Master Plan
A Township-Wide Vision for Long Hill

Prepared by
Topology
For
Long Hill Township

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Agenda

1. Introduction
2. Master Plan 101
3. Process
4. Timeline
5. Moving Forward
1. **Introduction**

- **Topology**, a Newark-based planning and real estate consulting firm with experience in NJ Communities like Bernardsville, Morristown and Summit.

- Retained by the Township to facilitate the completion of the new Master Plan.

- Prior work in Long Hill with Morris County Economic Development Corporation to develop Vision plans for Millington and Stirling.
2. Master Plan 101

New Jersey Municipal Land Use Planning

New Jersey Land Use is regulated by the [Municipal Land Use Law (MLUL)](#).

The purposes of the MLUL are to protect:

1. Public Health
2. Safety
3. Morals
4. General Welfare

MLUL establishes regulations for creating + enacting policies to advance these goals, the most important of which are [Master Plans](#).
What it is…

“a blueprint that depicts current land uses, and guides decisions for both growth and conservation”

“guides the use of land throughout the municipality in order to protect the public health and safety and to promote general welfare”

“a proposal for development of the municipality”

What it does not do...

• Establish or change laws
• Implement any zoning changes
• Make any recommendations for specific businesses beyond recommendations for general types of businesses that residents want to see
• Designate Redevelopment Areas throughout the Township
• Contain an operating budget for the municipality
2. Master Plan 101

What does it mean…

A Master Plan outlines a vision for a community’s future and recommends the steps needed to attain that future.

The Master Plan also serves as a tool to prioritize municipal improvements to attract public and private resources in the form of grants, tax ratables and more.

A living document that will be regularly monitored with the support of Long Hill Boards, Committees and Commissions to modify/reflect changes made or newly envisioned.

What happens next…

Once adopted, a Master Plan informs policy decisions:

• to create/modify ordinances that regulate development, including:
  • residential renovation
  • location of future business districts
  • protection of open spaces

• serves as a tool to prioritize municipal improvements to attract public and private resources.

• to guide the Planning and Zoning Boards when deciding upon development applications.
The Mayor appointed Master Plan Committee has developed Master Plan Elements (in draft or adopted) that cover:

- Land Use
- Historic Preservation
- Recreation, Parks + Open Space
- Environmental Conservation + Sustainability
- Utilities (adopted by the Planning Board December 2017)
- Community Facilities (adopted by the Planning Board December 2017)

Over the past few years public input has been sought through surveys and outreach events that focused upon Stirling and Millington Village centers.

In addition the Planning Board adopted the Housing Element + Fair Share Plan (April 2018) developed by the Planning Board and Township Town Planners.
3. Process

- Learn
  - Listen
  - Research
  - Organize

- Refine
  - Investigate
  - Validate
  - Incorporate
  - Draft

- Finalize
  - Review
  - Present
  - Adopt
4. Timeline

Research + Analysis
- Site Visits
- Review of Relevant Planning Documents + Ordinances – Ongoing

Community Visioning
- Ideas and Comments, Now email: LongHillMasterPlan@topology.is
- Visioning Survey – February 2020
- Stirling Street Fair – April 2020
- Public Visioning Workshop – March + May 2020

Preliminary Recommendations
- Public Presentation of Proposed Recommendations – May 2020

Adoption Hearings
- Finalize Master Plan + Public Comment Period – July 2020
5. Moving Forward

What we will do…

• Communicate early and clearly in the planning process to reach consensus on shared vision.

• Address key concerns raised by the community.

What you can do…

• Submit any Master Plan ideas/comments to:

  LongHillMasterPlan@topology.is

• Participate in the upcoming workshops and online survey.

Post and View Updates at:

• MP Outreach tab - https://www.longhillnj.gov/

• MP Committee - https://www.longhillnj.gov/PB/MPC.html

• MP at the Planning Board - https://www.longhillnj.gov/PB/master-plan.html
THANK YOU!