TOWNSHIP OF LONG HILL

MASTER PLAN
AND
DEVELOPMENT REGULATIONS
REEXAMINATION REPORT

Prepared for:
The Long Hill Township
Planning Board
10 December 2013

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Shamrock Enterprises, Ltd.
NJ License #5348

The Original Of This Report Was Signed And Sealed Accordance With N.J.S.A. 45:14a-12

Final adopted version Master Plan Reexamination 121013

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 ten years; and,

WHEREAS, The last Master Plan Reexamination report was adopted in 2003; and,

WHEREAS, The Long Hill Township Planning Board has prepared a new reexamination report with the assistance of Township Planner Kevin O'Brien which has been the subject of discussion at twelve Planning Board meetings and a noticed public hearing; and,

WHEREAS, the Planning Board is of the opinion that the document referred to herein adequately addresses the matters to be covered in a reexamination report, as required by N.J.S.A. 40:55D-89:

NOW THEREFORE BE IT RESOLVED, that the Long Hill Township Planning Board hereby adopts the December 2013 Reexamination of the Master Plan and Development Regulations, as referenced above; and,

BE IT FURTHER RESOLVED, that the Planning Board 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, 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 10th day of December, 2013.

Dawn V. Wolfe

Dawn V. Wolfe
Administrator/Secretary

I. INTRODUCTION

The people of Long Hill love their community. One can see this love at the Memorial Day parade, at Little League and soccer games and at community events such as the Freedom bike race, the annual carnival, fireworks and during any summer afternoon 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, canoeing the Passaic River and observing the birds at the Raptor Trust.

The villages that make up Long Hill Township -- Gillette, Stirling, Millington, Meyersville and Homestead Park -- are all essential parts of the whole and each form an integral part of the community.

Long Hill Township is situated in the southernmost section of Morris County and occupies an area of approximately twelve square miles. It is roughly rectangular in shape – spanning 28,000 feet across its widest east-west axis and 15,000 feet along a north-south axis.

The municipality's boundaries are framed by five adjoining municipalities: Harding and Chatham Townships (also in Morris County) to the north and east; Berkeley Heights Township in Union County to the southeast; and, to the west and south, Warren and Bernards Townships in Somerset County.

Much of the northern part of the Township is occupied by the Great Swamp National Wildlife Refuge while the Passaic River and its flood plain meander along Long Hill's western and southern boundaries. These two natural resource areas account for almost half of the Township's area.

4. AN OVERVIEW OF LONG HILL TOWNSHIP'S MASTER PLAN AND ZONING

The Planning Board of Long Hill Township was established in 1944 and charged with exercising those powers pertaining to municipal growth and development, including the preparation and maintenance of a Township Master Plan. Although zoning was first adopted in the Township in 1937, the first Master Plan was not completed until 1958. A new plan was prepared in 1964 and revisions were made in 1967 and 1972. Fifteen years later, in 1987, the plan was further revised and a Reexamination Report was adopted in 1994.

In 1995 the Township Planning Board undertook a major overhaul of the Master Plan, holding multiple hearings with input from all areas of the community. Adopted on April 23, 1996, the Master Plan contained sections on:

> Introduction; Goals of the Master Plan; Land Use Plan Element; Housing Plan Element; Circulation and Sidewalk Plan Element; Utilities Service Plan Element; Community Facilities and Recreation Plan Element; Conservation Plan Element; Historic Preservation Plan Element; Recycling Plan Element; Millington Development Plan; Meyersville Development Plan; Gillette Development Plan; Stirling Development Plan; and Valley Road Business District Plan.

In addition, the Master Plan contains background studies on:

> Population, Housing and Employment Characteristics; Existing Land Use; Circulation; Community Facility and Services; Natural Resources; Housing; Area Planning Considerations; Water and Sewer Service; Planning Issues; and Summary of Background Studies.

The Master Plan was reexamined in 2003 in the Master Plan and Development Regulations Reexamination Report and adopted on 25 November 2003.

The Master Plan has been updated with various Elements since 2003:

Stormwater Management Plan, adopted 16 March 2007
Housing Element and Fair Share Plan, adopted 16 December 2008
Meyersville Hamlet Element, adopted 12 May 2009
Valley Road Business District Element, adopted 26 June 2012

The Township's interest in this reexamination report is not only to satisfy the statutory requirements of the reexamination process, but to use the process as a starting point for further analysis and refinement of the Township's zoning ordinances. It is anticipated that the Township will be augmenting and revising its plans, as necessary, in order to chart a clearly identified course for the future development of the community.

5. OVERALL MASTER PLAN GOALS

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 a general absence of large non-residential land uses. Its commercial development is anchored by the Valley Road business district and four neighborhood business districts. Overall, the Township is one of the least dense and most scenic municipalities in Morris County.

In many ways, Long Hill Township is a rural oasis in a region otherwise characterized by suburban residential tract development, highway commercial uses, corporate offices and interstate highways. When juxtaposed against these neighboring land uses, 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.

It is the express purpose of this Master Plan Reexamination to preserve and enhance these unique characteristics of the Township through the following overall Master Plan goals:

1. To conserve and enhance the essential rural and residential character of Long Hill Township in order to best provide for the health, safety and general welfare of all Township residents.

2. To maintain the Township's identity as a fundamentally low density residential community and insure that future development is compatible with, and sensitive to, existing residential areas and established neighborhoods.

3. To insure that new commercial development within the Township is in scale with and oriented to the shopping, service, and other needs of Township residents both in terms of design and use.

4. To insure that road improvements along County and Township roadways are limited to those that address existing traffic safety problems and are undertaken in ways that strongly support the overall

goals of this Master Plan and preserve and enhance the tree-lined roads that help create the desired rural character of the Township.

5. To continue to develop and maintain a trail system throughout the Township that will provide circulatory links to the Township's residential, business, recreational, and open spaces areas and enhance local appreciation of, and recreation in, the Township's many natural resources.

6. To preserve, protect and enhance the natural resources of the Township and to make environmental issues a central part of the planning process in Long Hill.

7. To enhance and continue the sound long-range planning practices that merge major Township buildings, storm and sanitary sewers, natural trails and open spaces, recreational areas, community services, residential areas and roadways into an infrastructure that is resident and pedestrian friendly, and which supports the goal of preserving the Township's rural character.

8. To enhance the pedestrian environment and encourage improvements that increase safety and facilitate pedestrian circulation.

9. To preserve and enhance waterfront areas along the Passaic River and to complete the Riverwalk trail along the river.

10. To promote ecotourism of the Great Swamp and the Upper Passaic River for appropriate conservation oriented economic development as well as conservation purposes.

11. To implement a Complete Streets program with an emphasis on safe routes to school through the planning, design, construction, maintenance and operation of new and retrofit transportation facilities, enabling the safe access and mobility of pedestrians, bicyclists, transit users and people of all ages and abilities.

12. To make the safety of residents, visitors and property during natural disasters an essential part of the land use planning process.

This Master Plan also embraces the following goals for each of its individual plan elements as listed below.

A. LAND USE AND HOUSING

1. To conserve and enhance the essential rural and residential character of Long Hill Township in order to provide for the health, safety and general welfare of all Township residents.

2. To maintain the Township's identity as a fundamentally low density residential community and insure that future development is compatible with, and sensitive to, existing residential areas and established neighborhoods.

3. To insure that new commercial development within the Township is in scale with and oriented to the shopping, service, and other needs of Township residents both in terms of design and use.

4. To encourage neighborhood oriented land uses in the village business districts of Gillette, Meyersville, Millington and Stirling and to insure that such development does not encroach upon surrounding residential areas.

5. To uniformly encourage the upgrading, maintaining and beautification of nonresidential properties throughout the Township, including improved building design, landscaping, signage, screening and other site improvements.

6. To assure the safety of citizens and property and the effectiveness of first responders during natural disaster events by identifying needs and strategies to develop a regional watershed based approach to stormwater management through best practices.

7. To continue to plan a Valley Road Business District that is highly accessible to pedestrians, hikers, bikers, transit and automotive modes of travel and as a place where people stroll, walk, talk, work attend cultural and entertainment events, buy food and drink and conduct civic and other business.

B. CIRCULATION

1. To insure that road improvements along County and Township roadways are limited to those that address existing traffic safety problems and are undertaken in ways that strongly support the overall goals of this Master Plan and preserve and enhance the tree-lined roads that help create the desired rural character of the Township.

2. To insure that the design of new roads and the upgrading of existing roads are undertaken in a manner that is sensitive to the environment, existing streetscapes and rural character of the Township.

3. To encourage the development of new sidewalks in areas of relatively high pedestrian traffic and to encourage the use of creative sidewalk design wherever appropriate to honor the Township's treed corridors and rural streetscapes.

4. To develop a trail system throughout the Township that will provide circulatory links to the Township's residential, business, recreational, and open space areas and enhance local appreciation of, and recreation in, the Township's many natural resources.

C. UTILITY SERVICE

1. Maintain the adequacy of the existing sewer system.

2. Ensure that sewerage treatment capacity is adequate to meet the future needs of the Township.

3. To discourage major sewer line extensions unless needed to reach areas of significant septic dysfunction.

D. STORM WATER MANAGEMENT

1. To insure that storm water runoff impacts from new land development do not threaten the Township's natural resources, including, but not limited to: critical areas; wetlands; steep slopes and the Great Swamp.

2. Reduce flood damage, including damage to life and property.

3. Minimize, to the extent practical, any increase in stormwater runoff from any new development; reduce soil erosion from any development or construction project.

4. Assure the adequacy of existing and proposed culverts and bridges, and other in-stream structures.

5. Maintain groundwater recharge.

6. Maintain the integrity of stream channels for their biological function, as well as for drainage.

7. Minimize pollutants in stormwater runoff from new and existing development to restore, enhance, and maintain the chemical, physical, and biological integrity of the waters of the state, to protect public health, to safeguard fish and aquatic life and scenic and ecological values, and to enhance the domestic, municipal, recreational, industrial, and other uses of water.

8. Protect public safety through the proper design and operation of stormwater basins.

E. COMMUNITY FACILITIES AND RECREATION

1. To establish a sound long-range planning program that merges major Township buildings, storm and sanitary sewers, natural trails and open spaces, recreational areas, community services, residential areas and roadways into an infrastructure that is resident and pedestrian friendly, and which supports the goal of preserving the Township's rural character.

2. To augment existing recreational facilities with the development of additional facilities, including ball fields, soccer fields, trails and other facilities designed for the benefit of all segments of the Township population.

3. To continue the development of Township pocket parks.

4. To cooperate with the Board of Education in setting and achieving goals of Town wide interest.

F. CONSERVATION

1. To encourage ecotourism and promote river, hiking and biking leisure activities. In addition to providing a direct economic benefit, ecotourism fosters a positive conservation attitude.

2. To preserve and restore the Township's natural resources, including its open space areas and treed corridors.

3. To make environmental Best Management Practices ("BMP"), as defined by the *New Jersey Stormwater Best Management Practices Manual*[1] (NJBMP) and the appropriate sections of the Long Hill Township Land Use Ordinances, an integral part of land development projects.

4. To make stormwater management a central feature of all land development projects, with the minimum goal being no net increase in rate, volume, or pollution levels of stormwater following development.

5. To follow a detailed environmental assessment procedure for all Major Development proposals in the Township in accordance with the Township's Environmental Impact Statement Ordinance, using BMP to minimize both on-site and off-site environmental disturbance.

6. 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.

7. To encourage the ongoing acquisition of open space by Long Hill Township and by County, State, and Federal governmental agencies.

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[1] BMP refers to Major Development as defined by N.J.A.C. 7:8-1.1 et seq., which governs any land disturbance of one acre or more or one quarter acre or more of development.

8. To encourage greater tree preservation and planting efforts in the Township through targeted tree preservation and removal, the formation of a tree bank and street tree planting programs and the continuation of development review procedures aimed at tree preservation.

9. To support where appropriate regional efforts aimed at protecting and restoring the ecosystems of the Great Swamp and the Passaic River corridor.

10. To prepare and adopt additional ordinances that further protect and enhance the environment of the Township.

11. Support Long Hill Township *Resolution 12-190 Flood Damage* and the Passaic River Basin Flood Advisory Commission 15 Point Plan by:

a. Expanding and expediting floodway buyouts with State Blue Acres and FEMA funds;

b. Encouraging home elevation projects in flood prone areas if acquisition is not an option;

c. Buying undeveloped land for use as a flood storage area; and

d. Initiating de-snagging and shoal dredging efforts to facilitate improved Passaic River flow.

G. HISTORIC PRESERVATION

1. To promote the preservation of historic structures, sites, districts, valuable historic resources, cultural/historic landscapes (land and buildings) and particular places of historic happenings.

2. To maintain a Historic Preservation Commission which will have among its charges the preparation and maintenance of a historic site and streetscapes inventory; the preparation of recommendations to the Planning Board on the subject of the historic plan element of the Master Plan and other plan elements affecting historic sites and streetscapes; the preparation of advice on the inclusion of historic sites and streetscapes in the Township's capital improvement program; the

preparation of advice on development applications before the Township; the preparation of written reports on the application of the zoning ordinance on historic preservation matters, and other advisory, educational and informational functions relating to historic preservation.

H. RECYCLING

1. To continue and expand the Township's ongoing recycling efforts.

6. CRITERIA "A" AND "B" - PROBLEMS AND OBJECTIVES IN 2003 AND THEIR STATUS TODAY

Since the adoption of the 1996 Master Plan and the 2003 Reexamination there have been very few changes in the assumptions, policies, and objectives forming the basis for the Master Plan and Development Regulations.

Recent development within Long Hill Township makes the vast majority of the goals and objectives cited in the 1996 Master Plan and 2003 Reexamination still relevant today. While development pressures still exist, it appears that the most desirable land within the Township has reached build-out. Development today is located in the more environmentally sensitive areas of the Township and in areas that are less accessible. Infill development also occurs more frequently than in the past. Locally, there is a growing perception that further unchecked development is less than advantageous given the need to retain the desirable characteristics of the Township, to preserve open space, and to protect plant and wildlife habitats including streams, lakes, rivers, woodland and hills from the adverse impacts of development.

Pressure continues to be exerted on the Township's infrastructure, particularly sanitary sewers. A voluntary ban on sewer hookups since 2001 has led again to a reliance on septic systems for new development.

The need for additional recreational lands and open space for both active and passive recreation is being addressed at the municipal level. The Township has added athletic fields and a senior center, both of which provide much needed recreational opportunities for Township residents.

External changes that have an effect on planning in Long Hill are enumerated below.

State Development And Redevelopment Plan

In June of 1992 the State Development and Redevelopment Plan was adopted. The plan divides the State into planning areas and establishes numerous policies with respect to where development should take place, where infrastructure should be provided and how State funds should be appropriated. After much deliberation with the County as part of the "Cross Acceptance" process, the Township received the designation of an Environmentally Sensitive Planning Area (Planning Area 5), described by the plan as "large contiguous land areas with valuable ecosystems and wildlife habitats." In addition to the Planning Area 5 designation, four "centers" were identified in the Township. The State Plan recommends that, if appropriate, higher density development be located in such centers, rather than in the surrounding environmentally sensitive areas. For Long Hill Township, the four centers include three existing villages: Gillette, Millington and Stirling, and one existing hamlet: Meyersville.

On March 1, 2001 the New Jersey State Planning Commission adopted a revised New Jersey State Development and Redevelopment Plan that included a State Plan Policy Map that continues to place Long Hill Township in an Environmentally Sensitive Planning Area (Planning Area 5).

Since the 2001 adoption the State Plan has not changed. The Township participated in the 2007 Cross Acceptance process through Morris County, but no plan has been adopted at the State level.

Long Hill Township does not anticipate a change in our designation as an Environmentally Sensitive Planning Area PA-5 in any future State Plan.

Affordable Housing

The affordable housing obligation for 1987 – 1999 in Long Hill has been set as zero. Recently the NJ State Supreme Court ruled that the third round growth share methodology used the COAH was not

consistent with the Fair Housing Act and demanded that a new methodology be devised.

Long Hill Township has a current credit of a minimum of 70 housing units with the Council. .With the Council on Affordable Housing (COAH) deliberating new guidelines on affordable housing, the township should keep aware of the ongoing discussion.

Any future development in the Township will have to be monitored by the Planning Board for impact on the Township's future affordable housing obligations.

SUMMARY OF CHANGES IN PROBLEMS AND OBJECTIVES SINCE 1996 AND 2003

Following adoption of the 1996 Master Plan and the 2003 Reexamination, the Township has periodically amended its Zoning Ordinance to address concerns raised by the 1996 and 2003 plans as well as the new issues that have arisen. The changes can be characterized as minor modifications which are intended to reinforce the integrity of the established zones.

7. CRITERIA "C" ITEMS - SIGNIFICANT CHANGES

The Planning Board reviewed the criteria "C" items at several Planning Board meetings and decided that the following issues comprised significant changes to assumptions, policies and objectives of the Township.

Criteria "C"

c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.

A. FLOODING/STORMWATER

1. Historic nature of the severe storms since 1999.
2. Building in the flood plain.
3. Available federal, state and county funding to buy flood impacted properties.
4. Abandoned properties and structures in the flood plain.
5. River desnagging and maintenance with our other governmental partners.
6. Single family homes are currently exempted from critical area setback requirements for both principal and accessory uses and building is allowed in a critical area.

B. SEWER

1. Capital improvements for sustainable operation of plant, sewer system and pumping stations.
2. Regular maintenance to reduce future infrastructure issues.
3. Enhancements to sewer capacity, if required.

C. RECREATION

1. Sustainable Riverwalk trail.
2. Connect residents to the river.
3. More property along the river needed for recreation.
4. Condition of the Passaic River Park, owned by Morris County.
5. Lack of knowledge of the walking and biking trails in town by the public.

D. COMMUNITY IMPROVEMENTS

1. Safe routes to school, including sidewalks.
2. Police Dept building flooding.
3. Future use of the Millington School House.
4. Visual appearance of Valley Road.
5. Visual appearance of Valley Mall - sidewalks, parking lots, landscaping and signs.
6. Emergency Management.
7. Complete Streets that are safe for all users.
8. Awning signs in commercial and industrial zones.

E. UTILITIES

1. Lack of communications between utility companies and the Township in times of emergency.

F. ZONING

1. Appropriateness of the Office zone designation.
2. Appropriateness of the current zoning around Warren Avenue and Union Street.
3. Appropriateness of current zoning of large properties in R-2 zone on south side of Valley Road west of Main Avenue.
4. Through and corner lot setback regulations.

5. Drywells are currently defined as critical areas in Section 146.6 and may create a hardship for homeowners attempting to mitigate stormwater.
6. The R - MF and townhouse zones are quite similar in bulk requirements and could possibly be consolidated.
7. Can graphics be included with ordinance definitions.
8. Building coverage is not defined in the Ordinance.
9. There are many substandard lots in residential zones.
10. The Ordinance does not contain the current ADA regulations.

G. PLANNING

1. Valley Road draft Ordinance.
2. Millington TDR study.
3. Architectural and building standards.
4. Environmental Ordinances.
5. Morristown Road rezoning.

8. CRITERIA "D" ITEMS - RECOMMENDATIONS

Criteria "D" deals with the changes recommended for the master plan or development regulations:

d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

A. FLOODING/STORMWATER

1. Use the Township's knowledge of the historic nature of the severe storms since 1999 to plan for catastrophic events.
2. Do not allow any new construction in the flood plain except for that which has the potential to reduce flood damage.
3. Investigate all available federal, state and county funding to buy flood impacted properties.
4. Remove structures from abandoned properties in the flood plain.
5. Continue river desnagging and maintenance with local, county and state resources.
6. The Board should investigate whether single family homes should be exempt from critical area setback requirements for both principal and accessory uses and there should be no building in a critical area.

B. SEWER

1. Support capital improvements for sustainable operation of plant, sewer system and pumping stations.
2. Continue regular maintenance to reduce future infrastructure issues.
3. Provide enhancements to sewer capacity, if required.

C. RECREATION

1. Continue to develop a sustainable Riverwalk trail.

2. Connect residents to the river through ongoing education and Township programs.
3. Seek more property along the river for recreation purposes.
4. Work with Morris County to improve the Passaic River Park.
5. Prepare brochures and establish an internet presence to provide knowledge of the walking and biking trails in town.

D. COMMUNITY IMPROVEMENTS

1. Continue to work with other public agencies to establish safe routes to school, including sidewalks where needed
2. Work with the Police Dept. to address flooding in Police Headquarters
3. Discuss and establish the future use of the Millington School House
4. Improve the visual appearance of Valley Road
5. Improve the visual appearance of Valley Mall - sidewalks, parking lots, landscaping and signs
6. Continue to provide for a strong Township Emergency Management team
7. Establish a complete streets program that would identify areas of concern where sidewalks and other measures should be considered to make the streets safer for all users.
8. Establish a complete streets program that would identify areas of concern where sidewalks and other measures should be considered to make the streets safer for all users.
9. Awning signs should be allowed in commercial and industrial zones.

E. UTILITIES

1. Establish policies to improve the lack of communications between utility companies and the Township in times of emergency.

F. ZONING

1. Investigate the appropriateness of the Office zone designation
2. To investigate whether to expand the C Zone to the area of Warren Avenue and Union Street in response to the continued flooding in the area.
3. To consider expanding the C Zone to include some of the larger properties in the R-2 Zone along the south side of Valley Road west of Main Avenue.
4. The Board should discuss how to appropriately regulate all through and corner lots.
5. The Board should investigate whether drywells should be defined as critical areas in Section 146.6 as this creates a hardship for homeowners attempting to mitigate stormwater.
6. The Board should consider whether the R - MF and townhouse zones should be studied for possible consolidation and uniformity in the ordinance.
7. The Board should consider whether graphics should be included with ordinance definitions when possible.
8. The Board should investigate whether to define building coverage in the Ordinance.
9. The Board should consider studying the lot sizes in residential zones because many lots are substandard.
10. The ordinance should be amended to refer to the current ADA code and not specify handicapped parking standards that have changed over the years.

G. PLANNING

1. Complete the Valley Road draft Ordinance.
2. Complete the Millington TDR study.
3. Discuss and complete the Architectural and building standards.
4. Discuss and complete the Environmental Ordinances.
5. Complete the Morristown Road rezoning study.

9. CRITERIA "E" REDEVELOPMENT

The Township of Long Hill does not anticipate the designation of any areas as "areas in need of redevelopment" nor does it anticipate the adoption of a redevelopment plan pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A et seq.

10. CONCLUSION

The planning goals and objectives of Long Hill Township which are set forth in the 1996 Master Plan and the 2003 Reexamination have served the municipality well. They highlight the character of the community and articulate the nature and quality of development which should be allowed in this nearly built-out municipality. Except as specifically recommended in this Reexamination Report, the Planning Board expressly re-affirms the Goals and Objectives for Long Hill Township contained in the 1996 Master Plan and the 2003 Master Plan Reexamination.

11. TOWNSHIP BOARDS AND STAFF

The Planning Board thanks the many concerned citizens who assisted the Planning Board with their time, dedication and knowledge of our community. We also give our thanks to the selfless volunteers who make up the following bodies:

TOWNSHIP COMMITTEE

Guy Piserchia, Mayor
Cornel Schuler, Deputy Mayor
Mike Mazzucco
Bruce Meringolo
Brendan Rae, Ph.D.
Guy Roshto

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Dawn Wolfe, Planning & Zoning Administrator
Barry Hoffman, Esq., Board Attorney
Thomas Lemanowicz, P.E., Board Engineer
Kevin O'Brien, P.P., Township Planner

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