

Revised Final Land Use Element Draft

10/20/16

LAND USE ELEMENT

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INTRODUCTION

1

2 The Municipal Land Use Law requires that every Master Plan include a Land Use Element.
3 According to Municipal Land Use Law N.J.S.40:55-D-18, the Land Use Element is intended to
4 show “the existing and proposed location, extent and intensity of development of land to be
5 used in the future for varying types of residential, commercial, industrial, agricultural,
6 recreational, educational and other public and private purposes or combination of purposes
7 and stating the relationship thereof to the existing and any proposed zone plan and any
8 proposed zone plan and zoning ordinance.” The Land Use Element is also required to state its
9 relationship to other Master Plan elements and the natural conditions of the municipality as
10 well as recommend standards for population density and development intensity.

11 The 1972, 1987, and 1996 Long Hill Township Master Plans, and the 2003 and 2013
12 Reexamination Reports consistently highlighted the goal of preserving Long Hill Township’s
13 essentially low-density semi-rural residential character, distinctive villages, vast open space
14 network, tree canopied streets, wetland areas, river corridor and sweeping topographical
15 characteristics. The community’s unique character was recognized in 1992 when the New Jersey
16 State Development and Redevelopment Plan classified Long Hill Township as Planning Area 5,
17 which is the least highly developed area of the state.

18 Since 1996, master planning in Long Hill Township has also sought to preserve the township’s
19 deep historical roots and rural past, going back to the early 1700s. Those goals are also central
20 to this Master Plan.

21 The 2013 Reexamination Report concluded, “Since the adoption of the 1996 Master Plan and
22 the 2003 Reexamination there have been very few changes in the assumptions, policies,
23 and objectives forming the basis for the Master Plan and Development Regulations.”

24 Recent socioeconomic and demographic trends, described below, however, raise the need to
25 re-consider the potential for growth for Long Hill Township in order to provide new, and
26 different housing options for current residents as well as individuals and families who might
27 choose to live in Long Hill Township in the future.

28 **Changing Socioeconomic and Demographic Factors**

29 An analysis of recent socioeconomic trends strongly suggests that the approximately 70-year
30 span of suburban sprawl may have crested. In many New Jersey communities the pattern of
31 suburban sprawl is being replaced by new patterns of living and working more in keeping with
32 the concept of development based on smart growth principles, including the location of mixed-
33 use walkable neighborhoods located near existing mass-transit facilities.

34 The impact of this shift is noticeable in recent demographic data that reveal a population shift
35 away from the counties to the west of Morris County, specifically Hunterdon, Warren and
36 Sussex, closer towards to the urban centers to the east.

37 A further challenge is presented by changes in the age demographics in Long Hill Township,
38 mirroring comparable changes in Morris and Somerset counties: the significant increase in
39 retirement age families 55 years or older. Many of members of this Baby Boom generation,
40 (residents born from 1946 to 1964) may wish to remain independent longer, rather than moving
41 in with younger relatives or into age-restricted or assisted living quarters.

42 This change is exacerbated by current economic factors, notably New Jersey's taxes, the highest
43 in the United States, the overall high cost of living and real estate in New Jersey, and current
44 projections for slow economic growth in New Jersey for the next decade. Any of these factors
45 can potentially limit the ability of Long Hill Township's aging Baby Boomer population to be
46 able to retire in place in Long Hill Township. They similarly limit the ability of Millennials
47 (born in the 1980's and 1990's), to afford property in Long Hill Township.

48 For 55+ year-old residents considering retiring in place, critical factors to consider are:

- 49 • **Manageability:** Empty-nesters who no longer see the need for a large house on large
50 parcels of land may prefer to live in a more manageable residence.
- 51 • **Affordability:** Larger houses and properties generally have higher maintenance costs and
52 property taxes than smaller houses. Smaller properties create affordable and accessible
53 alternatives to larger residential lots, while reducing infrastructure and service costs for
54 the municipality.
- 55 • **Accessibility:** Smaller houses and apartments offer affordable and accessible alternatives,
56 allowing individuals to remain in their communities following retirement. Housing
57 located near retail, dining, and social hubs allows individuals to remain connected to
58 their community without needing a car.

- 59 • Safety: Older residents may feel safe knowing that neighbors can easily “check in” on
60 one another.
- 61 • Mix of uses: Putting different types of destinations (residential, employment, shopping)
62 near each other means that multiple purposes can often be accomplished in a single
63 trip, and that more types of trips can be taken by non-motorized means or by a shorter
64 drive.

65 Significantly, these broad trends also align with what appear to be the emerging home buying
66 and community preferences of Millennials.

- 67 • Living in denser, more diverse urban-like villages offering a mix of housing and
68 shopping close to their doorstep.
- 69 • Ample opportunities for social interaction within their immediate neighborhood.
- 70 • Walkable neighborhoods — Millennials are less amenable to the car culture that defined
71 Baby Boomers.
- 72 • Excellent schools and easy access to a combination of active and passive recreational
73 opportunities.
- 74 • Ready access to mass transit.

75 In viewing the adequacy of Long Hill Township’s residential land uses, two trends suggest
76 longer-range challenges for the Land Use Element to consider:

- 77 • Changing life style preferences away from traditional “suburban” living
- 78 • The need for moderately-priced housing to meet the needs of both retirees and
79 young homeowners entering the housing market.

80 As Long Hill Township’s population continues to age, the ability to attract new, younger
81 families while also meeting the needs of aging residents has become a critical planning issue for
82 the township.

83 **Re-defining Zoning Districts**

84 Finally, as highlighted in the 2013 Reexamination Report, changes in uses and development
85 patterns within zones have taken place within Long Hill Township over the decades. As a
86 result, a number of zoning districts within the township contain a mix of different, and at times
87 incongruous uses. Some specific uses, such as those in the current Office Zones, are no longer
88 economically viable. Changing planning priorities have created the need to redefine the various

89 zoning districts within Long Hill Township and adjust bulk requirements to properly reflect
90 the prevailing bulk standards within these zoning districts.

91 The intent of this Land Use Element is to create more rational zoning that will increase the
92 percentage of conforming lots within their respective zones to more closely align with the
93 Purposes of Zoning in Municipal Land Use Law, N.J.S. 44:55D-2. These changes will
94 significantly reduce the necessity for owners to get variance approval to develop their
95 properties.

96 A number of lots throughout the township are split between two zones (Typically “R-“ and “C”).
97 The original intent was to zone wetland and flood plain portions (at the rear) of the lot as “C”
98 to prevent their future sub-division and/or development as well as indicate potential lots that
99 might become part of a township-wide trail system.

100 With wetland protection and flood-plain avoidance ordinances passed since the 1996 Master
101 Plan, these portions of the spilt-zoned lots are well-protected, and much of the split-zoning is
102 no longer necessary.

103 Establishing walking/bicycle trails within the township remains an important objective of this
104 Master Plan. Locations for current and proposed trails are fully described in the Recreation
105 Element of the Master Plan.

106 This Land Use Element describes those proposed changes to zone districts. A table listing all
107 the changes to specific properties appears on p. xx. The related revision of the Zoning Map, to
108 be adopted by the Township Committee follows on p. xx.

109 **Protecting Long Hill Township’s Natural Assets**

110 Much of the northern part of the township is occupied by the Great Swamp National
111 Wildlife Refuge while the Passaic River and its flood plain meander along Long Hill's western
112 and southern boundaries. Long Hill Township has experienced significant flooding during
113 major storms over the past decades, with significant cost to local residents, owners of
114 commercial establishments, and government facilities. Through this period the severity and
115 frequency of flooding has increased, in part due to years of environmental degradation of the
116 Passaic River Basin and Great Swamp, and in part due to changing weather patterns.

117 Since the creation of the 1996 Master Plan and its related ordinances governing environmental
118 regulation and stormwater management, a central planning goal has been to preserve, protect
119 and enhance the natural resources of the Township and to make environmental issues a central
120 part of the planning process in Long Hill Township.

121 The township has made progress in reducing the township’s vulnerability to flooding by
122 limiting runoff from new development while increasing the environmental protection of the
123 Great Swamp and Passaic River watershed.

124 The 2013 Reexamination Report highlighted the need for specific further action to protect the
125 township from catastrophic flooding. Specific recommendations included:

- 126 • Prohibiting any new construction in the flood plain except for that which has the
127 potential to reduce flood damage.
- 128 • Investigating and actively seeking all available federal, state and county funding to
129 buy flood impacted properties.
- 130 • Removing structures from abandoned properties in the flood plain.
- 131 • Continuing river de-snagging and maintenance with local, county and state
132 resources.
- 133 • Investigating the value of exempting single family homes from critical area setback
134 requirements for both principal and accessory uses.

135 These proposed initiatives need to continue to be actively pursued.

136 Long Hill Township continues to need to enforce stringent stormwater management controls
137 while also looking for ways to lessen the impact of flood damage to public and private property.

138 **Protecting Long Hill Township’s Historical Character**

139 The same sustained focus needs to continue in preserving the strong historical roots in in many
140 areas of the township.

- 141 • Millington, before the creation of the National Gypsum Plant, now occupied by TIFA
142 was a small, charming rural village. Older residents can still remember the tree-lined
143 streets and historic homes that existed where the current factory buildings now sit
144 along Division Avenue.
- 145 • Stirling was created as a planned worker’s village in the 1880s with a regular
146 gridwork of streets, a neighborhood school, and local churches.
- 147 • Meyersville has retained some of its historical character as a hamlet and farming
148 community situated at the junction of two historic roads.

- 149 • Valley Road was once farmland. There are older residents who can also remember
150 harvesting hay as children in the field where the Valley Mall now sits.

- 151 • Long Hill Road still retains much of its historic character and many of the townships
152 oldest homes.

153 Previous master planning emphasized the goal of “ensuring that new development is
154 compatible with...existing residential areas and established neighborhoods.” This Master Plan
155 continues to strongly endorse this goal as it applies to Long Hill Township’s residential
156 neighborhoods, unique villages and historic roadways.

157

158 **Specific Planning Issues**

159 In addition to the more general challenges above which the Land Use Element addresses, this
160 plan proposes solutions for the following specific problem. The location of these problem areas
161 can be found on **Map 3-x and Map 3-x**.

- 162 • The TIFA, Runyon and Barrett’s Roofing Sites in Millington: Runyon and Barret sites
163 are preexisting commercial sites, while TIFA is a site zoned as light industrial. The
164 existing uses do not fit the overall character of the village. The aging industrial
165 facades of the various TIFA and Runyon buildings are not in keeping with
166 architectural design standards specified in Long Hill Township Land Use Ordinance
167 Section 152.

- 168 • The Thermoplastics sites on both sides of Valley Road: these will become preexisting
169 nonconforming industrial sites whose use does not fit the planned commercial uses
170 for the Downtown Valley Business Zone. Their aging industrial facades are not in
171 keeping with architectural design standards specified in Long Hill Township
172 Ordinance 152.

- 173 • Over the decades an incongruous mix of uses has developed within the largely
174 commercial area of Valley Road between Main Avenue and Morristown Road.
175 Currently this area is a patchwork of business zones with different bulk
176 requirements, scattered office zones and a light industrial zone, combined with
177 multi- and single family housing, public-serving and conservation zones. In 2015, a
178 revised Master Plan for the Valley Road Commercial District was adopted by the
179 Planning Board and the township’s ordinances were revised to support this plan.
180 This Land Use Element incorporates those change.

- 181 • In addition, some uses included in previous Master Plans, notably the “Office Zone,”
182 are no longer appropriate, given market-based changes and the current excess of
183 office space in New Jersey.

- 184 • **Include statement on Housing and Fair Share Plan [To be completed and**
185 **incorporated once final ruling is delivered.]**

186 The recommendations in this Land use Element specifically address these challenges.

187

LAND USE GOALS

189 This Land Use Element specifically establishes the following overall Land Use Goals:

190 **Zoning**

- 191 1. Adjust zone boundaries and bulk requirements to conform to the existing character of
192 neighborhoods.
- 193 2. Define new zoning districts that more closely align existing uses with desired future uses,
194 notably the intent to foster walkable mixed use residential and commercial neighborhoods.

195 **Environmental Impact**

- 196 3. Continue to require that new development and re-development throughout Long Hill
197 Township fully meets the stormwater management and flood hazard mitigation
198 requirements of all applicable ordinances and regulations.

199 **Neighborhood-Centered Development**

- 200 4. Make walkable neighborhoods a priority within Long Hill Township villages, including, but
201 not limited to these criteria:
- 202 • A center: Walkable neighborhoods have a center, whether it's a main street or a
203 public space.
 - 204 • People: Enough people for businesses to flourish.
 - 205 • Public transportation: Access to public transit to serve the needs of local residents
206 and visitors.
 - 207 • Parks and public space: Adequate public places for people to gather and play.
 - 208 • Pedestrian design: Buildings are close to the street, parking lots are relegated to the
209 back.
 - 210 • Neighborhood-related businesses: Uses that meet the shopping, social, and dining
211 needs of local residents while also attracting out-of-town consumers and patrons.
- 212 5. Encourage development of these walkable villages in ways that meet accepted walkability
213 standards via sidewalk access: a ¼ mile radius includes fundamental lifestyle necessities; ½
214 mile radius (10-minute walk) includes access to active and passive recreation.

- 215 6. Encourage commercial uses specifically related to life-style preferences of both older
216 residents who want to retire in place and younger residents seeking walkable neighborhood
217 housing

218 **Commercial Development**

- 219 7. Develop a Downtown Valley Business Zone that is highly accessible to pedestrians,
220 bicyclists, transit and automotive modes of travel and as a place where people stroll, walk,
221 talk, work, attend cultural and entertainment events, buy food and drink and conduct civic
222 and other business.
- 223 8. Actively encourage and support new commercial development and re-development in the
224 Downtown Business District that is oriented to the shopping and service needs of residents
225 from within the township and adjacent communities.
- 226 9. Actively encourage and support new commercial development and re-development within
227 the villages of Millington and Stirling that is primarily oriented to the shopping and service
228 needs of customers from within the township, in terms of both design and use.
- 229 10. Require new commercial development and re-development within the hamlet of
230 Meyersville to be carefully limited in scale with the unique characteristics of that district, in
231 terms of both design and use.
- 232 11. Analyze and update on-site parking design standards to relieve parking congestion in
233 commercial areas.

234 **Density**

- 235 12. Maintain the existing low density of Long Hill Township, currently averaging 725 people per
236 square mile throughout the township except in those areas where an appropriate increase
237 would be consistent with the other goals of this plan.

238

239 **ZONE DESIGNATIONS**

240 Zones in the existing Official Map, Zoning Ordinances, and Master Plan have been deleted or
241 significantly modified in this Land Use Element to make them more accurately reflect the
242 actual character and use of properties within these proposed zones and to make the township's
243 zoning more consistent with the Purposes of Zoning in MLUL:

- 244 • The "O" Office Zone has been deleted, and the permitted uses for that zone
245 incorporated in the revised commercial zones.

- 246 • The former “B-2” and “B-3” Zones on Valley Road have been incorporated into the
247 new Valley Road “B-D” Downtown Valley Business District.
- 248 • The “B-1-5” Zone has been replaced by the “SV” Stirling Village Zone, the “M” Zone
249 has been replaced by an expanded “MV” Millington Village Zone, and the “B-1-20” for
250 Gillette has been incorporated into the new “B-G” General Business Zone.
- 251 • The “R-MF₃” Zone is renamed “MF” (Multifamily), and the “R-MF, R-MF-2 and SC”
252 zones are collapsed into the “TH” (Townhouse) and “MF” zones.
- 253 • The residential zones “R-1, R-2, R-3, and R-4” have been renamed, respectively, “R-45,
254 R-30, and R-20” to be more descriptive of the character of the residences in that zone
255 based on minimum lot size. A fourth residential zone, “R-10” was added to identify
256 lots with a minimum lot size of 10,000 square feet.
- 257 • The “P” Public Zone has been more accurately limited to refer to public-owned
258 buildings and a new zone “MP” Municipal Park added to identify active and passive
259 recreation facilities and parkland owned and maintained by the township.
- 260 The rationale for these changes appears in the discussion of each zone.

261

Office Zone

262 Office Zone (“O”) Description

263 The Office Zone was created in the 1996 Master Plan to “encourage generally non-retail
264 commercial development [in] designated areas of the Valley Road corridor...the Barrett Roofing
265 Company site in Millington...and two parcels near the southeast corner of the Valley
266 Road/Mountain Avenue intersection.” Since 1996, the growth of office real estate has expanded
267 to the extent that there is now an excess of un-occupied office space within the state, limiting
268 the economic attractiveness of these uses within small, separate, isolated zones

269 The largest of the areas designated in 1996 as an “Office Zone” on Valley Road, the former Kurz
270 property, is now township-owned land dedicated to recreation.

271 In the “B-D” Downtown Business District Element adopted in 2015, offices became a permitted
272 use anywhere within that zone. That designation is continued in this Land Use Element.

273 Office Zone Recommendations

- 274 1. Re-designate environmentally constrained properties formerly in the Office Zone as “CÈ
275 Conservation Zones.
- 276 2. Re-designate the former Office Zone containing part of the Kurz Tract that is now public
277 recreation. (Central Park) MP Zone.
- 278 3. Dissolve the Office Zone in Millington into the surrounding Millington Village Zone. (Table
279 LU-11.2)
- 280 4. Create a new “B-G” General Business Zone that will encompass miscellaneous former Office
281 Zones and B-1-20 Zones now scattered along Valley Road, Mountain Ave. and Elm Street.
282 (Table LU-11.4)
- 283 5. Dissolve the Office Zone in Gillette into the new adjacent B-G Zone and R-30 Residential
284 zones, as appropriate. (Table LU-11.3)

285

287 Conservation Zone Description

288 The Conservation Zone (“C”) is the largest of the land use zones in the township. It is primarily
289 intended to identify the substantial public undeveloped parkland holdings in Long Hill
290 Township. These include the lands within the Great Swamp National Wildlife Refuge, as well as
291 lands owned by Morris County and the State of New Jersey. It also contains large privately held
292 land parcels, including residential lots of 3 acres or more, that exhibit many of the same
293 environmental constraints to development as the undeveloped parkland.

294 The township derives much of its character from the open fields, wooded tracts, wetlands,
295 flood plains, farmland, and very low density residential development that are the principal
296 characteristics of the Conservation Zone.

297 The Long Hill Township Master Plan continues to endorse the continuing mission to produce
298 effective, enforceable, detailed legislation to preserve the Great Swamp’s water quality and
299 quantity, diversity of plant and animal life, and opportunities for recreation. The Great Swamp
300 Watershed Association remains involved in local planning along with the individual towns in
301 the watershed, including Long Hill Township.

302 The central objective of the Conservation Zone, therefore, is to conserve and enhance the rural
303 and natural character of these areas as well as to take all appropriate environmental protection
304 measures necessary to preserve the many natural resources throughout these areas.

305 The Conservation Zone also became a catch-all zone to address a range of uses not immediately
306 related to the overall purposes of his zone, notably public-serving uses such as schools and the
307 Senior Center, government-owned parking lots, developed municipal recreation and parkland.

308 In addition, a number of small isolated residential lots within the C Zone more properly belong
309 in the adjacent R Zone to make them more consistent with the character of other neighboring
310 properties. The remainder of the undersized residential lots are scattered and will continue as
311 non conforming lots within the C Zone.

312 This Land Use Element addresses these and other discrepancies as specified in the
313 recommendations below.

314

315 **Conservation Zone Recommendations**

316 **Zoning Changes**

- 317 1. Rezone lots that have public buildings, including schools to the “P” Zone. (Table LU-2.1).
- 318 2. Rezone the public-serving Senior Center, Community Center and American Legion
319 properties to the “P” Zone to be consistent with other comparable public serving uses such
320 as the first aid squad building and firehouses. (Table LU-2.2).
- 321 3. Remove government-owned parking lots at Millington station and firehouse now in the “C”
322 Zone to the “P” Zone. These are intensively developed and undersized as currently assigned
323 to the “C” Zone. (Table LU-2.3).
- 324 4. Rezone lots that have municipal recreation and parkland to the “MP” Zone. (Table LU-2.4).
- 325 5. Rezone undersized developed residential lots to the adjacent residential zone where
326 appropriate residential zones are contiguous. See “Single Family Residences” below. (Table
327 LU-2.5).
- 328 6. Rezone isolated undersized undevelopable municipal-owned vacant land to adjacent zones.
329 (Table LU-2.6).
- 330 7. Rezone the current storage yard at the end of Railroad Ave. from the C Zone to the General
331 Business Zone. (Table LU-2.7).
- 332 8. Add to the “C” Zone all qualified farmland because qualified farms are, by definition,
333 commercial operations, and these are prohibited in residential zones (Table LU-2.8).
- 334 9. Add undevelopable wetlands in downtown Stirling to the contiguous “C” Zone. (Table LU-
335 2.9).
- 336 10. Add Isolated “R” zone lots to contiguous “C” zones to rationalize zone boundaries. (Table
337 LU-2.10).
- 338 11. Establish a new light industrial overlay zone on the east side of Morristown Road between
339 New Jersey Transit and Madison Avenue to allow continuation of current uses established
340 when those parcels were part of the earlier Economic Development Zone. (Table LU-2.11).
- 341 12. Add oversize private residential zone lots to contiguous “C” zone to rationalize zone
342 boundaries and remove split zoning from those lots. (Table LU-2.12).

- 343 13. Retain isolated undersized private residential lots in the “C” Zone if they are surrounded by
344 other “C” Zone lots. See “Single Family Residences” below.
- 345 14. Retain isolated commercial/industrial use lots in the “C” Zone as non-conforming uses.

346 **Usage Recommendations**

- 347 15. Continue to require that any development within this zone meets all applicable
348 requirements for protection, conservation, and enhancement of the natural environment.
- 349 16. Actively explore ways to collaborate with public, governmental and private landowners
350 within this zone in developing the potential economic value of ecotourism to better
351 capitalize on the township’s under-leveraged economic assets on this area.

352

SINGLE FAMILY RESIDENTIAL ZONES

353

354 **Single Family Residential Description**

355 In the 1996 Master Plan, the Land Use Element identified three separate single family residential
356 zones encompassing virtually all of the existing single family residential areas of the township
357 with the exception of residential uses permitted in the “C” Zone.

- 358 • The Low Density Single Family Residential category with a minimum lot size of
359 45,000 square feet and its minimum lot width of 150 feet.
- 360 • The Medium Density Single Family Residential category with a minimum lot size of
361 30,000 square feet and minimum lot width of 150 feet.
- 362 • The High Density Single Family Residential category, with a current minimum lot
363 size of 20,000 square feet and minimum lot width of 100 feet.

364 An analysis of single family housing revealed a significant issue regarding the number of
365 undersized lots within these three zones (See Appendix XX “Housing Analysis.”)

366 Once exclusions are made for homes in density-modified subdivisions, incidental or permitted
367 residential units in commercial and village zones whose bulk requirements are defined by
368 those zones, 39% of the homes in these residential zones do not conform to their current
369 zoning bulk requirements. This high percentage of non-conforming lots is detrimental to good
370 planning practices. Creating a higher percentage of conforming lots is strongly consistent with
371 the purposes of Zoning in the Municipal Land Use Law.

372 **Single Family Residential Recommendations**

373 This Master Plan proposes to remedy these zoning discrepancies as follows:

- 374 1. Re-designate the Residential zones to make identification easier and to more accurately
375 describe the size of homes within each zone.
 - 376 • R-2 to “R-45” (45,000 square feet as the minimum lot size).
 - 377 • R-3 to “R-30” (30,000 square feet as the minimum lot size).
 - 378 •
- 379 2. Create a new smaller residential zone “R-10” (10,000 square feet as the minimum lot size) to
380 encompass many of the older homes in the township that are smaller than the 20,000
381 square feet minimum permitted in the current R-4 Zone.

- 382 3. Where large concentrations of undersized lots exist, rezone the entire neighborhood to the
383 next smaller residential zone or to the new “R-10” Zone. Some conforming size lots may also
384 be involved, but the intent is to maximize the number of lots in an entire neighborhood or
385 block which will henceforth be conforming. (Tables LU-3.3A, 3.3B, 4.3A, 4.3B, 5.3A1, 5.3A2,
386 5.3A3, 5.3A4 and 5.3B)
- 387 4. Move to the “C” Zone all qualified farmland parcels which are currently non-conforming
388 uses in residential zones (Tables LU-3.4 and LU-4.4)
- 389 5. Move oversize residential lots to contiguous “C” zone to rationalize zone boundaries and
390 remove split zoning from those lots. (Table LU-3.5).
- 391 6. Add isolated residential lots to contiguous “C” or larger-lot “R” zone to rationalize
392 neighborhood boundary or eliminate spot-zones and split-zone lots. (Table LU-4.6A, LU-
393 4.6B, LU4.6C, LU5,6B and LU5,6C).
- 394 7. Move developable parkland lots in existing “R-“ Zones to “MP” (Table LU-4.7 and LU-5.7)
- 395 8. Move Multi-family use in existing “R-4” zone to “MF” (Table LU-5.8)
- 396 9. Move nonconforming use commercial and industrial lots on Railroad Ave. to the “B-G”
397 Zone. (Table LU-5.9)
- 398 10. Move undevelopable wetlands in downtown Stirling to the contiguous “C” Zone. (Table LU-
399 5.10).
- 400 11. Move one vacant commercial use and one split-zone lot in the “R-4” Zone to “SV”. (Tables
401 LU-5.11A and LU-5.11B)
- 402 12. Move undersized developed residential lots in the “C” Zone to adjacent Residential zones
403 where appropriate “R” zones are contiguous. (Tables LU-3.12 and LU-5.12)
- 404 13. Discontinue the Gillette “O” Zone and add scattered single family residential lots in
405 commercial or multi-family zones to a contiguous “R” Zone in order to have consistent
406 zoning within local neighborhoods. (Table LU-4.13 and LU-5-13)
- 407 14. Add a small residential neighborhood from the “B-2” commercial Zone to “R-10” (Table LU-
408 6-14)
- 409 15. Rezone isolated undersized undevelopable municipal-owned vacant land to adjacent “R-
410 “zones. (Table LU-3.15, LU-4.15 and LU5.15).
- 411 16. Remove split zones from residential lots. (Tables LU-3.16A, LU-4.16 and LU-5.16)

412 17. Density Modification subdivisions will remain in the current zone and must meet all the
413 setback and coverage requirements of that zone or the approval they were granted as part
414 of density modification.

415 It is the intent of this land use plan that future development in each of the four single family
416 residential zones as defined in this plan take place in a manner that is sensitive to and
417 reasonably compatible with the existing development pattern in the area including lot size and
418 dimensions, house placement, front setback, visual style, road improvements and preservation
419 of the natural environment.

420 No new development in these areas should be permitted at an intensity that is inconsistent
421 with the basic zoning parameters of the zone district in which it is located unless statutorily
422 required variance proofs are satisfied.

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424

MULTIFAMILY RESIDENTIAL ZONE

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Multifamily Residential (“MF”)Description

The multifamily residential category of the land use plan recognizes the numerous townhouse, apartment and other multifamily residential developments that now exist or have been approved for development throughout the township. These properties help diversify the housing opportunities in Long Hill Township.

Previous zoning designated these properties as:

- R-MF₁ This “multi-family” zone permitted both condominium and rental units. It included 4 townhouse-only only and 1 rental only development
- R-MF₂ This “multi-family” zone permitted both town houses and garden-apartment style rental only units within the same development. These rental units typically do not include in-unit garages and separate driveways. It included 1 mixed residential and commercial use development
- R-MF₃ This “multi-family” zone permitted rental only units. If included one large and several small developments in downtown Stirling
- TH This “townhouse” zone permitted townhouse units only. It included one development.
- SC This zone includes the town-sponsored low-income senior and handicapped complex.

This Land Use Element simplifies and rationalizes the zoning categories for Multifamily Residences to make them more accurately describe the different multi-family residential neighborhoods in Long Hill Township.

The TH Zone will include all Town Home developments. These typically are intended for separate ownership and include separate driveways and in-unit garages. These are often referred to as “condominiums”, but the use of this word will be discontinued.

The MF zone will include garden apartment style rental units, where the building itself has a single owner. Parking is in common lots. Individual units may be accessed via separate exterior entrances or hotel-style interior corridors.

454 **Multifamily Residential Recommendations**

- 455 1. Reduce the number of zones from 5 to 2 zones: “TH” and “MF” zones.
- 456 2. R-MF1: Move four townhouse developments to “TH” zone and move one rental
457 development to “MF” (Table LU-7.2 and LU-8.4)
- 458 3. R-MF2. Move one lot containing a affordable housing rental building to “MF” and merge the
459 lots containing town house units into “TH”. (Table LU-7.3 and LU-8.4)
- 460 4. R-MF3 Add rental development/lots currently in R-MF1, R-MF2 and R-MF3 to a new zone to
461 be named “MF”. (Table LU-8.4)
- 462 5. SC This is a one-time development by a town-sponsored agency. SC will be moved to “MF”
463 to keep consistency with the other multi-family rental developments. (Table LU-8.5) Adjust
464 design, use and bulk standards for “MF” to encompass the current SC Zone’s standards.
- 465 6. Add Multi Family lots currently in R-4 to the “MF” zone. (Table LU-8.6)
- 466 7. Remove incidental single family houses currently located in multi-family zones to adjacent
467 “R” or village zone. (Table LU-8.7)
- 468 8. Town House development Community Association lots are split between zones. Assign
469 them to the “TH” zone to conform with the rest of the development. (Table LU-7.8)
- 470 9. Adjust bulk standards for the “TH” Zone to encompass the current R-MF and R-MF2 Zones’
471 standards.
- 472 10. Where a town-house style development with rental occupancy (rather than condominium
473 ownership) is permitted within a village zone, consider adopting specific new use and bulk
474 requirements for that use in that zone,

475

476

PUBLIC ZONE AND MUNICIPAL PARK ZONES

477 Public Zone (“P”) Description

478 The Public Zone was created in 2002. Prior to that, most of the municipal government
479 buildings and parks had been located in the “C” Zone. For most of the lots involved, this was
480 inappropriate from both a use and bulk point of view. The “P” Zone has been adjusted only
481 once since 2002.

482 The “P” Zone is intended to encompass - government-owned buildings The “P” Zone also
483 include properties owned by public service organizations. The Land Use Element recommends
484 expanding the zone to rationalize prior omissions and update the zone to include current and
485 planned uses.

486 It is recommended that any property in a “P” Zone that is now not a public use be rezoned to
487 an adjoining or another more appropriate zone that reflects its intended use.

488 Public Zone Recommendations

- 489 1. Add the Board of Education properties to the “P” Zone. (Table LU-9.1)
- 490 2. Add the Community Center (public service) to the “P” Zone as described in the Downtown
491 Business Element. Add the Senior Center and American Legion buildings, currently non-
492 conforming in terms of use or bulk standards, in the assigned “C” Zone, to the “P” Zone to
493 make them consistent with comparable uses. (Table LU-9.2)
- 494 3. Add all New Jersey Transit railroad properties to the “P” Zone. This cures a mapping
495 dilemma since the railroad is currently used as the dividing line between adjacent
496 residential/business zones. (Table LU-9.3)
- 497 4. Add government-owned parking lots to the “P” Zone. These are intensively developed and
498 undersized as currently assigned to the “C” Zone. (Table LU-9.4)
- 499 5. Rezone lots currently in the “P” Zone with private commercial and non-public uses to an
500 appropriate zone. (Table LU-9.5)
- 501 6. Move Kantor Field, Stirling Lake and Meyersville Field from “P” to “MP”. (Table LU-9.6)

502

503

504 **Municipal Park Zone (“MP”) Description**

505 The new “MP” Zone is intended to encompass township owned active and passive recreation
506 facilities and parkland maintained by the township

507 The primary difference between the “C” and “MP” zones is that lands within the “MP” Zone
508 used for active and passive recreation are maintained by the township and those in the “C”
509 Zone are intended to be un-maintained and “forever wild.” For this reason, parkland owned by
510 Morris County, the State of New Jersey, and the USFWS remain in the “C” Zone.

511 In the 1996 Master Plan, the “C” Zone included some municipal parks. In this plan, all
512 municipal parkland, including recent Open Space acquisitions, are designated “MP”, whether
513 developed or not. The specific decisions for conversion of any parcel from passive to active uses
514 is left to the township Committee. Guidelines for these decision are included in the Recreation
515 Element of this Master Plan (q.v.).

516 **Municipal Park Zone Recommendations**

- 517 1. Add government=Open Space acquisitions intended for public use that will be maintained
518 by the township to the “MP” Zone. (Table LU-10.1)
- 519 2. Add the Little League ball fields (developed parkland) to the “MP” Zone as described below
520 in the Downtown Valley Commercial District. (Table LU-10.2)
- 521 3. Add all publicly owned lots at Stirling Lake, and the Turtle Rock Park (developed parkland)
522 to the “MP” Zone. (Table LU-10.3)
- 523 4. Move=Stirling Lake, Kantor Park, and Meyersville Field to "MP" from "P.". . (Table LU-10.4)
- 524 5. Move Eloise Phifer Park to "MP" from “C”. (Table LU-10.5)
- 525 6. Add two lots at the intersection of Valley Road and Main Avenue from the current zone to
526 create a future park as described in the Downtown Valley Commercial District. (Table LU-
527 10.6)

528

529

DOWNTOWN VALLEY COMMERCIAL DISTRICT (“B-D”)

530

Downtown Valley Commercial District Description

531

532 The Downtown Valley Commercial District Plan herein referenced as “Downtown”
533 encompasses the area in and around Valley Road between Main Avenue and Morristown Road,
534 Plainfield and Bay Street as shown in **Map XX**.

535 Millington Village, Stirling Village and the Meyersville Hamlet each have their distinctive
536 centers unique to their respective areas. The center of business activity for all of Long Hill and
537 surrounding towns, however, has been the business district along Valley Road. Before the 2015
538 adoption of the Downtown Valley Commercial District Element of the Master Plan, that
539 business district had been divided into six distinct zoning districts, with different purposes and
540 standards. The goal of this Master Plan is to encourage development of this vital corridor and
541 center of commerce in a comprehensive way to encourage a sustainable, aesthetically pleasing,
542 successful and vibrant downtown area as the the economic center of the community.

543 Currently primary business activity is situated along Valley Road and consists of two shopping
544 centers and individual development including retail, office, limited industrial and residential
545 uses. The architectural style and visual look and feel of the area reflects decades of un-planned
546 development, resulting in an unattractive, unharmonious mix of newer buildings co-existing
547 with older structures.

548 As part of that development, Valley Road was widened over the years creating the anomaly of a
549 multilane highway section incongruously placed in the midst of what is still a two-lane, tree-
550 canopied street throughout the rest of the township. Residents have long expressed a desire for
551 a central open concept shopping square that is conducive to strolling, outdoor eating, and
552 relaxing and that has access to parking outside of the immediate shopping area.

Recent Changes

553

554 Since the 2013 Master Plan Re-examination Report was written, several changes have taken
555 place that reinforce the concept of a downtown oriented planning area. These changes were
556 incorporated in the 2015 Downtown Valley Commercial District Element. Other downtown
557 changes have been the acquisition of the Mathew G. Kantor Memorial Park and the large tract
558 of land located at the northeast corner of downtown across from Town Hall with plans to
559 develop walking paths and new recreational facilities.

560 Finally, The Township Committee has acted to create a Redevelopment Zone for specific
561 properties East of the intersection of Valley Road and Main Avenue in Stirling.

562 **The Future Vision**

563 The vision for Downtown Long Hill is that of a vibrant hub of community activity. We envision
564 a future in which the area is highly accessible to pedestrians through connecting pathways and
565 sidewalks. Downtown will be a place where people will come to stroll, shop, work, attend
566 cultural and entertainment events, enjoy food and drink, and conduct civic and other business
567 activities.

568 Downtown should be planned to strengthen its role as an economically sustainable commercial
569 center that provides many of the goods and services that township residents need on a daily
570 basis and also be a magnet to people from the surrounding region.

571 Consistent with this vision, traffic patterns should be redesigned to allow this area to evolve
572 into a community focal point rather than just a through road. It should evoke a sense of place
573 on a human scale consistent with the semi-rural nature of the remainder of the town and
574 especially the tree-lined residential sections of Valley Road to the east and west of Downtown.

575 As opportunities arise through redevelopment in the future, consideration should be given to
576 complete street approaches that enable safe, convenient and comfortable travel and access for
577 users of all ages and abilities regardless of their mode of transportation. East-west links parallel
578 to Valley Road, like Bay Street, should be created for non-automobile passage between areas
579 within Downtown.

580 In the future, appropriate north-south connections between Downtown and the other
581 township centers should be established, such as between the public uses on either side of
582 Valley Road west of Morristown Road.

583 Long Hill Township's dedication to its historical and rural roots should be evidenced in our
584 Downtown by a commitment to:

- 585 • Environmentally friendly and green building practices
- 586 • As a park like setting with tree lined streets and a sensitive balance between economic
587 viability and environmental friendliness.
- 588 • Careful integration of revised zoning ordinances with updated design standards to
589 ensure that future development and re-development happens in ways that support the
590 goals for the Downtown area.

591 We recognize that sections of Downtown flood as demonstrated by the seven one hundred year
592 storms Long Hill Township has experienced since 1999. Flood hazard areas are shown on [Map](#)
593 [3](#). In addition, Valley Road is surrounded by flood hazard areas of the Passaic River and its

594 tributaries. As a result, this Master Plan highly recommends the utilization of stormwater
595 control and management and other appropriate flood mitigation practices to ensure that the
596 area remains commercially viable.

597 **Challenges to Achieving the Vision**

598 The linear, highway configuration of the Downtown area, the two malls, the stand-alone nature
599 of many established businesses such as the two malls, and the area’s many environmental
600 constraints, all make it unlikely that the Downtown area will, as a whole, evolve over time into
601 a self-contained “walkable” commercial center.

602 The primary ways this vision may, therefore, be achieved is through careful, appropriate lot
603 consolidation and new development, where possible, to create smaller clusters of properties
604 that meet this vision’s intent. These could include industrial sites and adjacent small buildings
605 and older commercial uses on the north side of Valley Road. In addition, where existing
606 buildings no longer meet the designed setbacks for this area, consideration might be given to
607 using that empty space in ways that advance the vision for this area, such as for outdoor dining.

608 Similarly, the incongruous mix of architectural styles for existing buildings within this area
609 makes it difficult to easily and feasibly create a more visually attractive, architecturally
610 coherent downtown. The primary immediate goal for visually improving Downtown therefore,
611 should be to actively encourage planting of street trees and other landscaping enhancements to
612 make this section of Valley Road appear more visually harmonious with the rest of Long Hill
613 Township.

614 An additional challenge is the lack of uniformity of lot sizes along Valley Road which impedes
615 the coherent development of the area.

616 **Downtown Valley Business Zone Recommendations**

617 The following changes support the Vision Statement above and are based on a background
618 study completed by the Master Plan Committee entitled “A Study of the Primary Business
619 Zones and their uses along and surrounding Valley Road in the Township of Long Hill”, March,
620 2015. Seventeen meetings between September 2014 and March 2015 were held that led to the
621 Vision Statement. [Appendix xx](#)

622

623

624 **Zoning Changes**

- 625 1. Combine portions of the B-2, B-3, LI-2 and O Zones along Valley Road into a new Business
626 Downtown Zone (“B-D”) to allow office, commercial and retail uses. (Table LU-12.1)
- 627 2. Insure that land use ordinances permit uses in the “B-D” Zone that are substantially similar
628 to the uses currently permitted in the B-2, B-3 and O Zones.
- 629 3. Define a Planned Shopping Overlay (“PSO”) that has bulk standards that are substantially
630 similar to the previous B-3 Zone. Use this overlay where the B-3 Zone currently exists to
631 continue existing permitted uses and bulk standards in the Shop Rite Center and Valley
632 Mall. (Table LU-12.4)
- 633 4. Define a small lot Residential Zone (“R-10”) on Metzler Place and the adjacent corner
634 properties on Plainfield Rd. (Table LU-12.5)
- 635 5. Define a Limited Industrial Overlay Zone (“VIO”). The intent of this overlay is to bring
636 those affected properties into conformance without allowing additional industrial uses in
637 the future. The only permitted uses should be those existing currently - garden supply,
638 warehouse, small-scale manufacturing and small-scale construction. (Table LU-12.6)
- 639 6. Add the lots at the intersection of Valley Road and Main Avenue to the “MP” Zone because
640 the area is prone to localized and very severe flooding. (Table LU-12.7)
- 641 7. Add an overlay zone to be called the Passaic Valley Overlay Zone (“PVO”) on the south side
642 of Valley Road and north of Bay Street between Poplar Drive and Plainfield Road which
643 would allow an increase in lot coverage and lesser setbacks between principal buildings to
644 encourage shared parking and fewer curb cuts. (Table LU-12.8)
- 645 8. Add the existing commercial lot on the north side of Valley Road west of Main Avenue
646 adjacent to the B-D Zone to the Zone.
- 647 9. Correct a small split zone line issue that bisects an existing building on Block 10515, Lot 1.01.
648 The adjustment will remove the split zone line that currently runs through the building and
649 will zone the entire building and property to be part of the “B-D” Zone. (Table LU-12.9)
- 650 10. Correct other split-zone issues by deleting or adding zone splits as appropriate. (Table LU-
651 12.10)
- 652 11. Consider rezoning the industrial properties on the east side of Warren north of Valley Road
653 for possible inclusion in the B-D Zone.
- 654

655 **Attracting Businesses to Downtown**

- 656 1. Improve township facilities such as sidewalks, pocket parks, benches, pathways, public
657 parking, downtown-oriented signage and sewer availability to encourage and attract high
658 quality businesses to the area.
- 659 2. Develop Plainfield Road from Valley Road to Metzler Place as a commercial area consistent
660 with the Vision for the rest of Downtown.
- 661 3. Establish a Downtown epicenter between Poplar and Plainfield and develop this local area
662 into a desirable place to visit. Encourage visitors to park-and-walk by removing natural or
663 manmade barriers that inhibit the free flow of pedestrians between businesses.
- 664 4. Encourage businesses to exploit recreational opportunities on the Passaic River.
- 665 5. Encourage a balance and mix of uses that will support each other to promote “park and
666 stay” shopping behavior.

667 **Community Improvements**

- 668 6. Permit residential uses above the first floor in this Zone.
- 669 7. Allow visitor lodging such as a bed and breakfast and/or small hotels.
- 670 8. Connect the Library and Town Hall to Valley Mall to encourage walking and bike access.
- 671 9. Provide sidewalks or walking paths to connect surrounding residential zones to the
672 Downtown area.
- 673 10. Create a walking and biking pathway between Downtown and Stirling Village.

674 **Environmental Improvements**

- 675 1. Mitigate flood damage through stormwater control and management and other appropriate
676 flood remediation practices to enable the Downtown to be a viable commercial area. **See**
677 **Map xx.**
- 678 2. Require pedestrian-friendly amenities such as suitable street furniture where appropriate
679 for all new Downtown projects.
- 680 3. Require recycling and bicycle parking facilities for new projects where appropriate.

- 681 4. Ensure that new development and redevelopment within the “B-D” Zone maximizes tree
682 and vegetative planting in accordance with the Valley Road Landscaping Master Plan in
683 order to promote softening and greening the area.
- 684 5. Encourage “Green” building practices and LEED building practices.

685 **Roadway Improvements**

- 686 1. Connect Bay Street to Plainfield Avenue to create a walkable Downtown loop and develop
687 the area to encourage a “park and stay,” “pedestrian and bicycle-friendly” environment.
- 688 2. Encourage use of existing signalization for new development and discourage new
689 signalization of intersections on Valley Road. Where possible, replace existing standard stop
690 lights and other street fixtures with more attractive context sensitive fixtures.
- 691 3. Reduce the number of entrances, driveways and curb cuts within Downtown while
692 encouraging interconnections between parking areas through strategies such as shared
693 parking and revised bulk requirements that do not adversely affect stormwater runoff.
- 694 4. Retain Valley Road as a two-lane road with appropriately-placed turning lanes.

695 **Design and Architectural Standards**

- 696 1. Require parking to the rear and side of buildings.
- 697 2. Adjust the front yard setback in Downtown to bring buildings closer to the street, evoking a
698 Downtown feel.
- 699 3. Use uniform signage to increase the visibility of prominent destinations such as “Downtown
700 Long Hill”.
- 701 4. Require that building entrances face roadways or wide pedestrian pathways.
- 702 5. Encourage lot consolidation.
- 703 6. Encourage in-fill development.
- 704 7. Continue existing Lighting Ordinance standards to control excessive light.
- 705 8. Update architectural design standards as part of the Land Use Ordinances to insure that
706 the look and feel of the zone district achieve the goals of this Master Plan Element in
707 emphasizing pedestrian-oriented rather than highway-style design characteristics.

708 9. Encourage second floor commercial use to minimize lot cover with shared parking
709 strategies and possible increase in FAR.

710 **Recreation and Leisure Activities**

711 1. Increase recreational opportunities along the Passaic River.

712 2. Encourage establishment of an outdoor open area to use for dining, local art, music and
713 other events as a way to highlight Downtown.

714 3. Develop pocket parks within Downtown.

715 4. Consider using environmentally constrained lands in and around the new “B-D” zone for
716 possible recreation uses and leisure activities and pedestrian and bike access in partnership
717 with land owners.

718

719

LIMITED INDUSTRIAL ZONE

720 **Limited Industrial (“LI”) Zone Description**

721 The Limited Industrial (LI-2) Zone in the 1996 Master Plan was created to identify industrial
 722 properties, such as the TIFA Site in Millington, the Thermoplastics buildings on Valley Road,
 723 and other small scattered industrial uses that had been established before comprehensive
 724 zoning and planning in Long Hill Township.

725 These uses represent some of the least visually-attractive buildings in the township. The intent
 726 of this Plan is to encourage the redevelopment of aging industrial areas by placing them in
 727 zones and encouraging uses which better fit in with the character of the township and their
 728 surrounding neighborhoods. Redevelopment also allows new buildings in these areas to
 729 conform with desired architectural design standards.

730 **Limited Industrial Zone Recommendations**

731 1. Consolidate the current LI-2 zones along Valley Road into a new “B-D” Zone as described in
 732 the Downtown Valley Business element. (Table LU-13.1)

733 2. Re-zone the TIFA property in Millington as described below. . (Table LU-13.2)

734 3. Create an overlay zone to permit specific uses and bulk standards for a light industrial
 735 overlay zone east of Main Avenue on Somerset, Union and Essex Streets in the westward
 736 expansion of the “SV” Zone, as described below. . (Table LU-13.3)

737 4. Remove one residential lot on Union Street from LI-2 to the adjacent SV Zone, where it’s
 738 residential use will be more conforming. (Table LU-13.4)

739 5. Retain the LI-2 Zones for current properties fronting on Mercer, Morris and Warren Streets.
 740 This will be the only portion of the LI-2 Zone which remains. Adjust the bulk requirements
 741 to fit these properties.

742

743

744

MILLINGTON VILLAGE ZONE

745

Millington Village Zone Description

746

The Millington Village Zone was created to differentiate the commercial center of Millington in the immediate vicinity of the Millington Train Station from the residential neighborhoods that comprise the rest of Millington. The Millington Village Zone (MV) as depicted in **Map XX** is defined as those properties fronting on Long Hill Road between Semerad Rd. and 150 feet northeast of The Crescent on Division Avenue between Long Hill Road and 200 feet south of Meadowview Rd. on the east side, and 550 feet south of Stonehouse Rd. on the west side, and on Stonehouse Rd.

753

Millington was among the first areas in Long Hill Township to be settled in the early 1700s with the “center” of town located along the Passaic River across from the mills that gave the village its name. By the time the West Line Railroad was opened for service in 1871 and a station built in Millington, a small village had grown up along Main Street running from the railroad station to what is now Stone House Road.

758

In 1927, an asbestos cement factory was created in the property now owned by TIFA, the village homes and small buildings in that area of Millington were demolished, and Main Street ceased to exist.

761

The character of Millington village center, now, is that of an unplanned, unattractive area dominated by industrial and storage site and uses such as the Post Office, restaurants, bank, and auto repair shops. In order to patronize these establishments, people drive to them and then leave when their errands are completed. The center of Millington is largely devoid of people. With the exception of the train station restaurant and, to a lesser degree, the convenience store, Millington lacks the shopping, dining and socialization activities that define a community

768

In proposing that the village center of Millington be revitalized, the 1996 Master Plan stated: “It is recommended that the general intent and purpose of this zone be geared toward promoting neighborhood business and commercial uses as well as other appropriate activities.”

771

The 1996 Master Plan went further in envisioning a revitalization of Millington that would add mixed residential/commercial uses, pocket parks, and outdoor cafes “in an effort to increase the presence of people in Millington.” Included in that vision was a plan for high-density multi-family housing for the current Barrett Roofing site and the possible application of this use for the TIFA property as well.

776 **The Future Vision**

777 The vision for Millington Village strongly supports the goal of maintaining and enhancing the
778 overall residential quality of life of present-day Millington. The characteristics that define
779 Millington as a whole include its quiet, tree-lined residential neighborhoods, its deep historical
780 roots, including historic homes, buildings and roadways, and its natural resources.

781 At the same time, this Master Plan Element looks to restore the central commercial area of
782 Millington Village as a vibrant walkable village center where residents and visitors can come to
783 stroll, shop, work, attend cultural and entertainment events, enjoy food and drink, and conduct
784 civic and other business activities. It seeks to capitalize on the underutilized asset of
785 Millington’s NJT train station. Finally, the vision for Millington Village also includes providing
786 attractive housing for both senior citizens who may wish to retire in place and new residents
787 entering the housing market for the first time.

788 **Millington Village Zone Recommendations**

- 789 6. Rename the existing “M” Zone to Millington Village Zone “MV”. Extend the “MV” Zone to
790 include the adjacent “LI-2” and “O” zones as shown in (Table LU-14.2)
- 791 7. Encourage development and re-development of properties in this zone, specifically in ways
792 that support the goal of creating a mixed-use walkable transit-oriented village character in
793 this zone.
- 794 8. For all sites within this zone, allow the following permitted primary uses:
- 795 • Retail trade uses including food and convenience stores; home, garden and hobby
796 supply stores; florists; bakeries, pharmacies; general merchandise, clothing and
797 antique stores; and newsstands
 - 798 • Retail service uses including barber shops and hair salons; health clubs; fitness
799 centers; repair shops; and studios
 - 800 • Restaurants, bars and live entertainment
 - 801 • Business, medical and professional offices
 - 802 • Child care centers
 - 803 • Apartments

804

- 805 9. For sites within this zone of ten (10) acres or more, allow the following permitted primary
806 uses:
- 807 • Large scale mixed use residential and commercial development
 - 808 • Live/work residential units for artists, artisans, professionals and technology-based
809 entrepreneurs or substantially similar endeavors
 - 810 • Artist studios or practice spaces
 - 811 • Any other use, in the opinion of the approving authority, that is substantially similar
812 to those identified in this subsection
- 813 10. For sites within this zone of six (6) acres or more but less than ten (10) acres, allow the
814 following permitted primary uses:
- 815 • Residential development
 - 816 • Live/work residential units for artists, artisans, professionals and technology-based
817 entrepreneurs or substantially similar endeavors
 - 818 • Small scale mixed residential and commercial development – primarily on the first
819 floor of buildings facing Division Avenue or Stonehouse Road
 - 820 • Any other use, in the opinion of the approving authority, that is primarily intended
821 to serve a village business function or which in the opinion of the approving
822 authority is substantially similar to those identified in this subsection
- 823 11. For sites within this zone of six (6) acres or more but less than ten (10) acres, prohibit any
824 use that, in the opinion of the approving authority, generates a significant amount of
825 added vehicular traffic, congestion or noise.
- 826 12. For all sites within this zone:
- 827 • Require that new residential and commercial development and re-development in
828 this Zone closely adhere to township Architectural Design Standards, especially in
829 harmonizing with Millington’s small village character and scale.
 - 830 • Require that buildings fronting on Division Ave, Stonehouse Road be separated from
831 the street by trees and other landscape buffering and sidewalks

- 832 • Require that buildings fronting on Division Ave, Stonehouse Road, and Commerce
833 Street not exceed heights in keeping with Millington’s existing small village
834 character and scale.
- 835 • Allow building height to take advantage of existing topography while still ensuring
836 that the mass and height of the development is visually consistent with Millington’s
837 existing small village character and scale of Millington.
- 838 • Include grassy areas in an attractive park-like setting within any development to
839 ensure visual appeal and provide attractive places for residents and visitors to
840 congregate.
- 841 • To the greatest extent possible, preserve the existing flowering trees along Division
842 Avenue.
- 843 • Encourage public spaces within this zone that are accessible and available to all.
- 844 • Require large scale developments in this area to provide breezeways and
845 architectural façade diversity between units that break monolithic facades into
846 smaller segments to better integrate with Millington’s existing small village character
847 and scale.
- 848 • Encourage large scale developments to provide a visual focal point/main pedestrian
849 entrance that aligns with Division Avenue.
- 850 • Encourage living units within this zone that are appropriate for the needs of a range
851 of residents of all ages.
- 852 • Limit residential units primarily to one and two bedroom units.
- 853 • Encourage commercial development that targets symbiotic uses which support the
854 shopping and dining needs of local residents and helps ensure the commercial and
855 community sustainability of any new development.
- 856 13. Encourage parking regulations that support the overall intent of a pedestrian-friendly
857 walkable neighborhood:
- 858 • Encourage shared parking in the municipal NJT parking lot after commuting hours.
- 859 • Consider expanding the capacity of the NJT parking lot.
- 860 • Consider reduced parking regulations in this zone for commercial uses.

- 861 • Seek Morris County permission to allow street parking along Division Avenue.
- 862 • Consider traffic calming design options along Division Avenue.
- 863 • Should an above ground parking lot be approved in this zone, require that it have
864 architectural facades on all public-facing sides that visually harmonize with the rest
865 of the adjacent buildings.
- 866 14. Convert the existing driveway on NJT Transit property leading to the Millington Station
867 parking lot into a town street.
- 868 15. Remove the highway-barrier signs from the NJT rail crossing barrier at the top of Old Mill
869 Road and install landscaping to screen the barrier and make it more visually attractive in
870 keeping with the overall architectural design improvements in Millington Village.
- 871

873 **Stirling Village Zone Description**

874 The Stirling Village District comprises the commercial center of Stirling. It includes what was
875 formerly the B-1-5 business zone along Main Avenue as well as single family residences
876 contiguous to the current B-1-5 Zone and properties north of Essex Street.

877 As an urbanized “factory town,” Stirling. is a unique historic resource in the area. Modest
878 development of the area began after 1871 when the New Jersey West Line Railroad was laid out
879 from Summit to Bernardsville. Stations were built in Millington, Gillette and Stirling. In 1878
880 the line was purchased by the Passaic and Delaware Railroad. It was leased to the Delaware
881 Lackawanna and Western Railroad in 1882 as an operating branch of the Morris and Essex line.

882 Stirling was created at this time as a planned industrial village: streets were laid out in a grid
883 pattern, and houses constructed for workers in the metal button factory and later silk mill,
884 many of whom were immigrants from France, Switzerland, Germany, Armenia and Italy.

885 The importance of Stirling’s historic continuity is spelled out in the NJ State Historic
886 Preservation Office (SHPO) Certificate of Eligibility for listing on the State and National
887 Registers of Historic Places of July 21, 2004 following a review of Section 106 of the National
888 Historic Preservation Act (NHPA) of 1966 as amended stating:

889 “...the Stirling Worker’s Historic District, centered along Main Avenue, bound to
890 the north by Orchard Avenue, to the south by Passaic Valley Road, to the west
891 by Passaic Avenue, and to the east by Warren Avenue, is eligible for inclusion on
892 the National Register of Historic Places (NRHP) under Criterion A for its
893 evolution as a community and for its association with significant trends in
894 industry in Morris County, and under Criterion C as an intact example of mid-
895 nineteenth through early twentieth-century architecture. The 1871 planned
896 community, with its streets laid out in rectangular blocks, remains virtually
897 unchanged. The Stirling Worker’s Historic District retains integrity of materials,
898 design, and setting through intact residential structures. The historic district
899 retains its overall feeling and association through architecture and its ability to
900 convey the history of the community.”

901 The Stirling Worker’s Historic District is bounded by Orchard Avenue to the north, Warren
902 Avenue to the east, Passaic Avenue to the west, and Passaic Valley Road to the south.

903 The economic and community value of historic designation has, by now, been conclusively
904 demonstrated. Historic designation has been shown to strengthen the competitive appeal of

905 commercial establishments and positively impact residential home values in the surrounding
906 area. Taking advantage of the Stirling Worker’s District’s potential historic asset is a sound
907 planning strategy this Element endorses. [Appendix XX](#)

908 Because it was planned in the decade after the Civil War as a walkable mixed use village with
909 train transportation at its hub, Stirling already possesses many of the characteristics of a
910 present-day transit-oriented village.

- 911 · Ready access to rail transportation
- 912 · Mixed-use buildings with residences located above first-floor commercial
913 establishments
- 914 · A number of successful local and regional-serving businesses
- 915 · Traditional pre-automobile small-scale urban design

916 These assets are currently underleveraged. Until the last major factory was destroyed in an
917 industrial fire and demolished in 1974, the center of Stirling functioned as a vibrant, integral
918 community that included a range of recreational and social gathering functions in the Stirling
919 Grove next to the Stirling Hotel.

920 Present-day Stirling, however, lacks the critical mass of residents and commercially-attractive
921 local and regional-serving businesses to make the area viable as a transit-oriented community.
922 Currently only 39% of lots in the zone actually contain uses consistent with a 84 walkable
923 village center.

924 Future planning for this area should seek to restore that strong community base.

925 The primary obstacle for such development lies in the historical layout of residential lots
926 intended to serve as housing for the factory’s workforce. A high percentage of residential lots
927 within and adjacent to the “SV” zone are small, 1870s-style housing. The housing and work
928 preferences both today and in the future reflect today’s very different world. Enabling Stirling
929 to reach its full potential as a thriving village will require a sustained commitment over time as
930 properties become available in the marketplace for architecturally-appropriate consolidation
931 and infill.

932 Architecturally, over time Stirling has evolved into a mix of diverse building styles that detracts
933 from the overall community appeal of this area. As new development or redevelopment in the
934 Stirling Village Zone takes place, every effort should be made to create new buildings that
935 contribute to an attractive sense of place consistent with Stirling’s late-Victorian architectural
936 roots.

937 These strategies include modest up-rating of permitted densities within the scale of Stirling
938 Village’s historic character, carefully controlled third floor usage, and incentives for context-
939 sensitive rehabilitation

940 In order to support local business development in Stirling, parking regulations were modified
941 in 2011 to permit less required on-site parking. These changes had the desired effect of
942 supporting additional business growth in the area. Currently, however, business growth in the
943 Stirling Village area has increased to the point that further parking is necessary for existing and
944 potential new businesses to flourish.

945 While it lies outside the boundaries of the SV Zone, the 7.3 acre property at the eastern end of
946 Railroad Avenue has a high, currently untapped potential for a range of different development
947 options that could support the growth of the Stirling Village Zone into a more attractive and
948 thriving mixed-use community. It currently contains an industrial building and four vacant
949 lots used for material and vehicle storage and temporary industrial uses in the “C” Conservation
950 Zone, where their current uses are entirely prohibited and a legacy auto repair shop and two
951 vacant lots in the “R-4” zone

952 Neither the “C” Zone nor the “R-4” designations are appropriate for this area because of the
953 difficulty in adapting these lots for conforming uses for these zones. The Land Use Element
954 recommends these lots be re-zoned as “B-G” General business, where commercial and mixed-
955 use residential-over-commercial development is permitted.

956 Future boards should be liberal in accepting development proposals that go beyond current
957 uses in the “B-G” zone.

958 On the west side of Main Avenue, south from Railroad Ave, crossing Somerset Street to 215
959 Union Street, there are 9 parcels including 2 single-family houses, 4 businesses and a total of 17
960 housing units, most in boarding houses or mixed-use commercial structures. These are all in
961 the B-1-5 zone.

962 This area could be, in the future, a prime area for mixed use transit village development
963 contributing to the commercial street front of the Stirling shopping district.

964 In summary, the intent of this Land Use Element is to strengthen and enhance the capability of
965 the Stirling Village Zone over time to thrive as a sustainable mixed-use walkable community.

966

967 **Stirling Village Zone Recommendations**

- 968 1. Complete the application with NJ-SHPO to place the already certified Stirling Worker'
969 Historic District on the State and National Registers of Historic Places.
- 970 2. Establish a locally designated historic district corresponding to that of the NJ-SHPO state
971 and national register.
- 972 3. Create a new Stirling Village Zone "SV" to replace the existing B-1-5 Zone. Re-designate the
973 current random mix of different zones within the proposed "SV" Zone to create a more
974 rational, appropriately-zoned community by:
- 975 • Extending the current B-1-5 Zone to include single family residences contiguous to the
976 B-1-5 Zone, but currently in inappropriate zones. (Table LU-15.2)
 - 977 • Moving the current LI-2 Zone north of Essex Street into a "SIO" overlay zone within the
978 SV Zone to add a second, deeper dimension to the current linear array of businesses
979 along Main Avenue.
 - 980 • Including in the "SV" zone and the SIO overlay zone the lot currently zoned "R-4" and
981 one currently zoned "B-1-5" (Table LU-15.3) yes
 - 982 • Moving one vacant commercial use and one split-zone lot in the "R-4" Zone to "SV".
983 (Tables LU-15.4)
- 984 4. Expand the parking area along Railroad Avenue and allow public, non station-permitted
985 parking After 4:00 p.m. and weekends.
- 986 5. Promote further mixed use development in the "SV" zone, targeting symbiotic uses that
987 support the shopping and dining needs of local residents and visitors.
- 988 6. Ensure that new development and re-development in the "SV" Zone fully meets the
989 "walkable neighborhood" goals of this Land use Element.
- 990 7. Require that new development, building renovations and other site improvements provide
991 a residentially-scaled, traditional architectural appearance following the requirements of
992 the township's Architectural Design standards.
- 993 8. Require that new or replacement structures in the "SV" Zone reflect where possible, the
994 bulk, massing, setback and height of the historic streetscape on Main Avenue.

995 9. Continue to enhance the overall appearance and appeal of the business district by further
996 streetscape improvements, including but not limited to sidewalks, street trees. and
997 historically appropriate street lighting.

998 10. Recommend that ordinances for this zone addressing lot size requirements be revised for
999 suitability with the area and desired uses.

1000 **Other Recommended Zoning Changes for Stirling**

1001 11. Change the lots at the eastern end of Railroad Ave. currently in the “C” and “R-4” zones to
1002 the “B-G” General Business Zone. (Table LU-2.7).

1003 12. Move the first two lots on the east side of Warren Ave. north of Valley Road into the “B-D”
1004 zone.

1005

1006 **MEYERSVILLE HAMLET ZONE (“MH”)**

1007 **Meyersville Hamlet Zone Description**

1008 Meyersville, settled in the 1730s, is among the oldest settled areas of the township. It is distinct
1009 from the other areas of Long Hill Township and is more a crossroads than an actual hamlet.

1010 The designated Meyersville Hamlet Zone consists of 8 properties that surround the Meyersville
1011 Circle. Yet Meyersville encompasses an entire community that surrounds the core hamlet. The
1012 people of Meyersville have a long history of protecting their small corner of Long Hill
1013 Township as a quiet, peaceful, unrushed place removed from the bustling modern world.

1014 The people of Meyersville appreciate the peace and quiet of their hamlet and have expressed
1015 their interest in keeping it that way. New development and redevelopment in general are not
1016 seen as positive unless they conforms to the current low density, semi-rural character of the
1017 hamlet.

1018 Meyersville serves as one of the gateways to the community and also represents one of the
1019 entry points to the Great Swamp, a major recreational asset.

1020 The Meyersville Element of the Long Hill Township Master Plan, adopted in 2009, contained
1021 the following goals which this Land Use Element explicitly endorses.

- 1022 1. Preserve and maintain the current low density, semi-rural character of the hamlet by
1023 limiting future commercial development to the present Hamlet Business Zone and by
1024 limiting the provision of new streetscape improvements in the area to those deemed
1025 necessary to the health, safety and welfare of local residents and businesses.
- 1026 2. Encourage existing businesses in the area to continue to improve their sites and to
1027 generally improve the visual appeal of the hamlet.
- 1028 3. Encourage the continued cooperation of merchants, property owners, residents and
1029 government in the future planning of Meyersville.
- 1030 4. Allow live/work units for artists, artisans, professionals and Internet entrepreneurs.
- 1031 5. Emphasize the Great Swamp National Wildlife refuge as a destination through
1032 appropriate signage and Meyersville as its southern gateway.
- 1033 6. Insist on environmental best practices throughout the hamlet for both new
1034 development and redevelopment and encourage the use of LEED and other green
1035 building technology
- 1036 7. Recognize and promote the safety of the large number of recreational bicyclists

1037 **Meyersville Hamlet Zone Recommendations**

- 1038 1. When sidewalk improvements are necessary for safety reasons, use alternative sidewalk
1039 materials whenever possible to minimize the visual impact of the sidewalks on the rural
1040 character of the area. Encourage pedestrian walkways where prudent to connect public
1041 areas. Safety of pedestrians, bicyclists and motorists is a critical concern in this area.
- 1042 2. Replace the “cobra” light fixture near the center of Meyersville with fixtures that will
1043 reinforce the low density and semi rural character of the hamlet. Additional streetlights
1044 at other locations are not recommended unless required for public safety. Lighting
1045 standards should be consistent with township standards for energy efficiency.
- 1046 3. Maintain existing street tree plantings and replace when necessary throughout the
1047 hamlet. Provide new tree plantings where appropriate in a manner consistent with the
1048 character of the hamlet.
- 1049 4. Install new traffic safety signs at the Meyersville Circle which are consistent with locally
1050 established traffic patterns should be installed after consultation with Morris County.
1051 Generally, the signs should provide greater clarity and direction for vehicular
1052 movements. New stop signs may also be appropriate.
- 1053 5. Prohibit widening of Meyersville area roadways to maintain a consistent width and
1054 speed limit in the area, subject to safety considerations.
- 1055 6. Require that all new development or renovations in the hamlet provide an architectural
1056 design that is compatible with the low density and semi-rural character of the area.
- 1057 7. Continue to allow residential uses on the second floor of commercial buildings.
- 1058

GENERAL BUSINESS ZONE (“B-G”)

1059

1060 **General Business Zone Description**

1061 This new zone designation applies as well to a scattering of small, commercial properties
1062 primarily along Valley Road. These properties are remnants of the B-1-20 Zone (after
1063 Meyersville Hamlet Zone was removed), and of the “O” Office Zone after most properties were
1064 consolidated into the “B-D” Zone. In principle, this zone exists to broaden and simplify the
1065 range of uses permitted in the scattered legacy commercial zones orphaned by other zone
1066 changes previously described. It also provides a home for industrial/commercial lots removed
1067 from “C” and “R-“ zones in order to encourage more appropriate and conforming re-
1068 development.

1069 **General Business Zone Recommendations**

- 1070 1. Move the old Library from “P” to ”B-G” (Table LU-16.2)
- 1071 2. Move the current storage yard and industrial buildings at the end of Railroad Ave. from the
1072 “C” Zone to the “B-G” General Business Zone and encourage developers and Boards to be
1073 creative and flexible in designing and approving (Table LU-16.3).
- 1074 3. Allow the uses permitted for the former Office and B-1-20 Zones to remain permitted uses
1075 in the B-G” General Business Zones.
- 1076 4. Retain the same bulk standards for this new zone as in the former Office and B-1-20 Zones.

1077