watershed between the site and the **nearest water course** are no greater than predevelopment rates, in order to retain as closely as possible the predevelopment hydrologic response of the site and the watershed. **As a minimum requirement, major development must meet the requirements set forth in Sec. 146.7.c.5.**
- d. Stormwater control systems shall be designed so that all stormwater runoff from impervious surfaces is infiltrated into the soil for the one and one-fourth (1.25) inch, twenty-four (24)-hour storm, **following the procedures outlined in the New Jersey Stormwater Best Practices Manual (See Long Hill Township Stormwater Best Management Practices Manual).** The first one and one-fourth (1.25) inches of stormwater runoff from all larger storms shall also be infiltrated into the ground.

Current Ordinance Text

- c. Stormwater control systems shall be designed so that, to the maximum extent possible, the post-development stormwater runoff rates from the site and at any point in the watershed between the site and the ~~Great Swamp~~ are no greater than p redevelopment rates, in order to retain as closely as possible the predevelopment hydrologic response of the site and the watershed.
- d. Stormwater control systems shall be designed so that all stormwater runoff from impervious surfaces is infiltrated into the soil for the one and one-fourth (1.25) inch, twenty-four (24)-hour storm, ~~using the Type III rainfall distribution recommended for New Jersey by the U.S. Soil Conservation Service or the Somerset County 24-Hour Design Storm Distribution as shown in the Somerset County Storm Water Detention Basin Handbook.~~ The first one and one-fourth (1.25) inches of stormwater runoff from all larger storms shall also be infiltrated into the ground.

Notes

Note: Changes tighten up requirements and apply to projects throughout the Township

Comment [MSOffice4]: This is a local document to be developed with drawings and explanations to provide easy to understand and easy to accomplish BMPs, especially for Small Development categories.

New Ordinance Text
<p>. 146.3 WAIVERS FROM STRICT COMPLIANCE</p> <p>If the natural or existing physical characteristics of the project site preclude achievement of any of the above no net increase provisions, the Township may grant a waiver from strict compliance with the specific no net increase provisions the achievement of which are precluded, provided that the applicant demonstrates to the satisfaction of the approving authority that the adjacent waterways will not be impacted by the:</p> <ul style="list-style-type: none"> a. Deterioration or damage of existing culverts, bridges, dams, and other structures. b. Deterioration of their biological functions, drainage, flood water conveyance, and other purposes. c. Streambank or streambed erosion or siltation. d. Increased flooding endangering public health, life and property. e. Where only partial compliance with a specific no net increase provision is possible in the opinion of the Approving Engineer or designated reviewer, the approving authority will direct the applicant to satisfy a reduced performance criterion. However, those no net provisions that are not precluded by the site's physical characteristics shall be met. <p>146.4 <u>Design Standards for Detention and Retention Basins, Wet Basins and Dry Wells</u></p> <p>The design of stormwater detention/retention basins shall conform with the standards and procedures set forth in the Long Hill Township Stormwater Best Management Practices Manual.</p>

Current Ordinance Text
<p>a to d – no change.</p> <p>e. Where only partial compliance with a specific no net increase provision is possible in the opinion of the Township Engineer, the approving authority will direct the applicant to satisfy a reduced performance criterion. However, those no net provisions that are not precluded by the site's physical characteristics shall be met.</p> <p>Except as otherwise provided herein, the design of stormwater detention/retention basins shall conform with the standards and procedures set forth in the Somerset County Storm Water Detention Basin Handbook.</p>

Notes
<p>Note: Renumbered</p> <p>Approving Engineer designation updated.</p>
<p>Note: Renumbered</p> <p>Text in the current Ordinance has been moved to the Stormwater Best Management Practices Manual. For changes, see that document.</p>

New Ordinance Text	Current Ordinance Text	Notes
<p>146.5 <u>Water Quality Control and Infiltration Measures</u></p> <p>Water Quality Control and Infiltration Measures shall conform with the standards and procedures set forth in the Long Hill Township Stormwater Best Management Practices Manual.</p>		<p>Note: Renumbered</p> <p>Text in the current Ordinance has been moved to the Stormwater Best Management Practices Manual.</p>
<p>146.6 <u>Calculation of Stormwater Runoff and Groundwater Recharge</u></p> <p>Stormwater runoff shall be calculated in accordance with the Long Hill Township Stormwater Best Management Practices Manual.</p>		<p>Note: New</p>
<p>146.7 <u>Dry Well Requirements for Roof Runoff</u></p> <p>Runoff from roof areas shall be transported to dry wells or other stormwater control facilities for recharge of groundwater resource as specified in the Long Hill Township Stormwater Best Management Practices Manual.</p>	<p>146.7 <u>Dry Well Requirements for Roof Runoff and Runoff from Paved Recreation Courts</u></p> <p>a. Runoff from roof areas and paved recreation courts such as tennis and basketball courts and impervious patios shall be transported to dry wells for recharge of groundwater resources</p> <p>[List included in Long Hill Township Stormwater Best Management Practices Manual]</p>	<p>Note: Renumbered.</p> <p>Recreation courts, patios, etc. covered in other sections. This section revised for roof runoff only</p> <p>Text in the current Ordinance has been moved to the Stormwater Best Management Practices Manual.</p>

New Ordinance Text	Current Ordinance Text	Notes
146.8 Requirements for Selected Stormwater Management Measures	146.8 <u>Requirements for Selected Stormwater Management Measures</u> a. The requirement for detention basins shall be: [List included in Long Hill Township Stormwater Best Management Practices Manual .]	Note: Renumbered. Text in the current Ordinance has been moved to the Stormwater Best Management Practices Manual .
146.9 Planning and Design Standards for Maintenance and Repair The goal for the planning and design of a stormwater management facility is for its operation with the least practical amount of maintenance. To accomplish this, the facility shall be developed to eliminate avoidable maintenance tasks, minimize the long term amount of regular maintenance, facilitate the performance of required maintenance tasks, and reduce the potential for extensive, difficult, and costly remedial or emergency maintenance efforts. When practical alternatives exist, applicants should choose methods that require less maintenance. For specific guidelines see the Long Hill Township Stormwater Best Management Practices Manual .	146.9 Planning and Design Standards for Maintenance and Repair The goal for the planning and design of a stormwater management facility is for its operation with the least practical amount of maintenance. To accomplish this, the facility shall be developed to eliminate avoidable maintenance tasks, minimize the long term amount of regular maintenance, facilitate the performance of required maintenance tasks, and reduce the potential for extensive, difficult, and costly remedial or emergency maintenance efforts. When practical alternatives exist, applicants should choose methods that require less maintenance. For specific guidelines see the Long Hill Township Stormwater Best Management Practices Manual .	Note: Renumbered. Additions encourage treatment trains and non-structural methods Text in the current Ordinance has been moved to the Stormwater Best Management Practices Manual .
146.10 Safety Measures Safety measures are to be incorporated in the design of all stormwater and infiltration control projects. For specific guidelines see the Long Hill Township Stormwater Best Management Practices Manual .	146.10 Safety Measures Safety measures are to be incorporated in the design of all stormwater and infiltration control projects. For specific guidelines see the Long Hill Township Stormwater Best Management Practices Manual .	Note: Renumbered. Text in the current Ordinance has been moved to the Stormwater Best Management Practices Manual .

New Ordinance Text	Current Ordinance Text	Notes
<p>146.11 Submission of Storm Water Management Plan</p> <p>Whenever an applicant seeks municipal approval of major subdivision or major site plan subject to this Ordinance, the applicant shall submit a Storm Water Management Plan as part of the application. That plan shall conform to the specifications in the Long Hill Township Stormwater Best Management Practices Manual.</p>	<p>146.13 Stormwater Management Plan Approval</p> <p>The applicant's Stormwater Management Plan shall be reviewed as a part of the subdivision or site plan review process. The approving authority shall consult the Township Engineer to determine if all of the requirements have been satisfied and to determine if the project meets the standards set forth in this Section.</p>	<p>Note: Renumbered.</p> <p>Text in the current Ordinance has been moved to the Stormwater Best Management Practices Manual.</p>
<p>146.12 Stormwater Management Plan Approval</p> <p>The applicant's Stormwater Management Plan shall be reviewed as a part of the subdivision or site plan review process. The approving authority shall consult the Approving Engineer or designated reviewer to determine if all of the requirements have been satisfied and to determine if the project meets the standards set forth in this Section.</p>	<p>146.13 Stormwater Management Plan Approval</p> <p>The applicant's Stormwater Management Plan shall be reviewed as a part of the subdivision or site plan review process. The approving authority shall consult the Township Engineer to determine if all of the requirements have been satisfied and to determine if the project meets the standards set forth in this Section.</p>	<p>Note: Renumbered.</p> <p>Text in the current Ordinance has been moved to the Stormwater Best Management Practices Manual.</p>
<p>146.13 Checklist Requirements</p> <p>All stormwater management plans shall meet the requirements specified in the Long Hill Township Stormwater Best Management Practices Manual.</p>	<p>146.13 Stormwater Management Plan Approval</p> <p>The applicant's Stormwater Management Plan shall be reviewed as a part of the subdivision or site plan review process. The approving authority shall consult the Township Engineer to determine if all of the requirements have been satisfied and to determine if the project meets the standards set forth in this Section.</p>	<p>Note: Renumbered.</p> <p>Text in the current Ordinance has been moved to the Stormwater Best Management Practices Manual.</p>
<p>146.14 Responsibility for Operation. Maintenance. Repair. and Safety</p> <p>All developments requiring approval pursuant to this Section shall meet the operation, maintenance, repair and safety requirements as specified in the Long Hill Township Stormwater Best Management Practices Manual.</p>	<p>146.13 Stormwater Management Plan Approval</p> <p>The applicant's Stormwater Management Plan shall be reviewed as a part of the subdivision or site plan review process. The approving authority shall consult the Township Engineer to determine if all of the requirements have been satisfied and to determine if the project meets the standards set forth in this Section.</p>	<p>Note: Renumbered.</p> <p>Text in the current Ordinance has been moved to the Stormwater Best Management Practices Manual.</p>

New Ordinance Text

. 151.2 PARKING AREA DESIGN STANDARDS

a. There shall be adequate provision for ingress and egress to all parking spaces. The width of access drives or driveways shall be twenty-four (24) feet for two-way traffic and fifteen (15) feet for one-way traffic. **For small parking lots and low traffic areas these values may be reduced to eighteen (18) feet and twelve (12) feet, respectively for purposes of reducing impervious areas with the consent of the approving authority.**

No change

Current Ordinance Text

a. There shall be adequate provision for ingress and egress to all parking spaces. The width of access drives or driveways shall be twenty-four (24) feet for two-way traffic and fifteen (15) feet for one-way traffic..

b. The width of all aisles providing direct access to individual parking stalls shall be in accordance with the requirements set forth below. Only one-way traffic shall be permitted in aisles serving single-row parking spaces placed at an angle other than ninety (90) degrees.

Parking Angle Aisle Width (degrees) (feet)

0 (parallel parking) 12

30 11

45 13

60 18

90 (perpendicular parking) 24

d. No access drive, driveway or other means of ingress and egress shall be located in any residential zone to provide access to uses other than those permitted in such residential zone. }

Notes

Comment [MSOffice5]: To be reworded to better express the intent, which is to prevent thru-traffic across a lot to a different zone.

New Ordinance Text

. e. Sidewalks between parking areas and principal structures, along aisles and driveways; along public roads where required by the approving authority, and wherever else pedestrian traffic shall occur shall be provided with a width of four (4) feet of passable area and shall be raised six (6) inches or more above any parking area except when crossing streets or driveways. **Sidewalks shall be constructed to infiltrate 1.25 inches of stormwater into the soil through the use of permeable surfaces, adjacent swales, or other Best Management Practices.** Guardrails permanently anchored to the ground shall be provided in appropriate locations. Parked vehicles shall not overhang or extend over sidewalk areas.

f. The use of raised curbing in parking areas shall be prohibited except where required as part of a specific Best Management Practice with the consent of the approving authority and the Reviewing Engineer. Where such curbing is required, granite block materials shall be used. Raised curbing with curb cuts to direct runoff to appropriate stormwater management facilities may be used.

(A construction permit shall be required to pave driveways, parking lots and parking areas located in any zone. All such areas shall be included in lot coverage calculations)

Current Ordinance Text

e. Sidewalks between parking areas and principal structures, along aisles and driveways; along public roads where required by the approving authority, and wherever else pedestrian traffic shall occur shall be provided with a width of four (4) feet of passable area and shall be raised six (6) inches or more above any parking area except when crossing streets or driveways. Guardrails permanently anchored to the ground shall be provided in appropriate locations. Parked vehicles shall not overhang or extend over sidewalk areas.

f. ~~All parking areas shall be paved and curbed. Granite~~ block materials shall be used for all curbing. A construction permit shall be required to pave driveways, parking lots and parking areas located in any zone. All such areas shall be included in lot coverage calculations

Notes

Changes reflect goal of capturing storm water runoff.

Revised to require BMP for parking lot runoffs.

Comment [MSOffice6]: There may be existing exemptions to this.

New Ordinance Text

. g. All parking areas shall be paved. The type of paving material and the approach to stormwater management shall differ, depending on the nature of the use:

i. In areas of heavy use and/or areas used by commercial vehicles, standard impervious paving shall be used with stormwater managed in accordance with the New Jersey Best Management Practices Manual. This shall apply to all areas designated Harmfulness Class 1 in 146.7d.

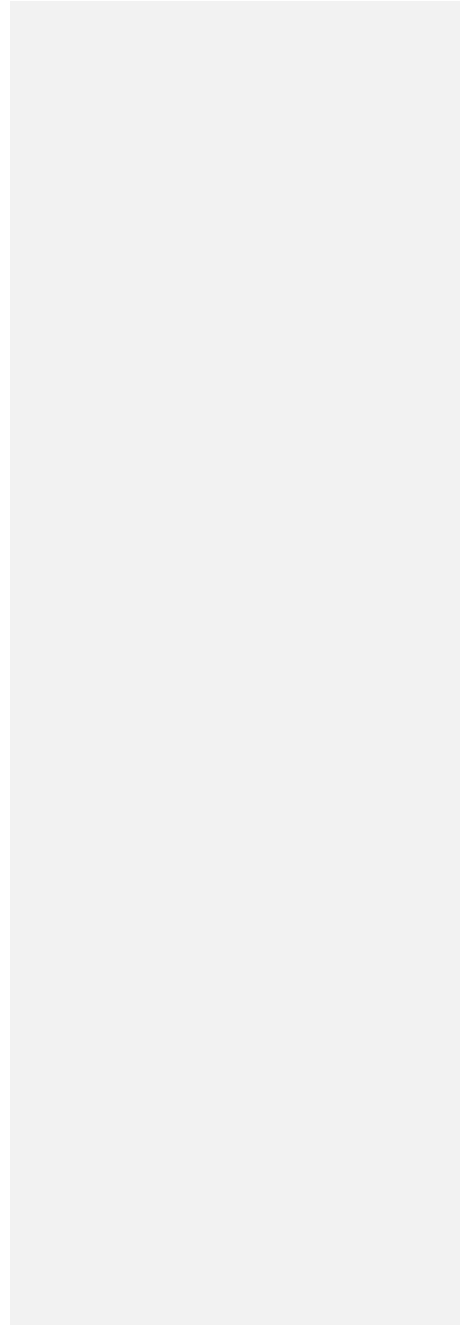
ii. In areas of low or intermittent use, permeable asphalt, permeable pavers, or other methods shall be used to promote infiltration in accordance with the New Jersey Best Management Practices Manual. Stormwater shall be directed to nonstructural areas that promote groundwater recharge. This shall apply to all areas designated Harmfulness Class 2 in 146.7d.

iii.. Signs shall be used to prohibit commercial vehicles from areas designated in paragraph b above

Current Ordinance Text

Notes

New Ordinance Text	Current Ordinance Text	Notes
<p>. 162.2 <u>Site Plan Review</u></p> <p>a. No construction permit or certificate of occupancy shall be issued for the construction of any new structure; for the addition or alteration to an existing structure; for creation of new parking stalls; for the construction of any ground sign; or for the addition of driveways or any paving on any property; or for any change in use or occupancy on any property until the following conditions have been met to the satisfaction of the appropriate Approving Authority as specified below:</p> <ol style="list-style-type: none"> 1. <u>Small Development</u> - any commercial or residential project that disturbs less than 2500 square feet of land and/or creates less than 1000 square feet of new impervious coverage shall not require site plan review so long as it meets the requirements for development with critical areas as defined in 142.1 and storm water management as defined in 146.1 a. 2. <u>Minor Development</u> - any commercial or residential project (including existing conforming nonresidential or multifamily residential buildings) that disturbs between 2500 square feet and 43,560 square feet of land (1 acre) and/or creates more than 1000 square feet but less than 10,890 square feet (¼ acre) of new impervious coverage and/or requires fewer than five (5) additional parking stalls, shall require minor site plan approval and shall meet the conditions for storm water management as defined in 146.1.b. 	<p>No construction permit or certificate of occupancy shall be issued for the construction of any new structure; for the addition or alteration to an existing structure; for creation of new parking stalls; for the construction of any ground sign; or for the addition of driveways or any paving on any property; or for any change in use or occupancy on any property until a major site plan has been reviewed and approved by the Planning Board or Zoning Board of Adjustment, as the case may be, except that:</p> <ol style="list-style-type: none"> 1. A construction permit for a detached single or two-family dwelling used solely for residential purposes and its customary accessory structures on one (1) lot shall not require site plan review, except that home offices and family day care homes shall require minor site plan approval. 2. A construction permit for any addition, alteration or modification to an existing conforming nonresidential or multifamily residential building which will result in less than five hundred (500) square feet of additional building coverage and/or require fewer than five (5) additional parking stalls shall require minor site plan approval. 	<p>The current language in effect exempts “detached single or two -family dwelling used solely for residential purposes and its customary accessory structures on one (1) lot” from compliance with other key ordinance provisions and any kind of formal review.</p> <p>This language pulls together definitions of “Small, Minor and Major Developments” to support and agree with Site Plan Review and eliminates any confusion about what constitutes “building coverage.”</p>



- New Ordinance Text**
3. . In addition to the above, home offices and family day care homes shall require minor site plan approval.
 4. **Major Development - any commercial or residential project that disturbs more than 43,560 square feet of land (1 acre) and/or creates more than 10,890square feet (¼ acre) of new impervious coverage shall require major site plan approval as described herein, and shall meet the conditions for storm water management as defined in 146.1.c.**
 5. Changes in use or occupancy at existing industrial uses in any zone and all properties within the LI-2 zone district² and other uses which fail to meet the checklist submission requirements for an administrative site plan waiver set forth in subsection 163.4 herein below may be permitted to a waiver of normal site plan requirements upon a finding by the Planning Board that the existing site improvements meet the development design standards specified in Section 150 of the Township Land Use Ordinance. Failure to meet said standards shall require the applicant seeking the change in use or occupancy to submit a minor or major site plan, as specified by the Planning Board

Current Ordinance Text

Notes

See: (Ord. No. 104-02 § 1;
Ord. No. 149-04 §§ 5, 7; Ord.
No. 230-08 § 8)

The revised text was approved pending noted minor amendments by unanimous vote of the Long Hill Township Planning Board on 08DEC2009. Final version to be scheduled for public hearing in early 2010.

Appendix VI

Summary of In-Kind, Professional, and Staff Contributions

Time Sheet Summary

	Rate	TotHrs	In-Kind	Township	
In-Kind (Vol)	\$15	1802.5	\$27,038		
Planner (Plan)	\$30	103		\$11,330	
Administrator (TA)	\$30	32.5		\$4,875	
PB Attorney (Att-p)	\$30	7.5		\$1,350	
Twp. Attorney (Att-t)	\$30	0			
Engineer (Eng)	\$30	64.5		\$11,610	
PB Administrator (PBA)	\$30	51		\$2,550	
		2061	\$27,038	\$31,715	\$58,753