

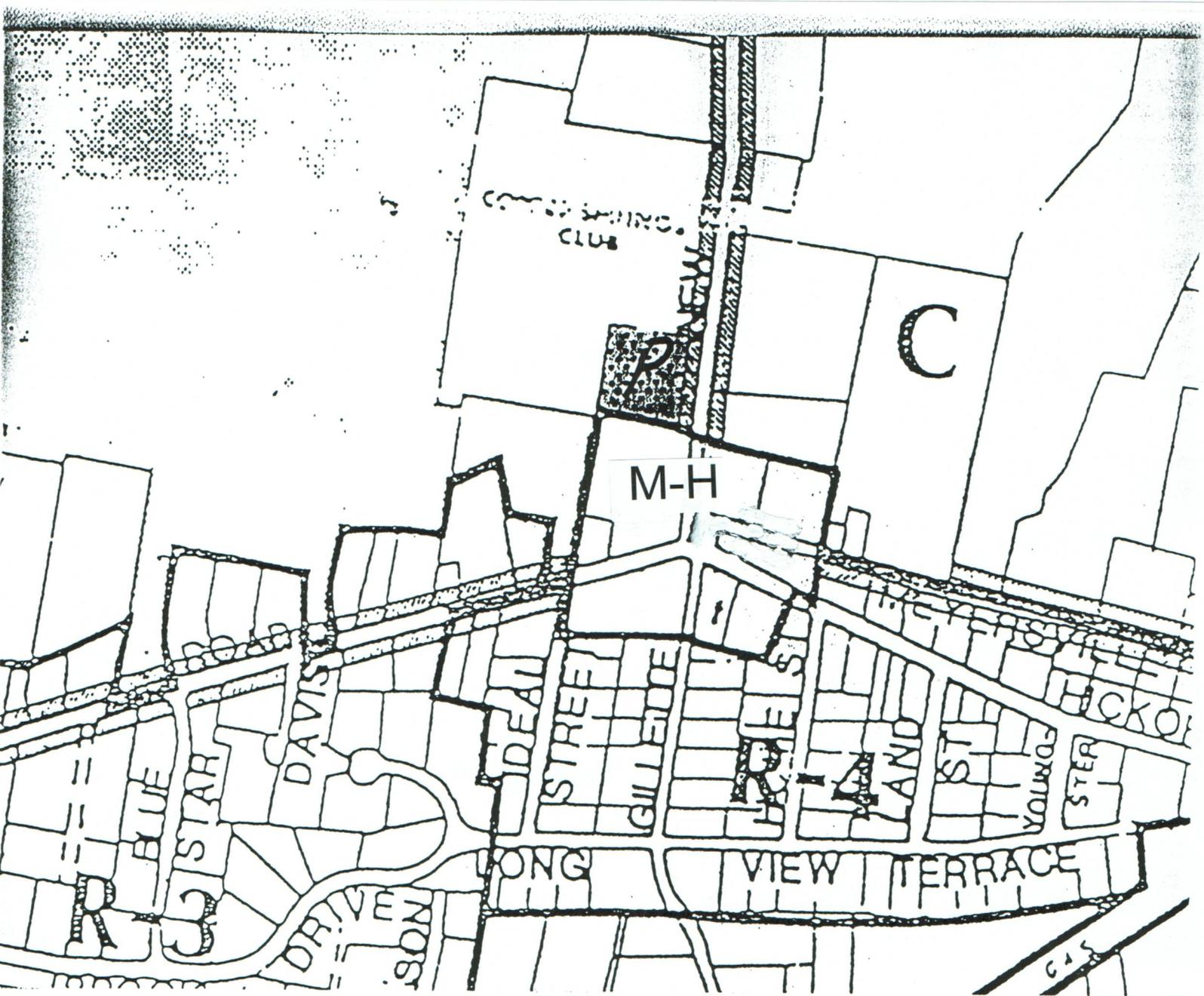
## **VII. MAPS**

- A. CURRENT ZONING OF MEYERSVILLE
- B. PROPOSED ZONING DISTRICTS
- C. MEYERSVILLE CIRCLE
- D. AERIAL PHOTO

# A. CURRENT ZONING OF MEYERSVILLE



B. PROPOSED ZONING DISTRICTS

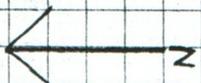


# C. MEYERSVILLE CIRCLE

Meyersville Circle

Traffic Counts

Wednesday, 18 March 2009



North Vernon Rd  
South  
North

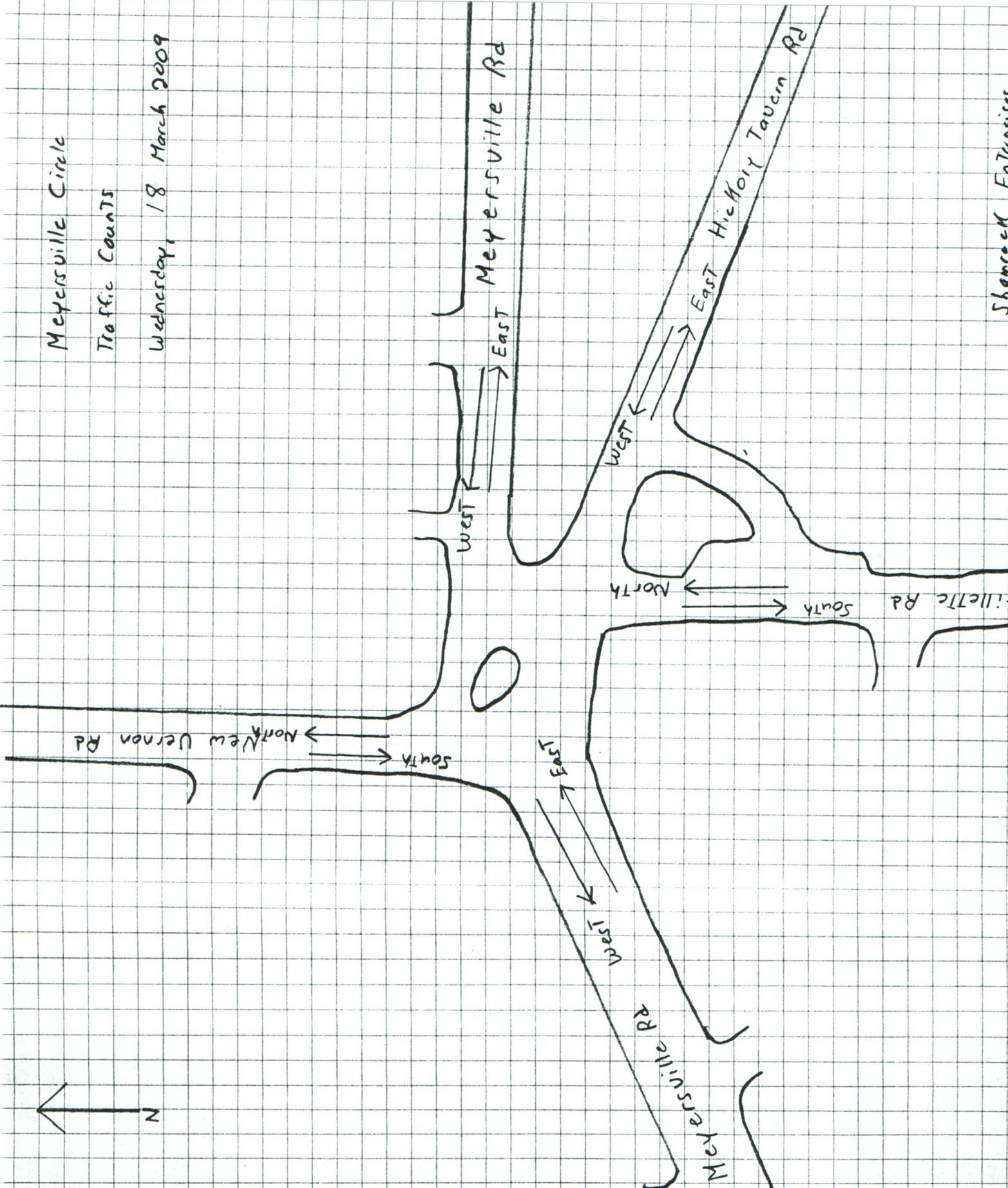
Meyersville Rd  
East  
West

West  
East  
Meyersville Rd

South  
North

East  
West  
East Hickory Tavern Rd

Shanrock Enterprises



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
- G. 1994 MEYERSVILLE MASTER PLAN ELEMENT

## 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.

Meyersville Survey Final report to PB 041409

## SURVEY RESULTS

ITEM	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
<b>OVERALL APPEARANCE</b>					
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 Committee should consider combining public/private funding to finance the improvements in Meyersville.	28	8	13	13	8
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
<b>TRAFFIC/TRANSIT</b>					
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
<b>HOUSING</b>					
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
<b>RETAIL</b>					
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
<b>ZONING REGULATIONS</b>					
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
<b>POST OFFICE</b>					
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 ( <u>stories/feet</u> )	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 (feet)	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

Property review of Meyersville Hamlet Properties – Proposed M-H Zone

Property	Lot area	Building Floor Area	Floor Area Ratio (FAR)	Owner
B 13901, L 1.01 609-615 Meyersville	55,016 SF	2385 SF	.04	Restore Meyersville LLC Casa Maya
B 13905, L 15				Trading Post
B 13905, L 16 223 Hickory Tavern	31,233 SF			Meyersville Presbyterian Church
B 13906, L 1 625 Meyersville	74,400 SF	1148SF	.015	Rosina Chiera Meyersville Cafe
B 14602, L 10 632 Meyersville Rd	125,017 SFG	5170 SF	.04	632 Meyersville LLC Meyersville Inn
B 14602, L 11 Meyersville Rd	16,509 SF	vacant		Dominick Chiera
B 14701, L 27 596 Meyersville Rd	65340 SF	2591 SF	.039	Restore Meyersville, LLC Archie's
B 14701, L 28 624 Meyersville Rd	173,369	2368 SF	.013	Meyersville Corner, LLC La Massena

F. TRAFFIC STUDY

MEYERSVILLE TRAFFIC CIRCLE PEAK HOUR COMPARISON 1993 - 2009					
FROM	TO	1993 AM Peak Hour	2009 AM Peak Hour	1993 PM Peak Hour	2009 PM Peak Hour
	HICKORY TAVERN WESTBOUND				
	Gillette South	7	6	0	2
	Meyersville West	24	21	22	12
	New Vernon North	90	44	39	30
	Meyersville East	6	3	5	6
	<b>TOTAL</b>	<b>127</b>	<b>74</b>	<b>66</b>	<b>50</b>
	MEYERSVILLE WESTBOUND				
	Hickory Tav East	6	0	9	4
	Gillette South	2	3	3	1
	Meyersville West	65	63	101	110
	New Vernon North	96	31	51	38
	<b>TOTAL</b>	<b>169</b>	<b>97</b>	<b>164</b>	<b>153</b>
	MEYERSVILLE ROAD EASTBOUND				
	New Vernon North	520	259	85	79
	Meyersville East	72	78	50	69
	Hickory Tav East	13	10	16	21
	Gillette South	2	5	4	6
	<b>TOTAL</b>	<b>607</b>	<b>352</b>	<b>155</b>	<b>175</b>
	NEW VERNON ROAD SOUTHBOUND				
	Meyersville West	83	55	322	227
	Gillette South	0	7	0	7
	Hickory Tav East	80	39	72	56
	Meyersville East	37	16	40	33
	<b>TOTAL</b>	<b>200</b>	<b>117</b>	<b>434</b>	<b>323</b>
	GILLETTE ROAD NORTHBOUND				
	Meyersville West	4	10		3
	New Vernon North	14	13		4
	Hickory Tav East	2	3		1
	Meyersville East	8	5		3
	<b>TOTAL</b>	<b>28</b>	<b>31</b>		<b>11</b>
	<b>TOTALS</b>	<b>1131</b>	<b>671</b>	<b>819</b>	<b>712</b>

MEYERSVILLE TRAFFIC COUNTS - WEDNESDAY 18 MARCH 2009

FROM		MEYERSVILLE ROAD EASTBOUND				NEW VERNON ROAD SOUTHBOUND			
TO	New Vernon	Meyersville	Hickory Tav	Gillette	Meyersville	Gillette	Hickory Tav	Meyersville	
DIRECTION	North	East	East	South	West	South	East	East	
MOVEMENT	1	2	3	4	5	6	7	8	
<b>AM COUNTS</b>									
7:00-7:15	36	22	0	2	11	1	6	3	
7:15-7:30	53	19	1	1	23	0	5	2	
7:30-7:45	59	17	2	2	12	2	11	6	
7:45-8:00	61	16	2	3	15	1	7	5	
8:00-8:15	66	18	3	0	15	1	11	3	
8:15-8:30	73	27	3	0	13	3	10	2	
8:30-8:45	59	25	1	0	16	0	7	5	
8:45-9:00	51	24	2	0	16	1	6	14	
<b>Totals</b>	<b>458</b>	<b>168</b>	<b>14</b>	<b>8</b>	<b>121</b>	<b>9</b>	<b>63</b>	<b>40</b>	
MOVEMENT	1	2	3	4	5	6	7	8	
<b>PM COUNTS</b>									
4:00-4:15	20	10	3	4	25	1	3	5	
4:15-4:30	20	12	8	2	44	1	9	7	
4:30-4:45	16	19	4	0	60	0	8	5	
4:45-5:00	10	9	2	2	27	0	14	9	
5:00-5:15	19	12	2	0	44	0	14	5	
5:15-5:30	24	23	7	0	59	2	11	16	
5:30-5:45	22	22	9	4	73	2	15	8	
5:45-6:00	14	12	3	2	51	3	16	4	
<b>Totals</b>	<b>145</b>	<b>119</b>	<b>38</b>	<b>14</b>	<b>383</b>	<b>9</b>	<b>90</b>	<b>59</b>	
MOVEMENT	1	2	3	4	5	6	7	8	
<b>NEW VERNON ROAD SOUTHBOUND</b>									
FROM		MEYERSVILLE ROAD EASTBOUND				NEW VERNON ROAD SOUTHBOUND			
TO	New Vernon	Meyersville	Hickory Tav	Gillette	Meyersville	Gillette	Hickory Tav	Meyersville	
DIRECTION	North	East	East	South	West	South	East	East	
Totals	603	287	52	22	504	18	153	99	

GILLETTE ROAD NORTHBOUND				HICKORY TAVERN WESTBOUND			
Meyersville West	New Vernon North	Hickory Tav East	Meyersville East	Gillette South	Meyersville West	New Vernon North	Meyersville East
9	10	11	12	13	14	15	16
2	3	0	0	0	8	8	1
1	4	0	1	2	1	4	8
4	1	0	1	4	7	11	0
3	3	1	3	0	4	14	1
3	4	1	1	0	5	8	1
0	5	1	0	2	5	11	1
2	1	1	1	1	2	14	0
2	5	0	1	0	2	11	2
<b>17</b>	<b>26</b>	<b>4</b>	<b>8</b>	<b>9</b>	<b>34</b>	<b>81</b>	<b>14</b>
9	10	11	12	13	14	15	16
2	0	1	1	0	2	7	0
0	0	1	0	2	4	11	1
0	1	0	1	0	2	6	0
0	2	0	0	1	2	2	1
3	1	0	1	0	2	9	1
0	1	0	0	0	3	12	2
0	1	0	2	0	2	4	2
0	1	1	0	2	5	5	1
<b>5</b>	<b>7</b>	<b>3</b>	<b>5</b>	<b>5</b>	<b>22</b>	<b>56</b>	<b>8</b>
9	10	11	12	13	14	15	16
GILLETTE ROAD NORTHBOUND				HICKORY TAVERN WESTBOUND			
Meyersville West	New Vernon North	Hickory Tav East	Meyersville East	Gillette South	Meyersville West	New Vernon North	Meyersville East
<b>22</b>	<b>33</b>	<b>7</b>	<b>13</b>	<b>14</b>	<b>56</b>	<b>137</b>	<b>22</b>

MEYERSVILLE WESTBOUND				TOTALS	
Hickory Tav East	Gillette South	Meyersville West	New Vernon North		
17	18	19	20		
1	0	12	4	120	
0	0	9	3	137	
0	0	19	7	165	* Peak Hr
0	1	15	9	164	*
0	1	16	4	161	*
0	1	13	11	181	*
1	1	14	7	158	
1	0	10	8	156	
<b>3</b>	<b>4</b>	<b>108</b>	<b>53</b>	<b>1242</b>	
17	18	19	20		
MEYERSVILLE WESTBOUND				TOTALS	
Hickory Tav East	Gillette South	Meyersville West	New Vernon North		
13	5	321	129	2510	
AM COUNTS					
7:00-7:15					
7:15-7:30					
7:30-7:45					
7:45-8:00					
8:00-8:15					
8:15-8:30					
8:30-8:45					
8:45-9:00					
<b>Totals</b>					
MOVEMENT					
PM COUNTS					
4:00-4:15					
4:15-4:30					
4:30-4:45					
4:45-5:00					
5:00-5:15					
5:15-5:30					
5:30-5:45					
5:45-6:00					
<b>Totals</b>					
MOVEMENT					
FROM					
TO					
DIRECTION					
Totals					