

LAND USE PLAN

THE LAND USE PLAN

The Land Use Plan shows the basic physical elements of the Master Plan proposals. It shows the proposed location, extent and intensity of development of land to be used for residential, commercial, public and other purposes. Based on detailed studies and investigations, it reflects the most appropriate use of all land for all types of development within the Borough.

The Land Use Plan for Netcong Borough consists of three main parts. One of these deals with street planning, the second deals with community facilities such as recreation facilities, schools, and other public buildings and facilities, and the third deals with the zoning pattern which regulates all development within the municipality. The Street Plan, and the Community Facilities Plan are outlined with specific proposals in a previous chapter of this Report, therefore in the following discussions emphasis will be placed on zoning.

EXISTING ZONING

The Borough of Netcong is presently divided into five different zone districts which include three residential zones, one commercial zone, and one industrial zone. A summary of the requirements of each of these zones is shown in Table XI, entitled "Existing Zoning Schedule of Requirements".

TABLE XI

EXISTING ZONING

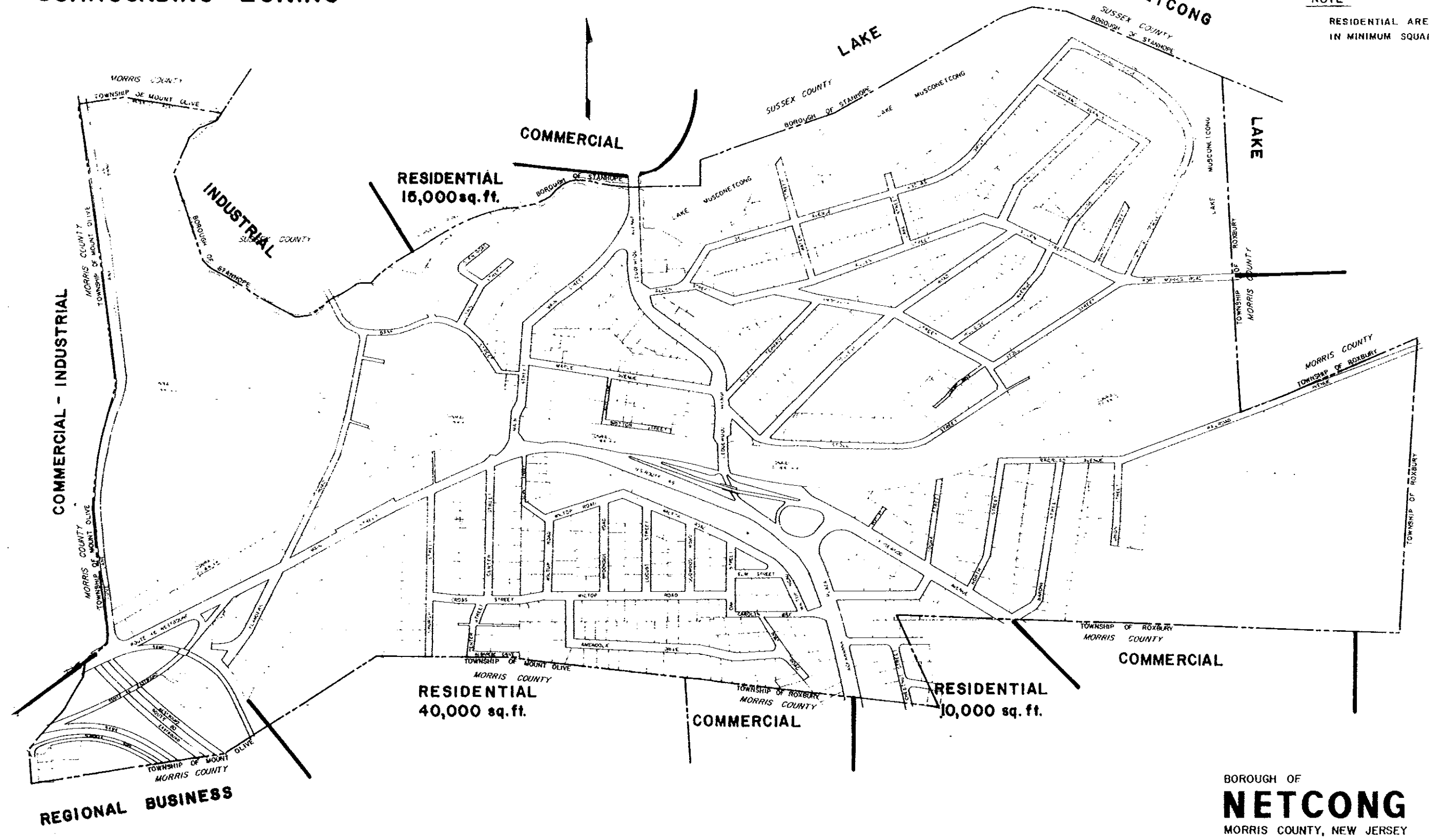
BOROUGH OF NETCONG

SCHEDULE OF REQUIREMENTS

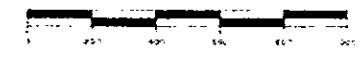
ZONE	PRIMARY INTENDED USES	MINIMUM LOT AREA	MINIMUM LOT WIDTH (FEET)	MINIMUM LOT DEPTH (FEET)	MINIMUM FLOOR AREA (SQUARE FEET)	MAXIMUM BUILDING HEIGHT	MINIMUM FRONT YARD (FEET)	MINIMUM SIDE YARD (FEET) (ONE) (BOTH)	MINIMUM REAR YARD (FEET)
Residential-1	Single-family residential	6,000 sq.ft.	60	85	1,000	2 1/2 stories or 35 feet	30	10 20	25
Residential-2	Single-family residential	5,000 sq.ft.	50	75	800	2 1/2 stories or 35 feet	25	7 17	25
Commercial	Retail sales & services	7,500 sq.ft.	50	100	1,000	2 stories or 30 feet	25	5 15	25
Industrial	Office laboratory & assembly plants	10,000 sq.ft.	200	150	1,500	2 stories or 30 feet	50	20 50	50
Garden Apartment	Garden-type Apartments	10 acres	300	400	750	2 1/2 stories or 35 feet	100	100 200	100

SURROUNDING ZONING

NOTE:
RESIDENTIAL AREA LOT SHOWN
IN MINIMUM SQUARE FEET.



PREPARED BY
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BOROUGH OF
NETCONG
MORRIS COUNTY, NEW JERSEY

PROPOSED ZONING

In order to attract new ratables, continue the revitalization of the central business district, promote future orderly growth in Netcong, the Planning Board proposes that four new zoning districts be added to the Borough Land Use Plan for a total of nine zoning areas. The new zones are: R-3, a residential zone encouraging the establishment of common open spaces; I-2 and I-3, limited industrial zones not permitting industry which would be objectionable to nearby residents; and I-4, a limited industrial and commercial zone.

The location of these new zones and the remaining five other zones are shown on the accompanying map entitled, "Land Use Plan". The adjacent zoning in surrounding municipalities is shown on the map entitled, "Surrounding Zoning". All of the nine zones in Netcong are discussed below:

R-1 Single Family Residence District

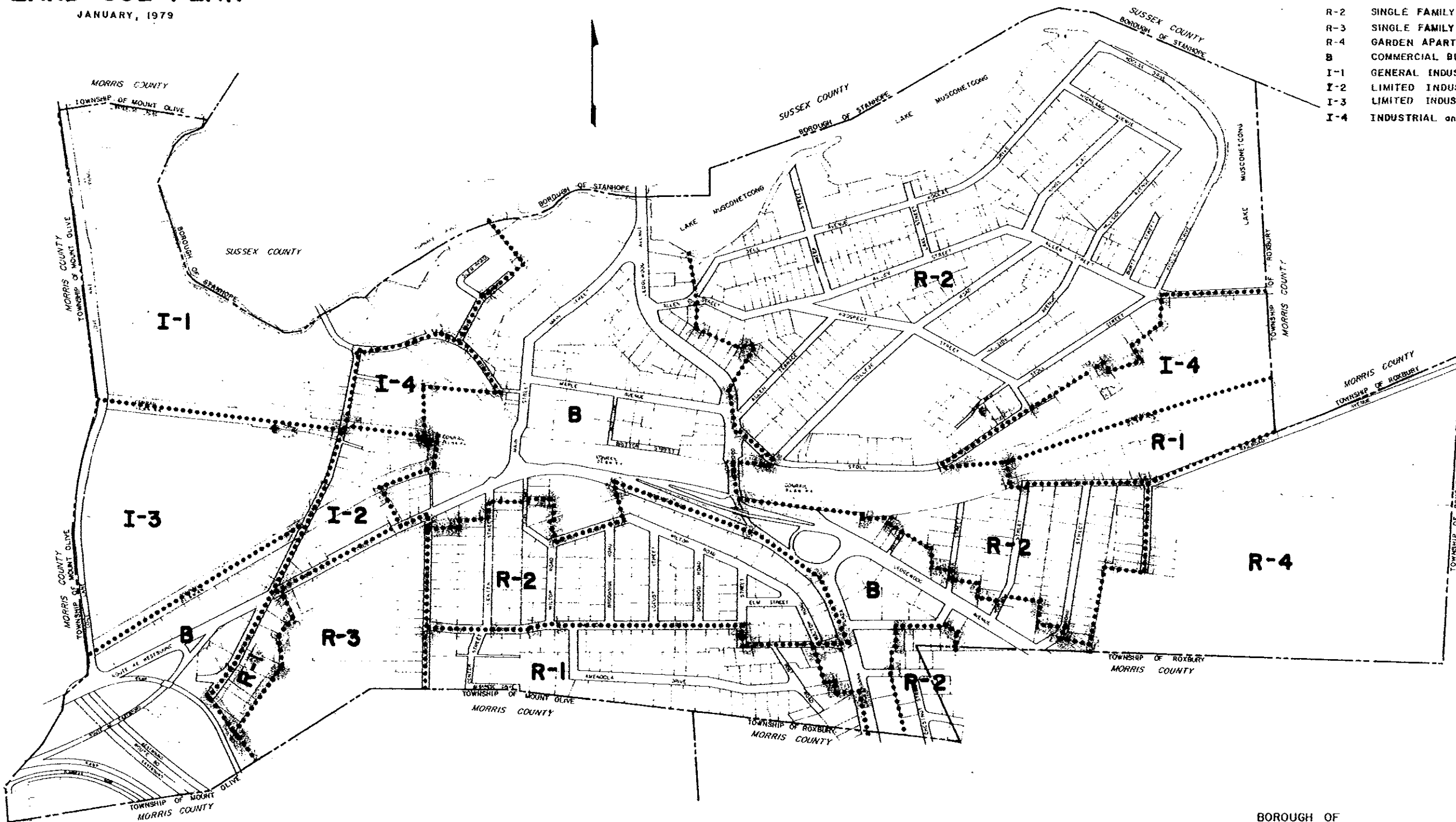
The R-1 zone is an existing single family residence district designed for single family detached residential structures with a minimum lot area of 6,000 sq. ft. and a minimum lot width of 60 feet. We are proposing to change the minimum lot depth from 85 feet to 100 feet.

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JANUARY, 1979

PLATE X V

- R-1 SINGLE FAMILY RESIDENTIAL 6,000 S.F.
- R-2 SINGLE FAMILY RESIDENTIAL 5,000 S.F.
- R-3 SINGLE FAMILY RESIDENTIAL 8000/6000 S.F.
- R-4 GARDEN APARTMENT 20,000 S.F.
- B COMMERCIAL BUSINESS 6,000 S.F.
- I-1 GENERAL INDUSTRIAL 40,000 S.F.
- I-2 LIMITED INDUSTRIAL 30,000 S.F.
- I-3 LIMITED INDUSTRIAL 4 AC.
- I-4 INDUSTRIAL and COMMERCIAL 30,000 S.F.



BOROUGH OF
NETCONG
MORRIS COUNTY, NEW JERSEY

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R-2 Single Family Residence District

The R-2 zone is also an existing residence zone for single family detached structures with a minimum lot area of 5,000 sq. ft. and a minimum lot width of 50 feet. We are proposing to change the minimum lot depth requirement from 75 feet to 100 feet. The zone boundaries remain virtually unchanged.

R-3 Single Family Residence District

The R-3 zone is a new single family residential district located between Church Street and Route 46 designed to encourage the creation of common open spaces. The minimum lot size shall be 8,000 sq. ft. with a frontage of 70 feet. The lot sizes may be reduced to 6,000 sq. ft. having the same requirements as the R-1 zone if 2,000 sq. ft. per new 6,000 sq. ft. lot are dedicated to the Borough in a location acceptable to the Borough of Netcong.

R-4 Garden Apartment District

The R-4 zone is designed for garden apartments at a density of nine units per acre. Fifteen percent (15%) of the area must be developed for recreational purposes. If a lot in a single ownership is too small for a recreational facility then its construction must be combined

with an adjacent owner. If adjoining lots are not developed at the same time, money must be placed in escrow with the Borough until an adjoining property is developed.

B - Commercial Business District

The B zone is a commercial Business District permitting both retail establishments and office use. Most of the zone is already developed with businesses and residences. Most future development will consist of rebuilding or business conversions. The proposed minimum lot width is 60 feet, the lot depth 100 feet and the minimum lot area 6,000 sq. ft. The area of the zone will remain approximately the same with the deletion of the Dover Handbag property which should be rezoned because of poor access to I-4 to be explained later herein. It should be noted that the properties south of Route 46, between Church Street and Main Street, have not been zoned commercial business because the steep terrain does not permit adequate access and parking.

I-1 General Industrial District

The I-1 zone permits industrial uses which do not in any manner create any dangerous, injurious, noxious condition, fire, explosive,

radio-active or other hazard, noise of vibration, smoke, dust, odor or other form of air disturbance, glare, liquid or solid waste beyond the confines of the immediate site. Furthermore, sanitary land fills and junk yards will not be permitted. The minimum lot area shall be 40,000 square feet with the minimum width 200 feet and minimum depth 150 feet.

I-2 Limited Industrial District

The I-2 zone is a light industry district. No exterior storage will be permitted unless it is completely screened from the view of neighbors and passing by traffic. The unscreened storage of no more than three trucks, other than pickup trucks, is permitted. The minimum lot width shall be 150 feet with a minimum depth of 200 feet and a minimum lot area of 30,000 square feet.

I-3 Limited Industrial District

A property in the I-3 zone must be used for light industry, thereby adhering to the requirements, except for lot size, of the I-2 zone. The minimum lot size shall be four acres with a minimum lot width and depth of 350 feet.

I-4 Industrial and Commerical District

The I-4 zone permits either light industrial development as in the I-2 zone or commercial development. In either case the minimum lot width shall be 150 feet with a minimum depth of 400 feet and a minimum lot area of 30,000 square feet.