

EXISTING DEVELOPMENT

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One of the basic elements needed in preparing a Master Plan is an analysis of the land use development pattern. The pattern of existing land use has a strong influence on the future development of a Municipality. A lot-by-lot field survey was conducted in September of 1977 to determine the use of land in the Borough. The accompanying map entitled, "Existing Development", Plate I, indicates the development pattern in the Borough, or more particularly how each parcel of property is used.

Table I entitled, "Land Use Analysis, Borough of Netcong", indicates the breakdown by acres and percent of the Borough area represented by a particular type of development.

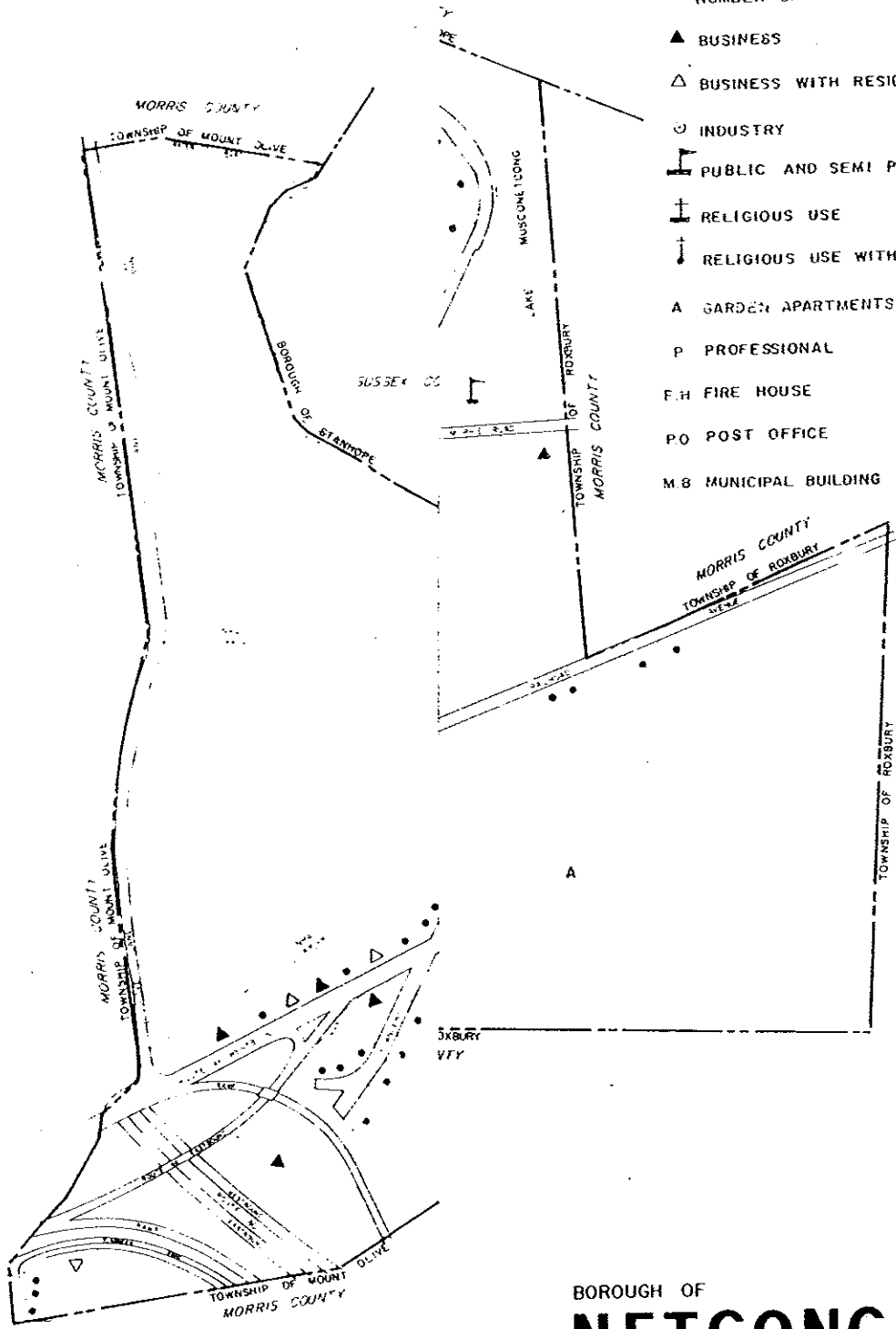
Single-family residential development has occurred in the northeastern part of the Borough, in the area south of Route 46, and in the area just east of the Netcong traffic circle between Route 46 and the Delaware Lackawanna and Western Railroad.

Garden apartment development has occurred in the southeastern corner of the Borough. Also multi-family dwellings have been built on Wiltop Road and Helen Way. A few duplexes have been constructed within single-family residential areas, mainly along Allen Street.

The majority of commercial development has occurred along Main Street, Ledgewood Avenue, and Maple Avenue, offering community type services.

EXISTING DEVELOPMENT

- SINGLE FAMILY RESIDENCE
- 2 NUMBER OF FAMILIES
- ▲ BUSINESS
- △ BUSINESS WITH RESIDENCE
- ⊙ INDUSTRY
- ▬ PUBLIC AND SEMI PUBLIC
- † RELIGIOUS USE
- ⋈ RELIGIOUS USE WITH RESIDENCE
- A GARDEN APARTMENTS
- P PROFESSIONAL
- F.H FIRE HOUSE
- P.O POST OFFICE
- M.B MUNICIPAL BUILDING



BOROUGH OF
NETCONG
 MORRIS COUNTY, NEW JERSEY

TABLE I
 LAND USE ANALYSIS
 BOROUGH OF NETCONG

<u>Land Use Category</u>	<u>Acres</u>	<u>Percent of Borough</u>
Single-Family Residence	176.6	33.45
Multiple Family	22.1	4.18
Garden Apartments	45.0	8.52
Mixed Use (Residence With Business)	5.5	1.04
Business	20.0	3.79
Industry	28.9	5.47
Public, Semi-Public (exclusive of water bodies)	12.1	2.29
Borough Property (exclusive of water bodies)	6.8	1.29
Board of Education	6.0	1.14
Water Bodies	28.5	5.40
Roads	83.0	15.72
Railroad & Utility Easements	37.9	7.18
Vacant Land	<u>55.6</u>	<u>10.53</u>
TOTAL	528.0	100.00

Along Main Street (Route 46) in the western part of the Borough mostly residential development has occurred, however mostly commercial development has occurred in the eastern section of Route 46. Commercial development has also occurred along Lackawanna Plaza. Spotted commercial use is found along Stoll Street. Industrial development is located in the northwestern corner of the Borough.

Properties falling in the public/semipublic category include all those tax exempt properties reflected in the tax records of the Borough. Among those included are the recreation areas, schools, sewer and water utilities, churches and other related structures, cemeteries, fire companies, first aid squad and fraternal organizations.

SUMMARY AND CONCLUSIONS

- 1) The Borough of Netcong is a community with well balanced land use.
- 2) The Borough has a limited number of tracts which are vacant or undeveloped.
- 3) Much of the growth in the future will consist of redeveloping existing built up areas.
- 4) The plan should be designed to provide for orderly development and redevelopment of the Borough.