

IMPLEMENTING THE MASTER PLAN

IMPLEMENTING THE MASTER PLAN

ADOPTING THE MASTER PLAN

The preparation of the Master Plan is only one of several steps which must be taken by the officials and citizens of the Borough to continue to control future development. If the plan is to be carried out, it must be adopted as a reference for all future decisions relevant to the development of Netcong. It must be implemented by the adoption of various codes and ordinances, among the more important of which are the zoning ordinances and the land subdivision ordinance.

The zoning ordinance is the community's basic control over land use. It should be completely revised in order to establish effective control over future development and to establish a logical zoning pattern that is consistent with existing development and one which will carry out the objectives stated in the Plan. Therefore, early adoption of the revised ordinance is essential.

The land subdivision and site plan ordinances are intended to provide standards for the proper development of land including the installation of streets, utilities, curbs and sidewalks and for the preservation and promotion of attractive and safe neighborhoods. These ordinances should

also be reexamined to make sure their provisions will, in the best way possible, foster the objectives of the Land Use Plan. Besides the duties of preparing and adopting the plans for the future development of the community, the Planning Board has the responsibility of administering the abovesaid ordinance of the Borough. The Plan, when adopted, will be an effective guide for the continued growth of Netcong.

The numerous proposals of the Plan will be carried out over a long period of time under the leadership and direction of many different persons. Many of the people who will actually be involved in carrying out the Plan may not be members of today's official family. It is the Master Plan that must develop their awareness of the goals and objectives toward which the Borough is striving. While in the final analysis it is the Planning Board's duty to provide the proper continuity in the development of community objectives, residents of the Borough have the responsibility to aid the Planning Board by taking an active part in the adoption of the Master Plan and insisting that its intentions prevail.

After collecting and analyzing the suggestions, opinions and proposals that will be coming from the residents of the Borough as a result of the public hearing, the Planning Board will be in a position to make final determinations as to the proposals placed before the public in this Report.

After making any changes which are felt to be appropriate, the Planning Board will adopt the Master Plan or any part hereof as its guidance for the future development of the Borough of Netcong. Adoption of the Master Plan is the function of the Planning Board alone and requires no further action by the Borough Council or any other public body.

After adopting the Master Plan, in order to implement it, the Planning Board should recommend to the governing body for adoption an Official Map and a long-range Capital Improvements Program; and coordinate public and private development on a comprehensive basis.

PRESERVATION OF LAND USE PROPOSALS

The Planning Board may exercise certain controls over private development. With regard to this the Municipal Land Use Act of 1975 provides for the reservation of designated streets, public drainageways, flood control basins, or public areas within a proposed development before approving a subdivision or site plan if they have been provided on the master plan or the official map. The Planning Board may reserve the location and extent of such streets, ways, basins or areas shown on the plat for a period of one year after approval of the final plat or site plan, or within an extended time period as agreed to by the developer. Unless during this time period the municipality enters

into contract to purchase the effected property or starts condemnation proceedings to acquire same, the developer will not be bound by reservations and may proceed to use the land for private use with applicable development regulations.

OFFICIAL MAP

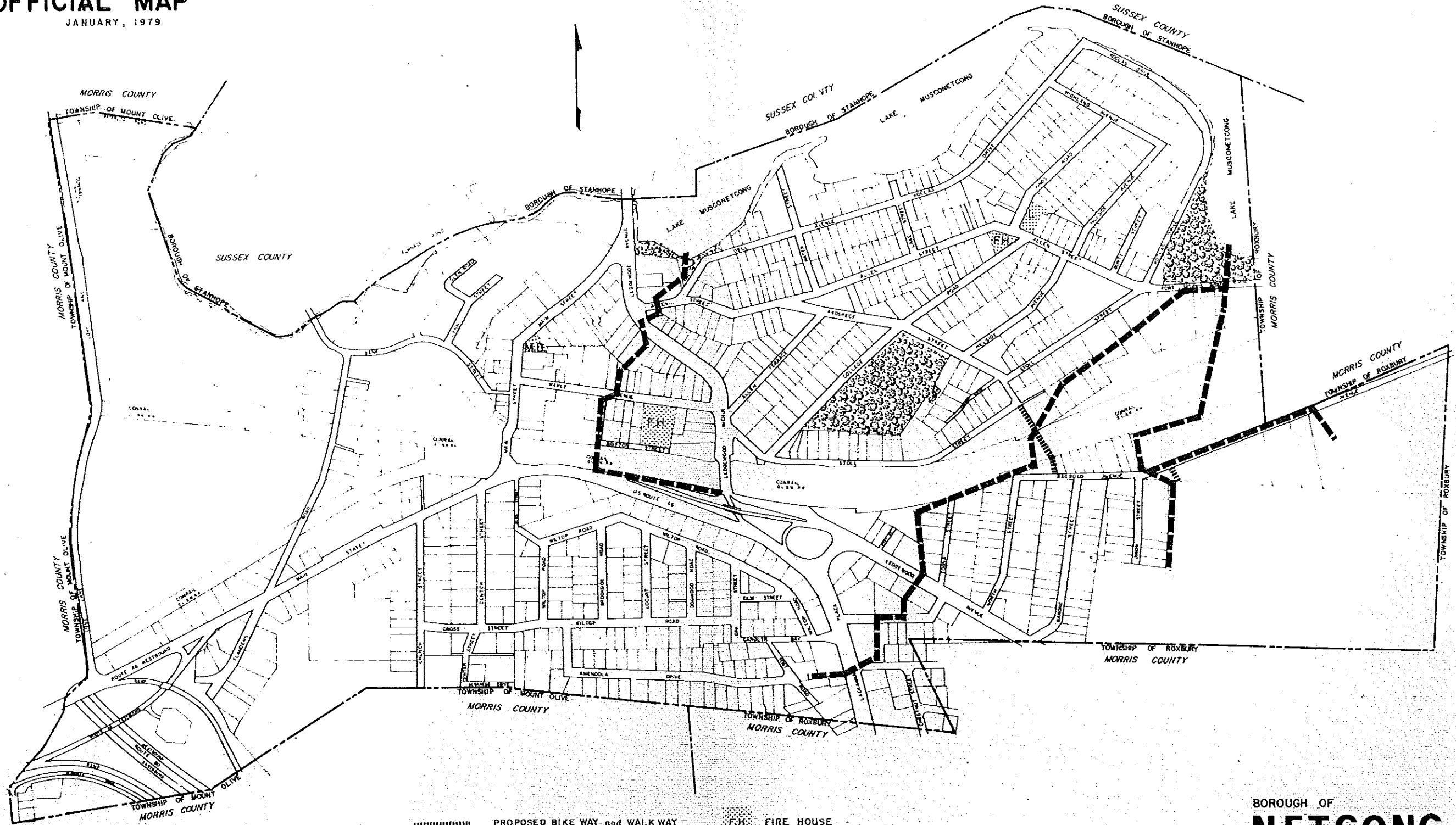
The official map is an effective device of planning, useful in promoting the objectives of the master plan. The governing body may by ordinance adopt or amend an official map of the municipality which shall reflect the appropriate provisions of the master plan. Designations inconsistent with the master plan may be adopted by the council if reasons for so doing are recorded in the minutes when adopting the official map.



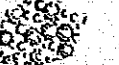



The official map is deemed conclusive with respect to the location and width of streets and public drainageways and the location and extent of flood control basins and public areas, whether or not such streets, ways, basins or areas are improved or unimproved or are in actual physical existence. Upon receiving an application for development, the municipality may reserve for future public use, the abovesaid streets, ways, basins, and areas in the manner discussed under preservation of land use proposals.

The Borough of Netcong has never adopted an official map. It is suggested that the accompanying map entitled, "Official Map", be adopted by the Mayor and Council to strengthen the integrity of the master plan.

OFFICIAL MAP

JANUARY, 1979



-  PROPOSED BIKE WAY and WALK WAY
-  DRAINAGE RIGHT OF WAY
-  PARKS and SCHOOL PARKS
-  FIRE HOUSE
-  LIBRARY
-  MUNICIPAL BUILDING

BOROUGH OF
NETCONG
 MORRIS COUNTY, NEW JERSEY

PREPARED BY:
 MORRIS ENGINEERS, INC.
 CONSULTING ENGINEERS & ARCHITECTS
 LEDGEWOOD, NEW JERSEY

