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MASTER PLAN
REEXAMINATION REPORT
BOROUGH OF NETCONG

MARCH, 1998

ADOPTED BY RESOLUTION
OF THE
NETCONG BOROUGH PLANNING BOARD
MARCH 24, 1998

This report has been signed and sealed in
the original in accordance with
N.J.A.C. 13:41 - 1.3

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TABLE OF CONTENTS

INTRODUCTION	1
PREVIOUS MASTER PLAN OBJECTIVES	2
STATEMENT OF GOALS AND OBJECTIVES	4
PLANNING POLICY CHANGES SINCE 1988	5
LAND USE	10
VACANT LAND ANALYSIS	12
ZONING	17
ENVIRONMENTAL CHARACTERISTICS	18
CONSERVATION OF NATURAL RESOURCES	20
POPULATION AND HOUSING ANALYSIS	21
HOUSING CONDITIONS	26
HOUSING REHABILITATION	29
EMPLOYMENT	31
CIRCULATION	33
Exhibit 1, Circulation	
Exhibit 2, Morris County Transportation Network	
COMMUNITY FACILITIES PLAN	35
SCHOOL ENROLLMENTS	35
PUBLIC SAFETY SERVICES	37
POLICE DEPARTMENT	37
FIRE DEPARTMENT	38
AMBULANCE & RESCUE	38
LIBRARY	39
WATER & SEWER UTILITIES	39
SEWER FACILITIES	39
HISTORIC PRESERVATION	40
RECYCLING	41
RELATIONSHIP TO OTHER PLANS	42
RECOMMENDATION AND CONCLUSIONS	46

INTRODUCTION

The Municipal Land Use Law (MLUL) requires in NJSA 40:55D-89 that a municipality provide for a general reexamination of its Master Plan and development regulations by the Planning Board at least every six years. The absence of an adopted reexamination report constitutes a rebuttable presumption that a municipality's development regulations are no longer reasonable.

In N.J.S. 40:55D-89 of the MLUL, the following language is set forth:

"The governing body shall, at least every six years, provide for a general reexamination of its master plan and development regulations by the planning board, which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the county planning board and the municipal clerk of each adjoining municipality. The first such reexamination shall have been completed by August 1, 1982. The next reexamination shall be completed by August 1, 1988. Thereafter, a reexamination shall be completed at least once every six years from the previous reexamination."

The Master Plan of Netcong Borough was adopted in 1978. Since then it was reexamined in July 1988 and subsequently amended in December 1988 to include a Recycling Plan Element and a draft Housing Plan Element, both requirements of the Municipal Land Use Law (MLUL).

The Statute requires that the Reexamination Report set forth the following items:

- a. The major problems and objectives related to land development in the municipality at the time of the adoption of the last reexamination report;
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date;

- c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the Master Plan or development regulations as last revised with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials and changes in State, County and municipal policies and objectives;
- d. The specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan and regulations should be prepared;
- e. The recommendation of the Planning Board concerning the incorporation of local redevelopment plans.

PREVIOUS MASTER PLAN OBJECTIVES

The objectives of the Borough's 1978 Master Plan as summarized in the 1988 Re-examination Report are restated here as required and as a bench-mark for this current review.

Goals of the 1978 Master Plan

"A number of significant objectives were recommended for consideration in the original Borough Master plan. These objectives are summarized below:

1. To maintain a balanced land use development pattern for the limited vacant land within the municipality.

2. To encourage renovation and remodeling in the commercial district of the Borough.
3. To encourage homeowners to rehabilitate homes in need of repair.
4. To provide for careful review of future development by the Planning Board with regard to environmentally sensitive areas.
5. To provide for improvement of necessary community facilities and services including the following:
 - A. Drainage improvements within the central business district.
 - B. Improvement of the roadway system within the municipality to increase safety and capacity.
 - C. To provide for expansion of recreational facilities with the Borough
 - D. To provide for additional parking within the central business district.
 - E. To provide for additional water supply to supplement the current supply shortage.
6. To provide for business and industrial development with the Borough.¹

As documented in the 1988 report progress toward the original objectives was made with regard to drainage improvements in the central business District, intersection improvements at Route 46/Flanders Road and a signal at Ledgewood Avenue/Allen Street, relocation of the Library to the Elementary School, new Borough water supply wells and a municipal parking area within the business district.

This current re-examination in the following section, suggests some revised and updated goals and objectives for the Borough to work toward over the next six years.

¹ Netcong Borough 1988 Re-Examination Report, p.2

STATEMENT OF GOALS & OBJECTIVES

A number of policies and objectives emerge through this Master Plan re-examination process as guides for the Planning Board to consider in the future use and reuse of land within Netcong's borders. These are:

- To maintain adequate local community facilities and services, recreational opportunities and open space for current and future residents
- To provide for the safe and efficient movement of vehicles and people through the Borough and within the Borough
- To retain the small-town character of the Borough by developing proper planning, zoning and design criteria for Netcong as a Center and to coordinate the Borough's planning objectives with those of its neighboring communities
- To protect and conserve the Borough's natural resources of soils, vegetation, air and water through the wise use of modern planning techniques and careful control of land development
- To maintain and enhance the variety and balance of residential housing options and to maintain the quality and appearance of the Borough's housing supply
- To recognize and preserve the historic heritage of the Borough as a transportation hub and to facilitate the location of facilities such as the Railroad Museum and the Palace Theater as historic focal points in the community.
- To encourage resource recovery and the recycling of recyclable materials.

PLANNING POLICY CHANGES SINCE 1988

FEDERAL CHANGES

The 1990 Clean Air Act amendments are designed to significantly exceed the 1977 Clean Air Act. They address the problems of increased traffic congestion and air quality. These amendments are significant to the Borough by virtue of its location as a transportation hub served by an Interstate Highway and two State highways which each year carry growing traffic volumes. The amendments require specific actions to decrease air pollution caused by vehicular emissions in order to minimize the potential health risks from air pollution. Non-compliance with the legislation will result in loss of federal highway funding.

The Americans with Disabilities Act of 1990 (ADA) governs the accessibility of public buildings, places of public access and accommodation and public facilities including buses, rail equipment and stations, and para-transit accessible public transportation for people with disabilities. ADA requirements apply when the Borough makes decisions on new or improved Borough facilities and when the Planning Board is considering new site plan applications.

STATE CHANGES

The State Highway Access Management Act of 1989 was created to help manage access to state highways, based on the principle that access to state highways should not interfere with traffic.

Since the 1988 Reexamination Report and the revisions to the Borough Master Plan the State of Planning Commission adopted the State Development and Redevelopment Plan (SDRP) in June 1992. This document is a statewide guide to the use and redevelopment of

land in New Jersey. It divides the State into five planning areas dependent on the extent of development within each as follows:

- Metropolitan Planning Area (PA-1)
- Suburban Planning Area (PA-2)
- Fringe Planning Area (PA-3)
- Rural Planning Area (PA-4)
- Environmentally Sensitive Planning Area (PA-5)

Within this broad structure of Planning Areas the SDRP also establishes criteria for five (5) types of centers:

- Urban Centers
- Towns
- Regional Centers
- Villages
- Hamlets

A number of these centers have been identified on the SDRP within Morris County. However, Netcong was not among these. Therefore, an important part of this Master Plan Reexamination is to consider the role of the Borough as a Center and help establish the basis for its formal designation as such under the SDRP. A detailed Center Designation Report will also be prepared to meet the State standards for designation.

The definitions relating to centers were adopted in the SDRP in June 1992 by the State Planning Commission. They are:

URBAN CENTER: means a city of state-wide importance; a large settlement that has a high intensity of population and mixed land uses, including industrial, commercial, residential and cultural uses: the historical foci for growth in the major urban areas of New Jersey.

URBAN COMPLEX: means an urban center and two or more municipalities within the surrounding Metropolitan Planning Area that exhibit a strong inter-municipal relationship, based on socio-economic factors and public facilities and services, that is defined and coordinated through a strategic revitalization plan. Urban Complexes are nominated jointly by a County or Counties and the affected municipalities are coterminous with municipal boundaries but not necessarily with County boundaries.

REGIONAL CENTER: means an existing settlement or location for development within a Corridor Region along or near a transportation corridor. It is the locus of high intensity, mixed-use development, with an urban density (over 1,000 persons per square mile) and an emphasis on employment. It has a compact character and possesses sufficient density and adequate design to support pedestrian mobility and public transportation services. It is an existing or planned (new) Regional Center, possessing substantial market demand to enable it to function as a magnet to attract development from within the Corridor and from surrounding areas, without competing with urban centers.

TOWN: means a center that has an urban density (over 1,000 persons per square mile) and interrelated mixed uses, as described in the State Plan. This term does not necessarily refer to the form of incorporation of a municipality.

VILLAGE: means a small, compact center of predominantly residential character but with a core of mixed use, commercial, residential and community services. It often incorporates local-scale economic and social functions which are integrated with housing. A Village typically has a recognizable center, discrete physical boundaries and a pedestrian scale and orientation. This term does not necessarily refer to the form of incorporation of a municipality and is often smaller than a municipality.

HAMLET: means an existing or planned settlement, predominantly residential, that accommodates development in a more compact form than might occur otherwise in scattered clusters and in single-tract, standard-design subdivisions on nearby individual tracts of land.

In 1994 the Council on Affordable Housing adopted new rules. To receive substantive certification from COAH the Borough must submit a petition and an adopted housing element. The Borough prepared a draft Housing Element in 1988 but did not file for substantive certification with COAH.

Residential Site Improvement Standards (RSIS) were adopted by New Jersey Department of Community Affairs on December 5, 1996. These new rules took effect on June 3, 1997 but are being challenged in court by the New Jersey League of Municipalities. The RSIS standards supersede and automatically replace all technical requirements previously established by municipal ordinance with regard to streets, parking, water supply, sanitary sewers and storm water management in residential developments. They are the only standards to be applied to residential subdivisions or site plan review. It is recommended that any conflicting provisions of existing Borough ordinances be modified to be consistent with the RSIS standards after the current litigation is resolved.

COUNTY CHANGES

Since the 1988 Master Plan Reexamination Morris County developed its first Circulation Plan Element in 1992. The Circulation Element summarily identifies and addresses transportation issues in Morris County and recommends a coordinated, multi-faceted approach in dealing with transportation problems into the 21st century. The County has also joined with its constituent municipalities to implement the SDRP in the cross-acceptance process. The second round of master plan cross-acceptance with the County began in September 1997.

BOROUGH CHANGES

Netcong Borough, pursuant to NJSA 40:55D-77, established in March 1989, along with the Borough of Stanhope, the Townships of Roxbury and Byram, the Counties of Morris and Sussex and the State of New Jersey, the Lake Musconetcong Regional Planning Board. This regional board conducts surveys, studies and regional plans for the physical improvement of Lake Musconetcong, including the shoreline and fifty (50') feet of beachfront.

A Critical Areas Ordinance was adopted by the Planning Board in September 1989. This ordinance was enacted to protect environmentally sensitive areas as recommended by the Master Plan.

The new municipal building on Maple Avenue which also houses the Police Department was opened since the last Master Plan Reexamination.

In December 1996 the Borough created by ordinance a nine member Planning Board to exercise all of the powers and duties of the Board of Adjustment and, thereby, abolished the Board of Adjustment as allowed by N.J.S.A.40:55D-25c.

LAND USE

Netcong Borough, as well as Morris County as a whole, is predominantly residential in character. Residential development is the largest land use in Morris County with approximately 29%. The Borough of Netcong exceeds this with 221 acres or 46% developed for residential. The next greatest use of land in Netcong is 84 acres or 17.3% for transportation facilities. The Morris County Planning Board documents the Borough's 1990 land use in acres as follows:

BOROUGH OF NETCONG LAND USE IN ACRES 1990		
	Percent	Acres
Residential	45.7	221
Commercial/Industrial	15.5	75
Public/Semi-Public	10.1	49
Farm	0	0
Vacant	11.4	55
Transportation	17.3	84
TOTAL	100.0	484

Source: Morris County Planning Board, 1990

Reflecting that Netcong is essentially built-out, the number of housing units increased by only 34 between 1980 and 1990 a gain of under three (3%) percent.

Development Activity 1996 prepared by the Morris County Planning Board continues to document a low volume of residential construction. It notes that the number of single-family house lots from major subdivisions recorded at the Office of the Morris County Clerk was only eight (8) lots between the years of 1992 and 1996. These lots were all recorded in 1994.

In its present state of development the Borough has:²

LAND AREA	0.77 square miles
WATER AREA	0.05 square miles
POPULATION DENSITY (total persons/land area in square miles)	4,325.63

BOROUGH OF NETCONG	
Total Number Housing Units 1980 - 1990	
1980	1,362
1990	1,396

Source: Morris County Planning Board, 1990

² New Jersey State Data Center, September 1992.

VACANT LAND ANALYSIS

The Borough's current assessment records indicate that a total of 64.354 acres of land in Netcong remain vacant. Most of this land, 54.465 acres, is in properties which are larger than one acre in size. The larger vacant parcels (30.74 acres) are located on Love Lane. The other significant vacant property is owned by St. Michael's Roman Catholic Church and contains 10.235 acres.

BOROUGH OF NETCONG SUMMARY OF VACANT LAND AS OF SEPTEMBER 1997		
	Number of Parcels	Total Area in Acres
Lots Less than ½-acre	25	5.525
Lots ½-acre to 1-acre	6	4.364
Lots Larger than 1-acre	10	54.465
TOTALS	41	64.354

Source: Compiled from Borough Assessor's Records 9/97 by Adrian Humbert Associates

As shown in the summary table above the remaining ten acres of vacant land in the Borough is distributed among 31 parcels of land one acre or less in size. Many of these are smaller than one-half acre. Scattered residential parcels of this type, if they are to be built on in the future, should only be developed in a manner consistent with the surrounding neighborhood.

The following tables contain the detailed breakdown of all vacant parcels as reported by the Borough Assessor.

BOROUGH OF NETCONG
VACANT LAND
AS OF
SEPTEMBER 1997

LOTS LESS THAN 1/2-ACRE

<u>ADDRESS/BLOCK & LOT #</u>	<u>DIMENSIONS</u>	<u>OWNER(S) NAME</u>
Koclas Drive Block 1, Lot 16.01	75' X 190' 0.3271 ac.	Masters
Block 2, Lot 6	50' X 150' 0.1722ac.	Pellek
9 Hillside Avenue Block 2, Lot 15	75' X 83' 0.1429 ac.	Best
Allen Street Block 5, Lot 11	50' X 100' 0.1148 ac.	DiRupo
Block 7, Lot 9	50' X 150' 0.1722 ac.	D'Alessandro
31 Hillside Avenue Block 7, Lot 24	82' X 90' 0.1694 ac.	DiLallo
51A Stoll Street Block 9, Lot 9.01	60' X 150' 0.2066 ac.	Poccia
51B Stoll Street Block 9, Lot 9.02	60' X 150' 0.2066 ac.	Poccia
22 Dell Avenue Block 12, Lot 22	50' X 150' 0.1722 ac.	McDonald
9 Dell Avenue Block 14, Lot 12	50' X 93' 0.1067 ac.	Compagnone
3 Dell Avenue Block 14, Lot 14.01	50' X 35' 0.0401 ac.	Stephens

Lynn Street Block 16, Lot 21	100' X 136' 0.3122 ac.	Morgan
Lynn Street Bl. 16, Lot 21.01	50' X 133' 0.1527 ac.	Morgan
Lynn Street Block 16, Lot 22	50' X 136' 0.1561 ac.	McElroy
Lynn Street Block 16, Lot 24	125' X 170' 0.4878 ac.	Quirk
33-35 Flanders Rd. Block 17, Lot 2	60' X 210' 0.2893 ac.	U.S. Min Products
Flanders Road Block 18, Lot 1	50' X 200' 0.2296	N.J. Foreign Trade Zone Venture
Bank Street Bl. 19, Lot 28.01	0.3444 ac.	Compac
15 Church Street Block 25, Lot 11	50' X 150' 0.1722 ac.	Partica
14 Church Street Block 25, Lot 2	60' X 150' 0.2066 ac.	Pellek
Main Street Block 26, Lot 22	48' X 162' 0.1785 ac.	Derr
Main Street Block 26, Lot 23	97' X 162' 0.3558 ac.	Derr & Passanante
Main Street Block 26, Lot 24	100' X 155' 0.3558 ac.	St. Michael's R.C. Church
Maple Avenue Block 27, Lot 5	60' X 121' 0.1667 ac.	DiGregoris
Down Street Block 28, Lot 17	104' X 120' 0.2865 ac.	Licciardiello

Source: Borough Assessor's Records - 1997

BOROUGH OF NETCONG
VACANT LAND
AS OF
SEPTEMBER 1997

LOTS 1/2-ACRE UP TO 1-ACRE

<u>ADDRESS/BLOCK & LOT #</u>	<u>DIMENSIONS</u>	<u>OWNER(S) NAME</u>
Stoll Street Block 8, Lot 15	150' X 160' 0.5510 ac.	Bracaglia
Stoll Street Block 8, Lot 23.01	130' X 180' 0.5372 ac.	Feast of the Assumption, Inc.
128 Allen Street Block 8, Lot 28	119' X 260' 0.7103 ac.	Fenimore
Church Street Block 26, Lot 10.01	0.901 ac.	Derr et als
Route 183 Block 40, Lot 4	107' X 392' 0.9629 ac.	Lotus Enterprises
Block 42, Lot 7	0.7018 ac.	McClanahan. c/o El Coyote

Source: Borough Assessor's Records - 1997

BOROUGH OF NETCONG
 VACANT LAND
 AS OF
 SEPTEMBER 1997

LOTS LARGER THAN 1-ACRE

<u>ADDRESS/BLOCK & LOT #</u>	<u>AREA</u>	<u>OWNER(S) NAME</u>
126 Allen Street Block 8, Lot 28	1.50 ac.	Fenimore
Port Morris Road Block 8, Lot 32	2.89 ac.	Gallo Bros., Inc.
Lynn Street Block 16, Lot 23	2.71 ac.	Megargel
Love Lane Block 17, Lot 7	1.28 ac.	N.J. Foreign Trade Zone Venture
Love Lane Block 17, Lot 8.02	4.10 ac.	Pruden
Waterloo Road Block 17, Lot 10	3.43 ac.	Salmon Bros.
35 Love Lane Block 18, Lot 3	25.36 ac.	Dowel Associates
Flanders Road Block 19, Lot 29	1.36 ac.	Masco Corp.
Budd Lake Road Block 20, Lots 6 & 9A	1.60 ac.	Select Property Monforte & Follini
4 Church Street Block 26, Lot 6	10.235 ac.	St. Michael's R.C. Church

Source: Borough Assessor's Records - 1997

ZONING

Netcong Borough is divided into nine (9) zones as per §90-60 Zoning Districts:

R-1 Single-family Residential

R-2 Single-family Residential

R-3 Single-family Residential

R-4 Garden Apartment

B Commercial Business

I-1 General Industrial

I-2 Limited Industrial

I-3 Limited Industrial

I-4 Limited Industrial and Commercial

ENVIRONMENTAL CHARACTERISTICS

The environmental features and sensitive areas of the Borough of Netcong have been well documented in the 1978 Master Plan. These considerations remain unchanged and are included here as a summary and recapitulation of the major factors and constraints.

Topography

The Borough is characterized topographically by a rolling and hilly land form. The terrain rises to an elevation of approximately 1100 feet above sea level near the Netcong Heights Garden apartments. The lowest elevation, approximately 780 feet above sea level, lies at the Musconetcong River in the northwest corner of the Borough. The elevations are such that the entire Borough drains to the River and Lake Musconetcong.

Steep Slopes

Because most of the Borough's land area is developed, steep slopes do not pose an extensive problem for future development in the community. However, there is an undeveloped area with slopes greater than twenty (20%) percent which exists south of Main Street (Route 46) between Flanders Road and Church Street. Development of this land in the future warrants special attention due to its slope considerations.

Surface Drainage

The direction of drainage flow in the Borough is toward Lake Musconetcong. A major storm runoff divide exists along the ridge line which parallels College Road and Kings Road separating the major drainage courses which carry stormwater from the community.

Soils Characteristics

Analysis shows that there are twelve (12) major soils groups within the Borough of Netcong. These are described in detail in the 1978 Master Plan. Only two of these soil groups display slope conditions greater than twenty (20%) percent. These are the Rockaway-Rock Outcrop Complex (RsE), which contains slopes in the 25% to 45% range and the Urban Land - Rockaway Complex, which has slopes from 15% to 25%. The RsE soils cover a portion of the steeply sloped undeveloped tract south of Main Street which was noted above. These could pose problems to development. The Urban Land soils group contains extensive areas which have already been developed. Therefore, slopes in these areas are for the most part built upon and do not pose problems for future development.

CONSERVATION OF NATURAL RESOURCES

Since the 1988 Reexamination Report the Lake Musconetcong Regional Planning Board was established in January 1990. Lake Musconetcong and the surrounding beach area is a critical regional water resource. The Borough's desire to maintain and enhance the recreational value of the Lake and to address concerns for future needs of clean water for both the local area and downstream watershed area prompted the creation of this regional board. The Netcong Ordinance in §90-85 defines the powers and duties of the Board. Netcong has two (2) members appointed by the Mayor. In its annual report the vision statement noted:

"The vision of the Lake Musconetcong Regional Planning Board is the complete restoration of the lake for recreation and other uses and to act as its guardian so that future generations may enjoy the use of the lake."³

In February 1997 the Board applied for funding to install a sandfilter at the Netcong State Park parking lot under the Clean Water Act⁴. The Netcong State Park site was dredged in 1996 under a USEPA grant restoration project.

A Critical Area Ordinance was adopted in September, 1989. This ordinance regulates steep slopes, wetlands areas, stream and lake areas, and flood hazard areas.

The Musconetcong Watershed Association is dedicated to protecting the Musconetcong watershed through conservation, preservation and regional planning, and to promoting development practices that seek to preserve and enhance the natural landscape of the area.

³ Annual Report 1996, Lake Musconetcong Regional Planning Board

⁴ *ibid.*, p. 4.

POPULATION AND HOUSING ANALYSIS

Broad demographic factors and trends have major local impacts on municipalities. Demographic studies of New Jersey, and its municipalities, indicate that the State faces new circumstances which should be considered as municipalities prepare their local Master Plans.

A number of the significant factors which are impacting New Jersey in the 1990's and which will continue after 2000 are as follows:

- The predominant demographic trend is toward a more mature New Jersey. This maturing phenomenon is driven by the huge baby boom population which was born between 1946 and 1964 which has now entered middle age. In 1990 the oldest baby boomer was 44 years old and the youngest age 26. By the year 2000 the oldest baby boomer will be 54 years old and the youngest age 36. The 1990 Census found that 837 or more than 25% of the Borough's residents were in the 35-54 age groups. By 2000 these groups will increase to over 1200 persons.

BOROUGH OF NETCONG POPULATION BY AGE 1990								
4 & under	5-18	19-24	25-34	35-44	45-54	55-64	65+	Total all ages
239	472	311	748	493	344	320	384	3311

Source: Morris County Data Book, 1996.

- This major population group in its middle years will continue to create the largest single-family demand sector. Most will be married. However, a significant minority will be single, divorced or separated, creating a sub-market for smaller affordable housing units. This trend toward smaller housing units will also be reinforced by baby boomers in their 50's who are looking toward early retirement or whose children have left home and who no longer need a large detached single-family residence.

BOROUGH OF NETCONG TOTAL POPULATION & POPULATION DENSITY 1980 & 1990					
TOTAL POPULATION		PERCENT CHANGE	LAND IN SQUARE MILES	POPULATION PER SQUARE MILE	
1980	1990			1980	1990
3,557	3,311	-6.9%	0.77	4,619	4,300

Source: U.S. Census Bureau 1980 and 1990

- The large population bulge composed of the baby boomers in their middle age will be followed by much smaller age cohorts in the 18 to 34 year old age group. Borough population in this group by 2000 would be about 700 to 800 persons. This parallel population trend will reduce markets in New Jersey for those activities and functions which are intended to serve the young adult age

groups. Demographic experts forecast that New Jersey will experience a significant impact from this trend. In housing, it will cause a market shrinkage of young people in the home-buying age group.

TOTAL DWELLING UNITS AUTHORIZED BY BUILDING PERMITS						
1982	1983	1984	1985	1986	1987 to 1993	1994
4	4	13	17	15	2	16

Source: New Jersey Building Permits Summary, 1982 thru 1994

- At the top of the age pyramid there will be significant growth in the ranks of elderly persons age 75 and over. As the very elderly age groups increase, the age group between 65 and 74 is anticipated to decline during the remainder of the 90's. Such forces may have effects for expanded health care facilities for the very elderly (75 and over population) and lesser needs for younger members of the senior citizen population between age 65 and 74.

In March, 1997 the Morris County Planning Board finalized the annual update of population estimates for 1996 and projections for 2000 and 2010. They estimated Netcong Borough to have a population of 3,400 persons in the year 2000 and 3,480 in 2010, as shown in the following table.

BOROUGH OF NETCONG & MORRIS COUNTY POPULATION PROJECTIONS FOR 2000 & 2010			
	1990 Census	2000	2010
NETCONG	3,311	3,400	3,480
Morris County	421,361	458,339	482,168

Source: Morris County Planning Board, March 1997

- The demographic trends being experienced in the 1990's have been accompanied by less rapid housing price increases and lower housing production than the high growth rates of 1980's. Nationwide the forces driving this change are the slackened growth of U.S. households to about 1.1 million per year in the 1990's versus 1.7 million per year in the 1970's and 1.3 million per year in the 1980's. This reduced overall housing demand has resulted in a decline of residential growth pressures on municipalities.

BOROUGH OF NETCONG HOUSING UNIT DENSITY 1990			
Borough's Area (Acres)	Total Housing Units	Acres per Housing Unit	Dwelling Units per Acre
512*	1,396	0.37	2.73

* Includes approximately 30 acres of water surface.

Source: Area Measurements Reports; Areas of New Jersey; U.S. Census Bureau 1990

- Minority populations in New Jersey have grown during the 1990's and are expected to continue to grow after the turn-of-the-century. Black, Asian, white Hispanic and other races will have population growth rates significantly higher than that of the overall populace. In 1990 the Borough of Netcong had a population mix of 3,104 whites, 37 blacks, 2 American Indians or Pacific Islanders, 41 Asians and 122 Hispanics, 92 of whom were white and 5 of other races. By the year 2000 it is anticipated that forty (40%) percent of the State's population under age 18 will be from minorities. By 2010 this group will increase to forty-six (46%) percent of those under age 18. Population change in the Borough from 1970 to 1990 is documented in the following table:

BOROUGH OF NETCONG POPULATION CHANGE				
1970	1980	1990	Population Change 1970-1990	Percent Change 1970-1990
2,858	3,557	3,311	453	15.9%

Source: U.S. Census Bureau

HOUSING CONDITIONS

The Borough's housing units are generally older structures as noted in the table

below:

BOROUGH OF NETCONG YEAR STRUCTURE BUILT	
1989 TO 1990	0
1985 TO 1988	78
1980 to 1984	30
1970 to 1979	372
1960 to 1969	219
1950 to 1959	145
1940 to 1949	86
1939 or earlier	466
TOTAL UNITS	1396

Source: Morris County 1990 Census Profiles, February 1993

Virtually the entire Borough is served by sanitary sewers connected to the Musconetcong Sewer Authority Treatment Plant located off Waterloo Road in Mt. Olive Township. The U.S. Bureau of Census in 1990 reported that most of the housing units in the Borough (1,381) were on public sewers. Only 15 were served with septic tanks. Apparently some of the housing units on septics, the exact number is uncertain, are located in the neighborhood along Old Budd Lake Road. Interstate Route 80 has cut this section off from the rest of the Borough, disallowing sewer hookups during the time of construction of

Route 80. All 1,396 housing units had complete kitchen facilities. Most housing units used the public water system (1,383). Only 13 units had a dug well. Utility gas for house heating was used by 280 units; 101 used electric heat; 878 used fuel oil; and 8 units used coal. All but seven (7) units had telephones.

The total bedrooms for the Borough's housing units are:

1 Bedroom	417
2 Bedrooms	281
3 Bedrooms	498
4 Bedrooms	163
5 or more Bedrooms	27
No Bedrooms	10

The Morris County 1996 Data Book notes some increase in owner-occupied housing units versus rental-occupied in the Borough. In 1980 Netcong had 629 owner-occupied units and 668 renter-occupied units. This owner-occupied number increased in 1990 to 657 and the renter-occupied decreased to 636. Owner occupancy generally has a positive effect in preserving good housing conditions in a community.

Vacant units were reported at 63 in 1980 and increased to 103 in 1990.

The median year that housing units were built in Netcong is 1960 with the largest number of units built (466) before 1940.

The following table indicates the change in the number of dwelling units from 1970 to 1990:

BOROUGH OF NETCONG DWELLING UNIT CHANGE 1970-1990				
1970	1980	1990	Dwelling unit change 1970-1990	Percent of Change 1970- 1990
890	1,362	1,396	506	56.9%

Source: Morris County Planning Board, 1990

BOROUGH OF NETCONG TOTAL NUMBER OF UNITS IN SINGLE & MULTI-FAMILY STRUCTURES 1990									
Single-family		Multi-family Structures					Mobile Home/ trailer	Other	Total housing Units
Det.	Att.	2	3 or 4	5 to 9	10 to 19	20 to 50			
676	53	177	62	60	358	0	1	9	1,396

Source: Morris County Data Book 1996

The 1990 Census notes the median household income in Netcong as \$39,640 and the median family income as \$42,552. The comparable figures for Morris County were \$56,273 and \$62,749 respectively in 1989. This is an increase from the 1979 Morris County median family income of \$29,283. The percentage poverty rate for families in Netcong in 1989 was 4.86%. This figure is higher than the 1989 County percentage of 1.84%.

The New Jersey State Data Center reported the Borough's per capita income in 1989 as \$16,335. This figure is up from the 1979 figure of \$7,568, a 115.8% rise. In 1989 the Borough ranked 378 out of a total of 567 municipalities in New Jersey.

BOROUGH OF NETCONG PER CAPITA INCOME 1989 & 1979				
Per Capita Income			Per Capita Income Rank*	
1989	1979	% Change	1989	1979
\$16,335	\$7,568	115.8%	378	350

* Ranked from a total of 567 municipalities in New Jersey

Source: New Jersey Data Center, March 1990

HOUSING REHABILITATION

Given the age of Netcong's housing stock an important part of maintaining the quality of life in the Borough is an on-going program to rehabilitate and upgrade existing homes as they show signs of deterioration. A continuing strong effort in housing rehabilitation being encouraged by the Borough and promoted on a voluntary basis is generally favored over a compulsory property maintenance code. Such codes require expenditures for enforcement personnel and can be construed subjectively leading to neighborhood friction. The 1988 draft Housing Element notes this important objective:

"It is recommended that the Borough meets its "Fair Share" obligation by promoting rehabilitation of existing units by funding available through the Morris County Office of Community Development."

Netcong has participated extensively in the County Rehabilitation Program as

documented below. The Morris County Department of Community Development reports that between April 1, 1990 and July 1, 1997 the Borough has rehabilitated thirteen (13) owner occupied residences for a total Community Development Grant of \$66,309. The following table shows the work performed:

BOROUGH OF NETCONG OWNER OCCUPIED HOUSING UNITS REHABILITATED APRIL 1, 1990 - JULY 1, 1997				
BLOCK	LOT	Final Inspection	CD Grant	Work Done
19	6	7/28/92	\$5,305	Boiler, insulation, windows, electric
42	3.01	5/9/97	\$4,525	Roof
11	21	9/12/91	\$6,000	Roof
36.01	34	3/10/97	\$2,950	Heat
36.01	34	6/20/95	\$4,168	Roof, sink hole
15	7	8/15/96	\$7,500	Heat, roof, interior, siding
11	14	3/2/95	\$6,825	Roof
45	25	8/23/95	\$4,999	Electric, roof, masonry
10	27	7/12/93	\$4,355	Roof, siding
32	10	11/2/94	\$4,725	Roof
32	9	7/12/96	\$6,380	Boiler, roof
9	4	6/30/92	\$4,435	Masonry, plumbing, carpentry
30	9	9/30/96	\$4,142	Roof gutters
TOTAL	13 Units		\$66,309	

Source: Morris County Department of Community Development Office, July 1997

EMPLOYMENT

The Borough is close to some of the largest employers in Morris County. In nearby Rockaway Township the U.S. Army Armament Research & Development Command employs 5,500 persons. This is the second largest employer in the County. Mt. Olive's BASF ranks sixth in employing 2000 workers. The development of the International Trade Center (ITC) in adjoining Mount Olive Township at the junction of Routes 80, 46 and 206 has generated 1,700 jobs and is projected to employ as many as 13,000 people at full build-out. Recently the ITC announced plans for a new 1.5 million square foot light industrial facility and a half-million square foot retail center for up-scale stores, referred to as a "power center". These facilities are proposed to be constructed between Route 46 by the original trade zone center entrance and Route 206 at the Route 80 interchange. This area is not within Netcong but, if approved, will increase job opportunities in the area.

The labor force of Netcong was recorded in 1994 to be 1,873 with 1,779 employed and 110 unemployed. In 1991, a recession year, the unemployment rate of Netcong was reported by the New Jersey Department of Labor to be 6.0. By 1994 the unemployment rate was still at 5.9%. New job opportunities locally will help reduce chronic unemployment.

The 1990 Census classified 1,840 employed Netcong residents as 1,444 private wage and salary workers; 299 government workers; and 97 self-employed workers.

Labor force status for the Borough was 2,674 persons over 16 years of age with 1,917 persons or 71.69% in the labor force. Occupations range from 412 persons in administrative, clerical and support occupations; 288 in managerial, executive and

administrative occupations; 299 persons in government employ; 242 in retail trade; 221 in professional specialty occupations; 194 in sales; and 184 in finance, insurance and real estate.

Women 16 years and over number 1,360. Of this number 873 or 64.19% are in the labor force. In the male population over 16 years of age there are 1,314 employed persons and 1,044 or 79.45% of those are employed.

The following table demonstrates the labor force statistics:

BOROUGH OF NETCONG LABOR FORCE CHARACTERISTICS			
	16 YEARS & OLDER	IN LABOR FORCE	PERCENT IN LABOR FORCE
MALE	1,314	1,044	79.45%
FEMALE	1,360	873	64.19%
TOTAL	2,674	1,917	71.69%

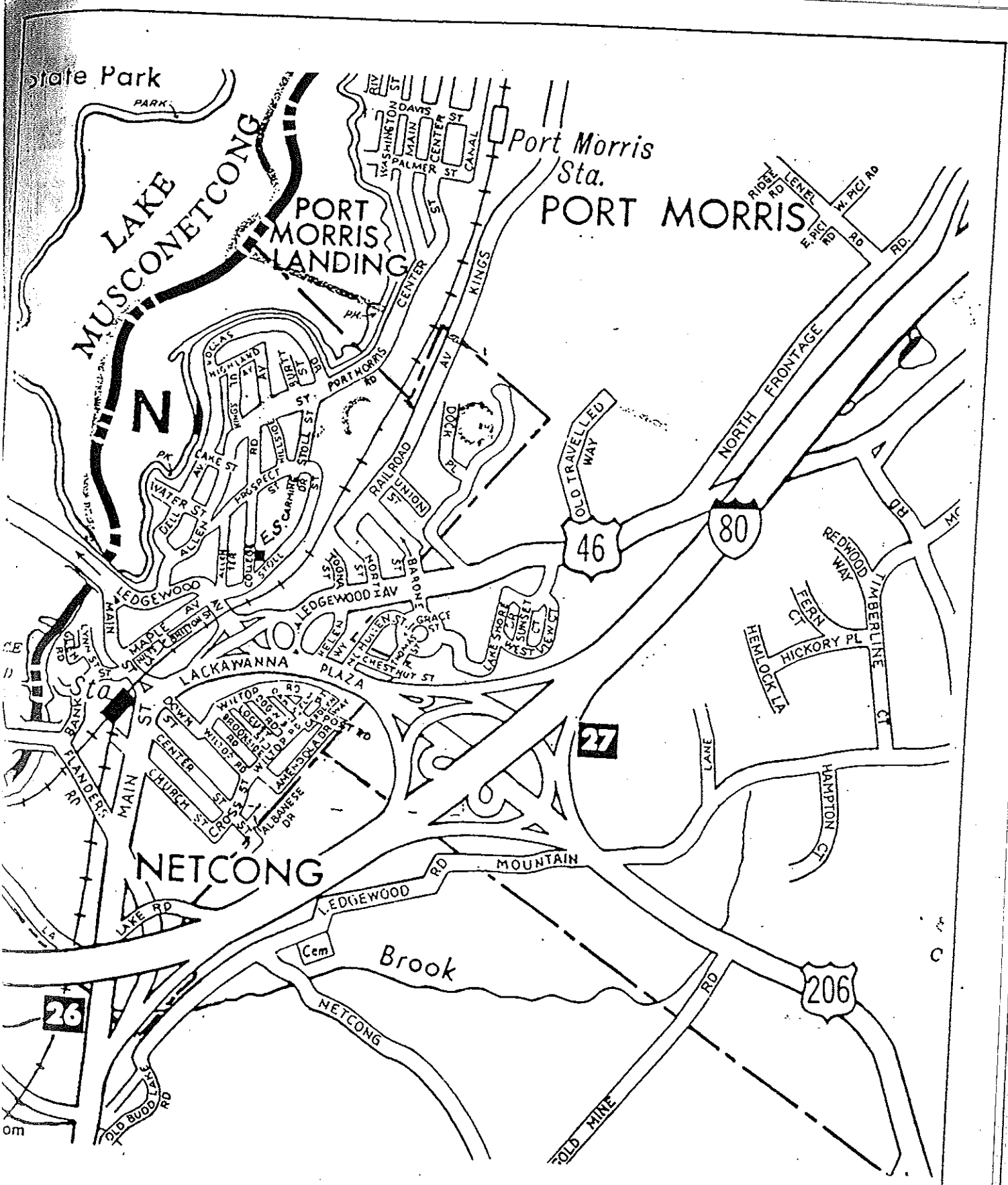
Source: Morris County Planning Board, 1990


CIRCULATION

Netcong Borough is served by Interstate I-80, Route 46 and Route 183. It has, therefore, a higher percent of transportation land use with 84 acres being used for transportation of the total 484 acres in the Borough as shown above. Interstate 80 bisects the county from east to west and has three lanes in each direction in Netcong. It is a dualized principal arterial characterized by limited access with speed limits of 55 mph. There are two other highways, US 46 and Route 183 in the Borough. Route 46 is a minor arterial road.

In March 1992 Morris County adopted the Circulation Plan Element of the County Master Plan. This document was the first Circulation Element adopted by the Morris County Planning Board. The Element notes the passage of the 1990 Clean Air Act which addresses the problems of increased traffic congestion and air quality. The Element recommends in Policy #2: Maintain, improve, and extend passenger rail service by extending the Boonton Line passenger service from the Netcong station to Hackettstown via the International Trade Center.

The Morris County Park and Ride Feasibility Study, conducted by the MCDOTM surveyed existing park-and-ride facilities within the county. The Borough has a park-and-ride facility located at the Netcong rail station with 117 parking spaces. The total number of spaces used are 54. The Borough's goal would be to increase this to full capacity use each day. The station is owned and operated by the New Jersey Transit.

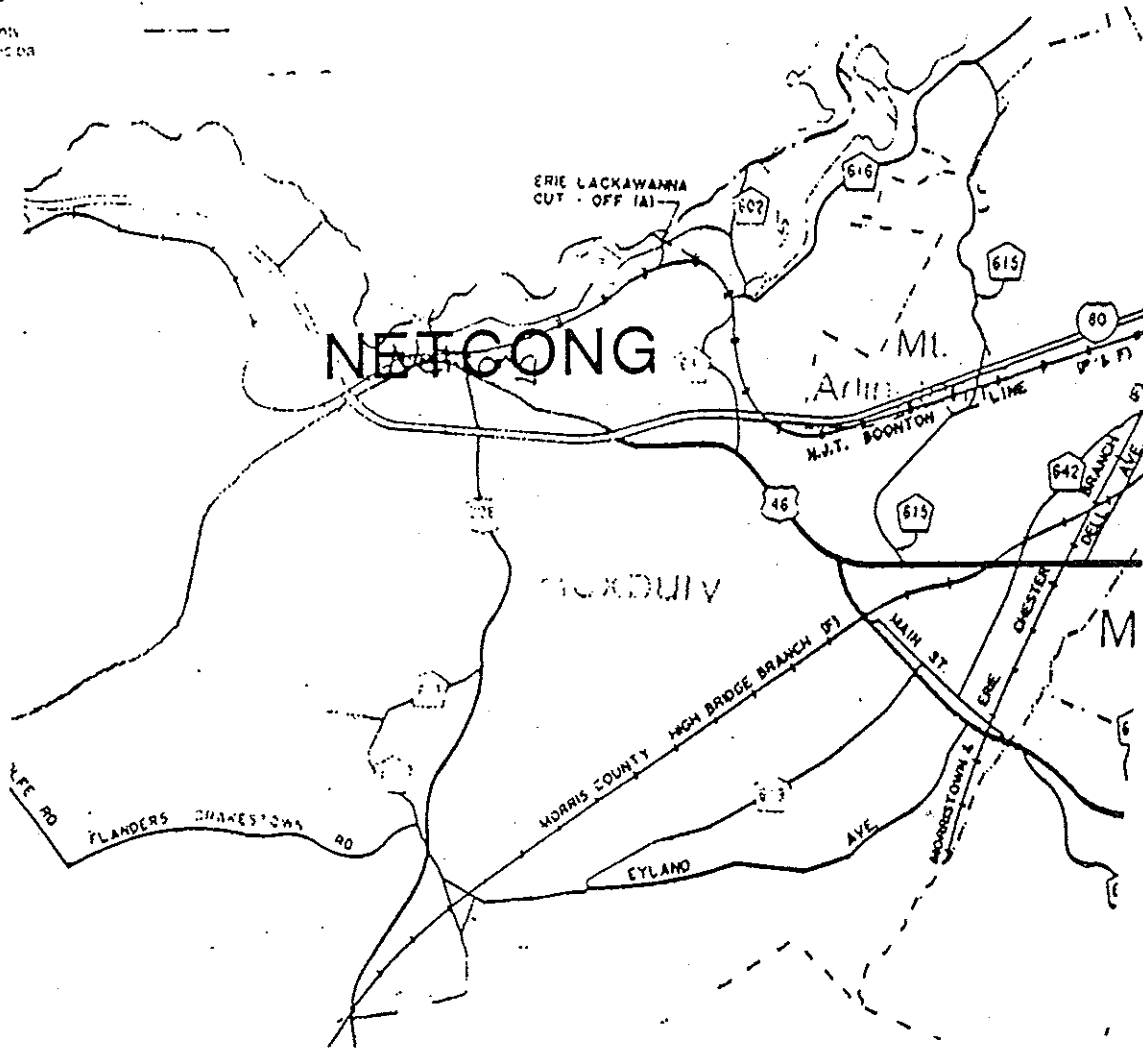


 <p>ADRIAN HUMBERT ASSOCIATES</p>	<p>Exhibit 1 - Circulation Borough of Netcong</p>
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Morris County Existing Transportation Network

LEGEND

Interstate & Federal Highways	Existing	
	Proposed	
State Highways	Existing	
	Proposed	
County Roads	Existing	
Municipal Roads	Existing	
Railroads	Abandoned	
	Passenger & Freight	
	Freight Only	
Boundaries	County	
	Municipal	



 **ADRIAN
HUMBERT
ASSOCIATES**

Exhibit 2 -Morris County
Existing Transportation
Network

The County Circulation Element includes in its five-year plan for bridge reconstruction the Waterloo Valley Road bridge over the Musconetcong River at an estimated cost of \$715,000. It also identifies as a long-range need the replacement of the Bank Street bridge over the Musconetcong River.

The Circulation Plan proposes the extension of the Boonton Line passenger service from Netcong station to the International Trade Center in Mount Olive by providing reverse commuter service. The County will continue its efforts to improve the New Jersey transit service.

Statistics from the Morris County Planning Board provide traffic count summaries from 1979 through 1995. These indicate varying rates of traffic growth along county roads. Traffic along Ledgewood Avenue east of Main Street increased from 19,340 in 1990 for an average 24-hour volume to 20,746 in 1994. The 24-hour average volume for Allen Street, (Route 631) at the Roxbury line decreased in 1991 to 4,375 vehicles from 5,409 in 1979. Main Street traffic volume west of Maple Avenue increased to 8,424 in 1988 from 7,993 in 1979.

The mean travel time for Netcong residents to commute to work was 28.78 minutes. Most of the commuters, 81.24%, drove alone; 10.05% commuted in carpools; only 1.40% used public transportation; and 7.09% walked or worked at home.

MCRides is an organization formed to encourage mass transportation and traffic reduction initiatives throughout Morris County. As part of this service, a ride-sharing registration service is offered through which potential ride-sharing participants are matched with partners, reducing overall number of vehicles on the present road system. Since only

10.05% of Borough commuters carpool, the Borough should encourage participation in this effort.

COMMUNITY FACILITIES PLAN

A Community Facilities Plan Element has a number of objectives. Among these are providing information to the School District regarding population growth and other trends for assessing educational needs; planning for and providing adequate fire protection and emergency services for the Borough and encouraging the coordination of emergency services with surrounding municipalities; and planning and developing those facilities necessary for efficient operation of municipal administrative functions. The new municipal building is an example of the improved and efficient operation of municipal administrative functions.

This Element documents the community facilities available to serve the population and reviews the current educational, public safety, library and utilities data.

SCHOOL ENROLLMENTS

The percent of high school graduates or higher in the Borough is 75.71% and the percent of Bachelor's degree or higher is 15.16%. Educational attainment of persons 18 years of age and over in the Borough, as reflected in the 1990 Census, shows high school graduates as the largest number (870); grades 9-12 but no diploma (409) and those with some college but no degree (591).

The 1994-1995 school enrollment for the Borough reports a total elementary school enrollment of 318 including 27 special education pupils. There are 32 pupils in pre-K, 25 in

K, 40 in first grade, 36 in second, 32 in third, 32 in fourth, 26 in fifth, 29 in sixth, 18 in seventh, and 21 in eighth. Elementary school enrollments have remained relatively constant since 1982. In 1982 the enrollment was 274. In 1988 at the time of the last Master Plan Reexamination the fall school enrollment was 287. By 1994 enrollments rose to 318 pupils, a gain of nearly 10% from the late 1980's.

The Draft Reexamination Report and Preliminary State Development and Redevelopment (SDRP) Plan (1997) recently forecast an increase in New Jersey school enrollments statewide noting that:

"A 16% decline in school age population between 1980 and 1990 will be reversed with a projected increase of 13%, or 189,000 students, between 1990 and 2010."⁵

The SDRP proposes a new policy promoting cooperative long-term planning between school boards, planning boards, adjacent communities and the State to:

- maximize the use of existing school facilities;
- phase and locate new school facilities to best handle capacity;
- encourage the use of school facilities to host an increasing array of community services provided by a variety of agencies; and,
- design and locate school facilities to serve as focal points for existing and new development

The Borough now cooperates with Stanhope Borough and Byram Township to provide high school education for its pupils at the Lenape Valley Regional High School on Sparta

⁵ Communities of Place, The New Jersey State Development and Redevelopment Plan: Reexamination Report and Preliminary Plan, June 25, 1997, p. 12.

Road. It first opened in 1974 and is located on a 57.33 acre site.

College enrollment of Borough residents was 137 as reported by the 1990 Census.

The percentage of pupils enrolled in private schools is 11.48%.

The following table presents the Borough's elementary school enrollments from 1987 to 1994:

NETCONG BOROUGH FALL SCHOOL ENROLLMENTS 1987-1994	
1987	276
1988	287
1989	296
1990	297
1991	284
1992	302
1993	298
1994	318

Source: New Jersey Department of Education,
Morris County Superintendent of Schools

PUBLIC SAFETY SERVICES

The Borough of Netcong maintains public safety services in three (3) vital areas - police, fire and ambulance/rescue.

Police Department

The current police force has two civilian employees, a director and a police secretary. There are six regular sworn officers including the Police Chief. The regular police force is

augmented by four special police officers (Class II) who are authorized to carry weapons. There are five regular crossing guards and one alternate. At present the Borough maintains three police vehicles designated 28A, 28B and 28C.

Fire Department

Fire protection for the Borough is rendered by two companies, the Hilltop Fire Company and Fire Company 1. All firemen in the Borough of Netcong are volunteers. The Hilltop Fire Company has two vehicles and a current fire fighter roster of 58 members. Fire Company 1 maintains three fire vehicles plus a Chief's vehicle and has a current membership of 72 volunteer fire fighters.

The two companies operate out of separate fire houses. Fire Company 1 is located on Maple Avenue. Hilltop Company is located at Allen Street and College Road.

Ambulance/Rescue

Ambulance and emergency medical services are provided to the Borough by the Stanhope-Netcong American Legion Ambulance Corps. March 12, 1952 was the start of the all-volunteer squad. On October 25, 1970 their headquarters was completed and dedicated. Its 1997 membership list totals 25 members with approximately 6 to 7 members active. There are also 16 life members of the Corps.

NETCONG LIBRARY

The Borough library is located within the Netcong Elementary School. It occupies a room approximately 22' X 24' in size. The library contains approximately 3,000 volumes and is staffed by one librarian.

WATER & SEWER UTILITIES

Development in the Borough of Netcong is served by public water and sewer facilities. Water services are provided through the Borough Water Department which maintains three wells serving 1273 households according to Water Department records.

The Borough's wells have State approved capacity of 18.3 million gallons on a monthly basis. Monthly average usage is approximately 12 million gallons. The figure recorded for June 1997 is 12,762,700 gallons. There is also a one million gallon reservoir on the system.

A number of water system improvements are currently in the bid stages. These include:

- Liquid chlorination at Wells #1, #2 and #5
- New contact chlorine tanks for installation at Wells #1A and #2
- Phase out Well #1 and put Well #1A on line
- Rehabilitate Well #2 with a new well pump

SEWER FACILITIES

The Borough of Netcong is one of six participating municipalities in the 3.623 mgd Water Pollution Control Plant operated by the Musconetcong Sewage Authority. The other participating municipalities are the Townships of Roxbury, Mt. Olive and Byram and the

Boroughs of Stanhope and Mt. Arlington. Netcong has a minimum gallonage allocation of .339 mgd and a maximum allocation of .452 mgd. During the month of July 1997 Netcong used .392 mgd.

HISTORIC PRESERVATION ELEMENT

The Municipal Land Use Law (NJS40:55d-1) sets forth the standards, criteria and procedures by which municipalities may regulate the use of land including the designation and regulation of historic sites or districts. In January 1986 New Jersey adopted historic preservation enabling legislation. These amendments to the MLUL allow for an "historic preservation plan" element of the master plan.

This Master Plan review recommends that a checklist of planning criteria be prepared for the evaluation of historic or noteworthy properties and to use as a possible basis for new or enhanced zoning standards to protect historic resources in the Borough. These criteria cover historic, architectural, setting, use and cost considerations. As noted in this Master Plan Reexamination's goals and objectives an important task is:

"To recognize and preserve the historic heritage of the Borough as a transportation hub and to facilitate the location of facilities such as the Railroad Museum as an historic focal point in the community."

The Office of Historic Preservation documents that the Palace Theater, 7 Ledgewood Avenue is on the National Register of Historic Places. It is described as:

"The Theater is an excellent example of a vernacular interpretation of a grand era of theater design, at a time when live productions were "sharing the stage" with the fledgling movie industry. Although constructed of modest materials, it was created as

a cultural center and community gathering place for the Borough of Netcong. In the 1930's it expanded its cultural role in the region with the production of live performances starring well-known figures of Broadway theater and American film, as well as first-run films from that period--a role it continued into the late 1940's and early 1950's. It is in auditorium space that one can still appreciate the grandeur of the 1930's movie era.

The fact that except for the main facade the theater building is constructed of poured concrete is also a major significance. Concrete was used in the late Nineteenth and early Twentieth Centuries for such utilitarian structures as bridges and industrial buildings. The Palace Theater, however, used concrete in a new way: the construction of an elegant "entertainment palace."

The Palace Theater today stands as a vernacular gem of theater construction, in spite of the application of insensitive facing materials at the street level. Although deteriorated after long years of misuse and no use, much of the original fabric and design still remains."⁶

Because of the theater's location in the heart of the Borough, planning for and designation of Netcong as a *Town Center* under the State Development and Redevelopment Plan should recognize this community historic resource.

RECYCLING ELEMENT

The purpose of a Recycling Plan is to incorporate the goals of the State Recycling Plan, including provision for the collection, disposition and recycling of recyclable materials designated in the Borough's Recycling Element of the 1988 Master Plan.

As changes are made in the State Recycling Plan or in the Morris County Solid Waste Management District Plan, the corresponding provisions should be incorporated into an ordinance.

⁶ Historic Preservation Office, Trenton, N.J.

The Borough recyclables are picked up at curbside on the second and fourth Mondays of each month and brought to the Morris County Recycling Consolidation Center in Dover.

This Master Plan Reexamination recommends that provisions be adopted as part of the Borough's Site Plan Ordinance to fulfill the recycling requirements of the Municipal Land Use Law. In pertinent part §40:55D-28.b.12 provides that the Master Plan shall have:

"A recycling plan element which incorporates the State Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance, and for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more units of single-family housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1000 square feet or more of land."

At the present time the Netcong Heights garden apartment complex provides a mini recycling facility. The Borough Public Works Superintendent reports that ample space is provided to facilitate access by sanitation vehicles.

RELATIONSHIP TO OTHER PLANS

Introduction

The Municipal Land Use Law requires that all municipal master plans consider the relationship of the master plan to plans of contiguous municipalities, county plans and the New Jersey State Development and Redevelopment Plan (SDRP). The intent is to coordinate planning and land use activities among communities and to reduce potential conflicts. This section reviews the plans and zoning ordinances of the municipalities bordering Netcong Borough, as well as the Morris County Land Use Plan and the SDRP.

Adjacent Municipalities

Netcong Borough is bounded on the north by the Borough of Stanhope in Sussex County, on the west and south by the Township of Mount Olive and on the south and east by the Township of Roxbury.

The Land Use Plan and Zoning Plan for Netcong Borough remains substantially consistent with that of neighboring municipalities and with Morris County. Morris County began the second phase of Cross-Acceptance on September 2, 1997. The Borough intends to submit a Center Designation Report during center designation to the County for ultimate approval by the State Planning Commission.

Roxbury

There is an area of potential conflict with the high-density residential R-5 zone in Roxbury which exists along Route 46 along the Netcong border zoned for business. With proper setbacks and buffering any actual conflicts can be minimized during site plan review. Another area of potential zoning conflict is the area in Netcong northwest of the Route 206/80 interchange which is zoned residential but which abuts Roxbury's B-2 Highway Business Zone.

Netcong has recently submitted an application for Morris County Open Space and Farmland Preservation and for State Green Acres Trust funds to acquire a 36.47 acre parcel of land, known as Route 80 Vista, for passive open space use. The proposed acquisition tract is located in Roxbury Township (13.32 acres) and Mt. Olive Township (23.5 acres) adjoining the Netcong border. The property has received approval for the construction of three office buildings by Roxbury Township and a conceptual plan for an office park was

submitted to Mt. Olive Township. The tract has been determined to be environmentally sensitive and the Borough wishes to acquire it for open space protection, including passive recreation, provide a natural buffer to Route 80, and avoid additional stormwater runoff and flooding problems in the Amendola Drive neighborhood of the Borough.

The New Jersey Municipal Land Use Law (MLUL) acknowledges municipal needs for passive and resource-oriented open space (NJSA40:55D-28.b(8)) in its description of the conservation plan element of the Master Plan. Unfortunately, specific guidelines for passive or undeveloped open space are scarce in contrast to the many standards published for active recreational space and facilities. The New Jersey Outdoor Recreation Resources Plan (NJORRP) uses a guideline of 3% of the developed and developable area of a municipality as an open space minimum. Michael Brough, in a 1985 model code, A Unified Development Ordinance, recommends that at least 5% of the total area of every residential development be in undeveloped open space. Applying this standard to Netcong's 221 acres of residentially developed land results in a passive open space minimum of 11 acres. All open space authorities emphasize that such standards are only guidelines and that the amount of open space which should be provided in any given municipality will vary depending upon the local conditions and circumstances. Another area which the Planning Board recommends for attention by the Borough is the possible siting of vest-pocket parks or tot-lots in local neighborhoods when small vacant parcels become available.

Mount Olive

Mount Olive Township has zoned the area on either side of Route 80 west of the Route 80/206 interchange for low density residential uses.

Morris County Land Use Plan

Morris County's current Land Use Plan was adopted in April 1975. The Plan recommends clustering residential, commercial, office and industrial growth in town centers. Land use intensity should decrease as distance from the center increases. The plan proposes that over half of the County's 1990 population and employment opportunities should be located in centers. The importance of centers has been re-emphasized in the New Jersey SDRP as well.

New Jersey State Development and Redevelopment Plan (SDRP)

The first SDRP was adopted on June 12, 1992. It is now being reexamined and updated by the Office of State Planning. The Plan's preparation process (Cross Acceptance), which is now underway, compares the planning policies among various government levels with the purpose of attaining compatibility among local, county and State plans. The SDRP emphasizes center-oriented development patterns that create "communities of place."

The SDRP identifies an "existing town" as a traditional compact mixed-use core of development providing all of the commercial, industrial, office, cultural and governmental functions commonly needed on a daily basis by the residents of the town and its economic region. It also has neighborhoods with a mix of residential housing types and has infrastructure which serves both the core and the residential neighborhoods. This overall development pattern is true for the Borough and with the adoption of a Center Designation Report as part of this Master Plan Reexamination the Borough can delineate its role as a center to meet the daily needs of its citizens.

RECOMMENDATIONS/CONCLUSIONS

The preceding report presents the results of an intensive five month analysis of the Borough as contemplated by the Municipal Land Use Law. This reexamination documents and confirms that the Borough is essentially a well-established and predominantly developed community with limited vacant land resources. Therefore, no major changes from the Borough's basic planning and zoning framework are recommended. Two zoning changes of a limited scope, one adjoining Flanders Road and the other adjacent to the R-4 Garden Apartment Zone are recommended to better reflect and be consistent with existing land uses.

The Vacant Land Analysis identifies only two areas where a meaningful amount of vacant land exists. The first is in the Love Lane area which is zoned industrially (I-1 and I-3). The second is located adjacent to St. Michael's Church in a residential district (R-3 Zone).

This report also documents that the Borough's basic land use and housing patterns have remained stable between the 1980 and 1990 Censuses. Housing units increased by only three (3%) percent during that period. Within this stable community structure, however, the report finds that the Borough's population is aging and that the number of single, divorced, and separated residents will rise. Both demographic factors will contribute to the need for compact and affordable housing units in the Borough so that members of the community who wish to continue to reside in Netcong can do so.

Another emerging trend which the Borough should examine is that of increasing numbers of home offices and occupations. Some are compatible with residential

neighborhoods and character. Others are not. Chapter 90, Land Use Procedures does not now have provisions to regulate these uses.

Thus, while the Borough should not anticipate a large amount of new development given its developed status it should anticipate a limited number of individual development proposals and fit them into its overall planning structure. It should also anticipate that some redevelopment and conversion of older or obsolete properties will occur between now and the next Master Plan Reexamination in 2003.

To assist in this the following land use/planning recommendations are made:

- 1. Modify existing Borough ordinances to be consistent with the mandatory NJ Residential Site Improvement Standards (RSIS) as soon as the current litigation over them is resolved.
- 2. Prepare individual site evaluations for vacant properties on Love Lane and for the St. Michael's Church property. Such evaluations should include site topography, utility services, road access and environmental constraints and an assessment of appropriate future land uses.
- 3. Participate in the current cross acceptance process with Morris County with a view to designating Netcong as a local town center. Preliminary analysis indicates that the Borough can meet the criteria for designation as a center. Such designation may be helpful to the Borough in obtaining a higher priority status for State funding and programs in the future. Planning for the Borough Center should include all current downtown issues:
 - Parking access
 - Pedestrian circulation and streetscape improvements such as

- sidewalks, lighting, benches and street trees.
- Railroad Museum Proposal
- Furnace Pond Commons proposal for 36 units of senior and executive housing

At the conceptual level the Furnace Pond proposal appears consistent with the general objectives for a well-planned Borough Center. Should further Planning Board review confirm this compatibility then zoning modifications to permit it should be drafted.

- 4. Develop a Historic Preservation Element to identify and protect historic resources and other noteworthy properties within Netcong, particularly those which may lie within the Borough Center area. It is recommended that a checklist to help identify and protect such properties be prepared and adopted.
- 5. Adopt provisions for requiring recycling facilities on commercial and industrial sites of more than 1000 square feet and for multi-family developments of 25 or more units.
- 6. Continue an aggressive program of voluntary single-family housing rehabilitation in the Borough through participation with the Morris County Department of Community Development. A mandatory property maintenance code is not recommended for Netcong.
- 7. Consider adopting standards to permit/regulate home occupations as accessory uses in the R-1, R-2 and R-3 Zones. If the Board concurs in this recommendation a set of draft ordinance standards can be prepared for the Planning Board and Mayor and Council to review.

- 8. Revise the Borough Land Use Plan and Zoning Map to change the existing residential uses along Flanders Road from the I-Industrial zones to the most appropriate single-family residential category. A review of lot sizes in the area is needed to determine which zone designation should be applied.
- 9. Adjust the Land Use Plan Map and zone district boundary between the R-4 Garden Apartment Zone and the adjoining R-1 and R-2 Zones to better reflect the existing residential uses and lot sizes in the area. A review of lot sizes is needed to determine the most appropriate zone district.
- 10. Review any County Planning Board recommendations regarding bikeways and pedestrian trails which are applicable to Netcong. Advise the Mayor and Council of any recommendations or proposals which should be implemented.
- 11. Review the undeveloped land in that portion of the I-1 and B Zones bounded by Main Street on the south, Furnace Pond and the municipal boundary to the north and the I-4 Zone to the west for the purpose of possible reclassification of this property due to its proximity to the town center and Furnace Pond, particularly because the I-1 classification may not be appropriate for that location.