

## CONCLUSION

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Developments unforeseen at the time of this Master Plan will undoubtedly necessitate making changes in planning policy and amendments to the Master Plan in the future. To keep abreast of the changing conditions, plans must be continually reviewed and amended or they soon become obsolete. This requires a program of reevaluation of population growth, circulation, transportation trends and land use patterns in addition to the review and enforcement of the pertinent codes and ordinances of the Borough. It is essential that all plans developed now and in the future be sufficiently flexible to accommodate these adjustments to the changing needs and ways of community life.

As required by the Municipal Land Use Law, the Master Plan for Netcong Borough has been drafted with due consideration to master plans of contiguous municipalities, plans of the County having an impact on the Borough and programs and activities of the New Jersey Division of State and Regional Planning. Where pertinent, these plans have been reviewed and evaluated in studies contained in this Report and any inconsistencies between Borough planning policies and those of other nearby and regional jurisdictions have been recognized. As a result the Borough can look to the future with the confidence that its planning program follows statewide legal guidelines as well as meeting realistic, local planning objectives.

The Planning Board must promote the long-range objectives of the Plan in preference to short-range expediency. In the process, it will be necessary to employ limited public resources effectively toward the most advantageous expenditure of capital funds, not sacrificing the Plan to individual ends, but advancing it towards the greatest good for the entire community. These efforts relentlessly pursued will bring actual proof of planning accomplishment resulting in sound physical planned continual development of Netcong.

Since the majority of Netcong is developed, the town has a limited role to play in the guiding of new development. Instead the Borough has to look at how they can improve developed areas through redevelopment proposals which may be brought forth by land owners, and through capital improvement programs financed by federal, state, and county funding programs, as they become available.