

Plans, Master Plans and Amendments

Report to the Board September 13, 2023, through October 12, 2023

Municipality	Long Hill Township
Document	Long Hill Township Master Plan
Public Hearing	10/10/23
Summary	Comprehensive Master Plan Update addressing goals, land use, open space, circulation, historic preservation, conservation, sustainability, utilities, and relationship to other plans.

- Long Hill Township last adopted a full master plan in 1997, which was reexamined in 2003 and 2013. Several standalone plan elements were also adopted between 2009 and 2018. The draft Master Plan identifies fundamental issues that inform the development of the plan elements. The Plan notes that more than 55% of the Townships land area is preserved open space and the remaining land is over 95 percent built up, primarily with residential use. The Plan reports that commercial uses are declining, most industrial uses are obsolete and there is a very high vacancy rate. It notes that the most attractive use for these properties “will inevitably be higher density housing” and that a major purpose of the master plan is to support the repurposing or replacement of obsolete structures and uses with whatever uses are economically attractive to developers. The Plan also notes that the wastewater system has severe inflow and infiltration problems, overloading the treatment plan and leading to a voluntary sewer ban on new connections since 2000. The Plan also notes various long-term issues associated with the administration of the zoning ordinance, e.g., 40% of residential lots do not meet current bulk standards and a large number of lots are split between residential and commercial zones.
- The three identified land use goals are 1) mitigate vulnerability to natural hazards and climate-change related impacts and make the safety of residents, visitors and property during natural disasters an essential part of the planning process 2) develop and enhance the economic vitality of commercial areas and 3) encourage land uses that protect the predominantly residential character of the Township. Recommendations common to all land use districts are 1) confront flooding by protecting the Township’s natural areas, 2) maintain the existing low density of Long Hill Township, 3) review, rationalize and update zoning districts and regulations and 4) adopt an Electric Vehicle (EV) ordinance and encourage EV spaces at public venues.
- The Plan identifies the characteristics and challenges of its five commercial centers: Millington, Stirling, Meyersville, Gillette Village and Downtown Long Hill (a.k.a. Valley Road Business District). Recommendations common to commercial and industrial districts focus on the use of the Local Redevelopment and Housing Law to implement design guidelines to improve aesthetics, updating the sign ordinance and making walkable neighborhoods a priority within the Township’s villages. Specific changes for each commercial center / village area are provided.

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Report to the Board September 13, 2023, through October 12, 2023

Municipality	Borough of Mountain Lakes
Document	Mountain Lakes Reexamination Report
Public Hearing	10/26/23
Summary	Reexamination in accordance with MLUL 40:55D-89

- The Mountain Lakes Reexamination Report (Report) outlines the problems and objectives relating to land development, goals and objectives as addressed in the last Mountain Lakes Comprehensive Master Plan adopted in 2013. The Report discusses the extent to which problems and/or objectives identified in the 2013 Master Plan have been addressed, reduced or increased. These include issues such as home size on small lots, tree protection, addressing affordable housing requirements, senior housing needs, changing state regulations, continued circulation issues, potable water and the presence of PFAS in drinking wells, infrastructure improvements, development of a lake management plan, the protection of historic resources, changes in recreational facilities, and changes to permitted uses in commercial zones. Ordinance amendments adopted since 2013 are outlined. State and County plans, rules and regulations adopted since 2013 are also summarized.
- Recommended changes are summarized as follows:
 - Update the Recycling Plan.
 - Incorporate the protection of existing topography to reduce current cut and fill landscape trends into various master plan elements.
 - Increase discussion of water supply protection into various master plan elements.
 - Promote the protection of existing and native shade trees on public and private property.
 - Update the stormwater management plan to address harmful algal blooms.
 - Review land use policy along the Rt. 46 corridor and Midvale area.
 - Continue to pursue historic preservation grants to protect local historic structures.
 - Explore opportunities for senior housing and promote methods to address affordable housing.
 - Include a climate change-related Hazard Vulnerability Assessment in the Land Use Plan.
 - Address amendments to the MLUL within the Borough’s Land Development Ordinance.
 - Overhaul Borough Ordinances to address state requirements and ordinance subcommittee proposals.
 - Seek to eliminate split lot zoning where possible.
 - Update lighting and signage standards to reflect new technology and laws.
 - Create and promote more opportunities for pedestrian and bicycle circulation.
 - Improve public transit opportunities by lobbying the State to improve the railroad line that connects Mountain Lakes to Boonton, Montclair, Newark, Hoboken and New York and other areas.
 - Promote the redevelopment of the Midvale area to promote a mix of housing and commercial uses while protecting historic buildings.
 - Evaluate the benefits and risks of opting-into Highlands RMP conformance.
- The Planning Board has no recommendations regarding the necessity or desirability for a Redevelopment as may be addressed under the Local Redevelopment and Housing Law