

APPENDIX 5 - MUNICIPAL SMART GROWTH AUDIT

CONTRACT TASK B - REVIEW LOCAL PLANS ORDINANCES

Prepared by: AMP 1/9/03

General Checklist		Allamuchy
1	Is Mixed-use development permitted?	<p>- VN (village neighborhood) Zone includes homes, professional offices, shops and stores, personal service shops, service stations (conditionally), auto repair shops (conditionally), and office park planned development</p> <p>- RR (rural residential) Zone includes farms, vet offices, homes, playgrounds, churches, office park planned development.</p> <p>- SFR (single family residential) Zone includes farms, homes, playgrounds, churches, retirement homes, office park planned development, planned professional office development, neighborhood centers (conditionally). [Neighborhood centers include specified shops and stores, personal service shops, convenience stores and delis]</p>
	Is cluster development permitted?	- Yes, SFR (single family residential) , MR (mixed residential) Districts on zoning map
	Are joint developments permitted?	Not addressed.
2	Are there any "Architectural Review Guidelines" for aesthetic and design considerations?	<p>-VN Zone requires all commercial and office buildings to have a gable, hip, gabrel or mansard roof.</p> <p>-General Provisions and Design Stds section of Ordinance has subsection "Appearance of Bldgs", which addresses appearance of residential bldgs only. Detached single-family homes will not receive bldg permits if they are substantially similar in exterior with any neighboring dwelling situated on a lot on the same or opposite side of street unless they are separated by at least 150'. "Similar" is defined in this section. Also, there must be 6 different house designs in a development of less than 100 dwellings, at least 7 in development of 100-149, and at least 8 in development of more than 150.</p> <p>-Neighborhood centers are required to be designed in one architectural style or theme, compatible with the surrounding residential character. Dual pitched roof required. (Ordinance: Exceptions, Modifications, Conditional Uses and Planned Developments section)</p>
3	Are there provisions to preserve "Open Space and Natural Features"?	<p>-Yes, PPE (parks, public and education) Zone promotes playgrounds, conservation areas, parks.</p> <p>- MR (mixed residential) Zone requires 20% of developed tract to be reserved for conservation, recreation or other common open space.</p> <p>- General Provisions and Design Stds section of Ordinance has subsection "Natural Features and Landscaping", which states that natural features shall be preserved to the maximum extent reasonably possible in designing any development. Additionally, for the protection and enjoyment of natural features, the (Planning) Board may require conservation easements or conservation area deed restrictions.</p> <p>- Common Open space requirement for cluster development.</p> <p>- Conservation Plan Element of Master Plan introduces concept of greenbelts on private lands protected by a conservation easement, granted by the township.</p>
4	Are there measures in place to protect "Environmental Features" such as:	- Critical Areas subsection (606), Exceptions, Modifications, Conditional Uses and Planned Developments section of Ordinance.
	Flood Control	<p>- 100-year flood plain identified on Critical Areas Map, Twp of Allamuchy, April 1994 (included in Ordinance)</p> <p>- Limited (listed) permitted uses in floodways per "Uses in Floodways, Flood Fringe and Stream Corridor Area" subsection of subsection 606 (see above).</p>

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	General Checklist	Allamuchy
4 cont.	Are there measures in place to protect "Environmental Features" such as:	
	Watershed Protection	<ul style="list-style-type: none"> - Limited (listed) permitted uses in stream corridor areas per "Uses in Floodways, Flood Fringe and Stream Corridor Area" subsection of subsection 606 (see above). - Recreation and Open Space subsection (604) (Exceptions, Modifications, Conditional Uses and Planned Developments section of Ordinance) states that recreation areas shall not be located in wetlands transition areas.
	Wetland Regulations	<ul style="list-style-type: none"> - Wetlands identified on Critical Areas Map, Twp of Allamuchy, April 1994 (included in Ordinance) - Recreation and Open Space subsection (604) (Exceptions, Modifications, Conditional Uses and Planned Developments section of Ordinance) states that recreation areas shall not be located in wetlands transition areas.
	An Open Space and Recreation Plan	<ul style="list-style-type: none"> - Conservation Plan Element of Master Plan promotes preservation of open space, and states that the Development Plan should ensure that any future residential development of currently vacant land areas contains sufficient space for a variety of conservation, passive, recreational needs. - MR (mixed residential) Zone (Specifically, Panther Valley) requires 20% of developed tract to be reserved for conservation, recreation or other common open space. - Recreation and Open Space subsection (604) (Exceptions, Modifications, Conditional Uses and Planned Developments section of Ordinance) states that an active recreation area shall be provided within the required common open space for each townhouse, apartment or residential cluster development. - Conservation Plan Element of Master Plan states that per the Master Plan, Farmland Preservation is one of the township's primary goals
	Pollution Control	<ul style="list-style-type: none"> - General Provisions and Design Stds section of Ordinance has subsection "Performance Standards for All Uses", which provides standards for noise; odor; (storage and) waste disposal; dust; radiation; air, water and environmental pollution.
5	Are continuous and protected sidewalks required in subdivisions?	<ul style="list-style-type: none"> - Yes, per RSIS - Yes, per General Provisions and Design Stds section of Ordinance, subsection entitled "Streets, Sight Triangle, Curbs and Gutters, Sidewalks, Pathways and Bikeways, and Street Trees"
	Are continuous and protected bike paths required in subdivisions?	<ul style="list-style-type: none"> - Bikeways may be required depending on the probable volume of bicycle traffic, the site's proximity to schools, recreation areas, shopping facilities and other populated areas and its location with respect to any overall bikeway planning adopted by the township. (General Provisions and Design Stds section of Ordinance, subsection entitled "Streets, Sight Triangle, Curbs and Gutters, Sidewalks, Pathways and Bikeways, and Street Trees")
6	Are there regulations or incentive in place for property owners to plan for "shared access" to new developments or to reduce site access to existing properties?	<ul style="list-style-type: none"> - Not specifically addressed in documents reviewed.
	Documents Reviewed:	<ul style="list-style-type: none"> Land Development Ordinance, August 1994 Master Plan and Development Regulations, Periodic Reexamination Report, July 1999 Master Plan, Part VII: Conservation Plan Element, June 1998 (Rev. 1998) Master Plan, Amendment to Housing Compliance Program and Land Use Plan Element, July 2000 Master Plan, Part VI: Build Out Analysis, December 1996

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	General Checklist	Alpha Boro
1	Is Mixed-use development permitted?	- Areas of the Boro contain mixed uses, per the Master Plan. There is no indication in the documents reviewed, however, if this type of development is currently permitted.
	Is cluster development permitted?	- Yes, conditionally permitted in R-1, R-2 (residence) Zones.
	Are joint developments permitted?	Not specifically addressed in documents reviewed.
2	Are there any "Architectural Review Guidelines" for aesthetic and design considerations?	Not specifically addressed in documents reviewed.
3	Are there provisions to preserve "Open Space and Natural Features"?	- AH (Affordable Housing, per Zoning Ordinance) and R-5 (Planned Residential Development - Affordable Housing, per Fair Share Plan) Zones require a minimum of 20% of tract to be designated as conservation area, public use area, open space, recreation and/or other common open space. - Per the Zoning Ordinance for all zones existing natural features such as trees, brooks, drainage channels and views shall be retained. Whenever such features interfere with the proposed use, a retention of the maximum amount of such features consistent with the use of the property shall be required.
4	Are there measures in place to protect "Environmental Features" such as:	
	Flood Control	- Flood Hazard Area map included in Master Plan. - Goal in Master Plan to limit development on wetlands and in flood plains.

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	General Checklist	Alpha Boro
4 cont.	Are there measures in place to protect "Environmental Features" such as:	
	Watershed Protection	Not specifically addressed in documents reviewed.
	Wetland Regulations	- Environmental Features map in Master Plan shows wetlands. - Goal in Master Plan to limit development on wetlands and in flood plains.
	An Open Space and Recreation Plan	LD-3 (Low Density Residential) District proposed in Master Plan which requires a 3 acre minimum.
	Pollution Control	Performance Standards section of Zoning Ordinance lists standards for air pollution, odors, wastes, radiation, noise.
5	Are continuous and protected sidewalks required in subdivisions?	- Yes, per RSIS
	Are continuous and protected bike paths required in subdivisions?	- Subdivision Ordinance states that the subdivider shall construct sidewalks, except where such requirement is expressly waived by the Planning Board. Not specifically addressed in documents reviewed.
6	Are there regulations or incentive in place for property owners to plan for "shared access" to new developments or to reduce site access to existing properties?	Not specifically addressed in documents reviewed.
	Documents Reviewed:	Master Plan (Land Use Element) 6/4/98 Fair Share Plan 4/00 Master Plan - Housing Element 12/95 Subdivision Ordinance (1987) Zoning Ordinance 8/21/00

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Prepared by: AMP 1/9/03

	General Checklist	Belvidere
1	<p>Is Mixed-use development permitted?</p> <p>Is cluster development permitted?</p> <p>Are joint developments permitted?</p>	<p>Belvidere</p> <p>- B District permits retail, offices, banks, personal service stores, restaurants, theaters, municipal. Parking, and conditionally permits single- or two-family detached dwellings, multiple dwellings, and multiple dwellings above office and/or retail business use.</p> <p>- C District permits gas stations, retail, banks, personal service stores, businesses, car sales, dry-cleaning, wholesale, theaters, munic. parking, and conditionally permits single- or two-family detached dwellings, and multiple dwellings.</p> <p>- P District permits gov't office, professional and service office, mixed use residential and office, churches, and conditionally permits two-family dwellings.</p> <p>Not specifically addressed in documents reviewed.</p> <p>- P District permits mixed use residential and office.</p> <p>- B District conditionally permits multiple dwellings above office and/or retail business use.</p>
2	<p>Are there any "Architectural Review Guidelines" for aesthetic and design considerations?</p>	<p>Not specifically addressed in documents reviewed.</p>
3	<p>Are there provisions to preserve "Open Space and Natural Features"?</p>	<p>- OSR District permits open space and recreation only. Floodplain and flood hazard areas are included in this District.</p>
4	<p>Are there measures in place to protect "Environmental Features" such as:</p> <p>Flood Control</p>	<p>- Land Use Ordinance states that (100-year) floodplain shall not be platted for residential occupancy nor for any other purpose which may endanger life or property or aggravate the flood hazard.</p> <p>- "Belvidere Flood Damage Prevention Ordinance" (NOT REVIEWED)</p> <p>- Zoning Ordinance prohibits permanent structures in floodplain area (OSR District)</p>

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	General Checklist	Belvidere
4 cont.	Are there measures in place to protect "Environmental Features" such as:	
	Watershed Protection	- Floodplains and conservation easements are delineated in the Master Plan to protect streams from siltation and adjoining banks from erosion. Per the land use Ordinance, the conservation easements shall be furnished to the town by the subdivider, and prohibits the removal of trees and ground cover.
	Wetland Regulations	Not specifically addressed in documents reviewed.
	An Open Space and Recreation Plan	Not specifically addressed in documents reviewed.
	Pollution Control	Not specifically addressed in documents reviewed.
5	Are continuous and protected sidewalks required in subdivisions?	Yes, per RSIS - Required at the Planning Board's discretion, per the Land Use Ordinance.
	Are continuous and protected bike paths required in subdivisions?	
6	Are there regulations or incentive in place for property owners to plan for "shared access" to new developments or to reduce site access to existing properties?	Not specifically addressed in documents reviewed.
	Documents Reviewed:	Land Development Ordinance 6/7/82 Zoning Ordinance 1/1/85 Master Plan Reexamination 4/9/02 Master Plan Reexamination and Housing Plan Element 11/12/96 Housing Plan Element and Fair Share Plan 3/12/02

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Prepared by: AMP 1/9/03

General Checklist		Blairstown
1	Is Mixed-use development permitted?	- VN (Village Neighborhood) District permits homes, parks, offices, banks, retail shops, personal service shops, restaurants, residential flats (apts above offices or shops).
	Is cluster development permitted?	- Yes, within the R-5 (formerly R-2 and R-3) (single family residential) District.
	Are joint developments permitted?	- VN (Village Neighborhood) District permits residential flats (apts above offices or shops).
2	Are there any "Architectural Review Guidelines" for aesthetic and design considerations?	- Per the General Provisions and Design Standards section of the Ordinance, no construction permit shall be issued for any detached dwelling unit within a development consisting of 2 or more units if it is substantially similar in exterior design with any neighboring dwelling unit situated on another lot, unless the lots are separated by at least 150'. "Substantially similar" is defined with respect to dimensions, floor plans, roof design, and windows and front doors. Also, there must be 2 different house designs in a development of less than 8 dwellings, at least 3 in development of 8-15, at least 4 in development of 16-24, at least 5 in development of 25-50, at least 6 in development of 51-100, at least 7 in development of 101-150, and at least 5 in development of more than 150.
3	Are there provisions to preserve "Open Space and Natural Features"?	- Per the Ordinance natural features such as trees, hilltops, scenic vistas, natural terrain, open waters, "Critical Areas" and natural drainage ridge lines shall be preserved to the maximum extent reasonable possible in designing any development containing such features. - Common Open space requirement for cluster development.
4	Are there measures in place to protect "Environmental Features" such as:	
	Flood Control	- Critical Areas Map in Ordinance indicates 100-yr flood plains. - Limited (listed) permitted uses in floodways and stream corridor areas per "Uses in Floodways, Flood Fringe and Stream Corridor Area" section of Ordinance.

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	General Checklist	Blairstown
4 cont.	Are there measures in place to protect "Environmental Features" such as:	
	Watershed Protection	- Recent minimum lot sizes for single-unit residential. R-2 and R-3 Zone rezoned R-5, and minimum acreage increased from 2 and 3 acres to 5 acres.
	Wetland Regulations	- Critical Areas Map in Ordinance indicates freshwater wetlands.
	An Open Space and Recreation Plan	- Recent 166.7 acre Green Acres Acquisition. - Townhouses in the VR (village residential) Zone shall have at least 250 sf per dwelling unit set aside for active recreation.
	Pollution Control	- Performance Standards for all Uses section of Ordinance includes standards for noise, storage and waste disposal, ventilation, radiation and air, water and environmental pollution.
5	Are continuous and protected sidewalks required in subdivisions?	Yes, per RSIS
	Are continuous and protected bike paths required in subdivisions?	Not specifically addressed in documents reviewed.
6	Are there regulations or incentive in place for property owners to plan for "shared access" to new developments or to reduce site access to existing properties?	Not specifically addressed in documents reviewed.
	Documents Reviewed:	Land Development Ordinance (Rev. to Feb 1998) Master Plan and Development Regulations, Periodic Reexamination Report and Land Use Plan Element Amendment (2/01) Resolution Regarding Master Plan and Development Regulations, 7/15/02 Master Plan Periodic Reexamination Report, Land Use Plan, Supplemental Modifications Not specifically addressed in documents reviewed. 1 (11/17/97)

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Prepared by: AMP 1/9/03

General Checklist		Franklin
1	Is Mixed-use development permitted?	- Yes, PD (Planned Development Option) District will consist of a residential cluster Development and a commercial area.
	Is cluster development permitted?	- Permitted in RC (Rural Conservation) and PD Districts.
	Are joint developments permitted?	- Yes, PD (Planned Development Option) District will consist of a residential cluster development and a commercial area.
2	Are there any "Architectural Review Guidelines" for aesthetic and design considerations?	Not specifically addressed in documents reviewed.
3	Are there provisions to preserve "Open Space and Natural Features"?	- Farmland Preservation Program adopted by township. - Land Use Plan Element of Master Plan includes goal to protect ridgelines and other prominent views from impact of development (enforcement not addressed) - Land Use Plan Element of Master Plan includes goal to preserve the Morris Canal and request developers dedicate its right-of-way when development occurs. (enforcement not addressed) - Common Open space requirement for cluster development.
4	Are there measures in place to protect "Environmental Features" such as:	
	Flood Control	- Flood Damage Prevention section of the town Code states that encroachments on floodways are prohibited, unless a technical evaluation demonstrates that the encroachments shall not result in any increase in flood levels during the occurrence of the base flood.

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	General Checklist	Franklin
4 cont.	Are there measures in place to protect "Environmental Features" such as:	
	Watershed Protection	<ul style="list-style-type: none"> - Land Use Plan Element of Master Plan includes goal to maintain and enhance the existing groundwater and surface water quality. (enforcement not addressed) - Land Use Plan Element of Master Plan includes goal to identify and manage stream corridor buffer areas adequate to maintain undisturbed vegetation and to maintain and improve water quality. (enforcement not addressed)
	Wetland Regulations	Not specifically addressed in documents reviewed.
	An Open Space and Recreation Plan	<ul style="list-style-type: none"> - Farmland Preservation Program adopted by township. - Land Use Plan Element of Master Plan includes goals to acquire centrally located land for the expansion of town recreational facilities, to encourage lot size averaging and clustering as means of acquiring open space and recreational areas, and to preserve the Morris Canal and request developers dedicate its right-of-way when development occurs. (enforcement not addressed) - Community Facilities Plan Element of Master Plan includes a goal to acquire a community park site of 25 acres, and 2 neighborhood park sites of 5 to 10 acres each. (enforcement not addressed)
	Pollution Control	<ul style="list-style-type: none"> - Garbage, Rubbish and Refuse section of the town Code states that deposits or accumulation of wastes is prohibited. - Sludge Management Plan included in town Code.
5	Are continuous and protected sidewalks required in subdivisions?	Yes, per RSIS
	Are continuous and protected bike paths required in subdivisions?	Not specifically addressed in documents reviewed.
6	Are there regulations or incentive in place for property owners to plan for "shared access" to new developments or to reduce site access to existing properties?	<ul style="list-style-type: none"> -The Driveways section of The town Code refers to one driveway serving two lots. - Land Use Development section of the town Code states that a subdivider shall give adequate consideration to provision for the extension and continuation of major and collector streets into and from adjoining properties.
	Documents Reviewed:	Code of the Township of Franklin New Jersey, 1987 (9101 - 9108 of code not provided) Township of Franklin Master Plan 1991, Re-adopted 6/1/94

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Prepared by: AMP 1/9/03

General Checklist		Frelinghuysen
1	Is Mixed-use development permitted?	- Yes, permitted in VN-1 and VN-2 (village neighborhood) Zones, with no more than 3 non-residential uses per building. Apartments, residences also permitted in mixed-use.
	Is cluster development permitted?	- Yes, permitted in AR-2, AR-3, AR-4 (Agricultural Residential) Zones for tracts of at least 50 acres.
	Are joint developments permitted?	- VN-1 and VN-2 (village neighborhood) Zones permit up to 3 non-residential uses per building. Single family homes and apartments above stores are permitted among farms, restaurants, local retail and service, banks, offices.
2	Are there any "Architectural Review Guidelines" for aesthetic and design considerations?	Not specifically addressed in documents reviewed.
3	Are there provisions to preserve "Open Space and Natural Features"?	- Per the Ordinance, during the design, planning and construction of any development, a conscious effort shall be made to preserve natural features such as trees, hill tops and views, natural terrain, open waters and natural drainage ridge lines. - Ordinance, General Provisions and Design Standards contains subsection "Conservation Easements", which permits dedication to the town of open space by the developer, but does not require this dedication. - Per the Ordinance, the purpose of cluster development includes preserving environmentally sensitive areas such as stream corridors, ponds, wetlands and steep slopes, providing open space for visual amenity and recreation, minimizing stormwater runoff by reducing impervious surfaces and retaining natural vegetation. Cluster development requires that 30% of tract be set aside for conservation, open space, flood plain, recreation and/or other common space.
4	Are there measures in place to protect "Environmental Features" such as:	
	Flood Control	- Critical Areas map (in Ordinance) indicates flood plain areas. Cluster development has a specific intent of not constructing structures on any critical lands. - Listed prohibited uses in flood plain per "Uses in Floodways and Flood Fringe Areas" section of Ordinance includes the prohibition of new construction of any structure. Permitted uses in floodway and flood fringe areas are discussed.

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	General Checklist	Frelinghuysen
4 cont.	Are there measures in place to protect "Environmental Features" such as:	
	Watershed Protection	- Per the Ordinance, the purpose of cluster development includes minimizing stormwater runoff by reducing impervious surfaces and retaining natural vegetation.
	Wetland Regulations	- Per the Ordinance, the purpose of cluster development includes preserving environmentally sensitive areas such as stream corridors, ponds, wetlands. - Per the Wetlands section of the Ordinance, no structure, on-lot sewage disposal facility or parking lot shall be constructed within wetlands area and adjoining transition area. - Wetlands and hydric soils are mapped as part of the Master Plan.
	An Open Space and Recreation Plan	Not specifically addressed in documents reviewed.
	Pollution Control	- Performance Standards for All Uses section of Ordinance indicates standards for noise, odor, storage and waste disposal, ventilation, toxic and radioactive substances.
5	Are continuous and protected sidewalks required in subdivisions?	Yes, per RSIS
	Are continuous and protected bike paths required in subdivisions?	Not specifically addressed in documents reviewed.
6	Are there regulations or incentive in place for property owners to plan for "shared access" to new developments or to reduce site access to existing properties?	- Master Plan Amendment, Scenic Elements section states that a highly effective technique of maintaining the scenic character of the township includes encouraging joint driveways.
	Documents Reviewed:	Land Development Ordinance, 5/20/87 Housing and Population Element (Rev 9/99) Population Element, A Revision to the Periodic Reexamination Report, 5/87 Master Plan Amendment (Natural Resources), 7/1/96 Historic Preservation Element, 1999

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	General Checklist	Greenwich
1	<p>Is Mixed-use development permitted?</p> <p>Is cluster development permitted?</p> <p>Are joint developments permitted?</p>	<p>- PDZ (Planned Development Zone) permits homes in its Affordable Housing District and businesses in its B-2 (Highway Business) District.</p> <p>- R-2, R-1 (Rural Residential) Zones permit a professional office, provided that the office space shall not comprise more than 25% of the habitable floor area of the building.</p> <p>- R-7 (Agricultural and Open Space Preservation Residential) Zone permits existing residential or farm structures to be converted into a professional office.</p> <p>- Master Plan proposes a TC (Town Center) Mixed-Use District, in an area which is (currently) designated R-1 (Rural Residential) per the Zoning Ordinance. This zone would permit Hamlet Residential, Open Space Residential, Transfer Residential (transfer of density from preservation area).</p> <p>- Master Plan proposes a MXD (Mixed Use Neighborhood Commercial) District for an area currently zoned Industrial, in which businesses and residences would be permitted.</p> <p>- Yes, permitted conditionally on tracts of 50 acres or greater, with public sewer and water available. Referred to as Open Space Zoning.</p> <p>- R-2, R-1 (Rural Residential) Zones permit a professional office, provided that the office space shall not comprise more than 25% of the habitable floor area of the building.</p>
2	<p>Are there any "Architectural Review Guidelines" for aesthetic and design considerations?</p>	<p>- Community Design Guidelines section of Master Plan, New Center Design Considerations subsection, includes architectural guidelines for (proposed) Town Center and Mixed Use Village Areas: Commercial architecture should reflect historic and architectural character of town: pitched roofs, all facades on block should share a consistent design theme. Residential development should reflect traditional village development patterns: garage in rear, porches required for a percentage of dwellings, variation in building design should be incorporated to avoid monotonous streetscapes.</p> <p>- Community Design Guidelines section of Master Plan, Architecture subsection, includes: Supporting architectural compatibility for any new development adjacent to historic structures, building form and siting should respond to the topography, rooftop equipment should be screened from public view, commercial development among older residential buildings should blend with the historic and architectural character of the area.</p>
3	<p>Are there provisions to preserve "Open Space and Natural Features"?</p>	<p>- Per the Land Use Ordinance natural features, such as trees, brooks, swamps, hilltops and views shall be preserved whenever possible.</p> <p>- Common open space requirement for Open Space Zoning (cluster development).</p> <p>- R-7 (Agricultural and Open Space Preservation Residential) Zone is intended to protect and preserve areas of prime agricultural soils for continued agricultural uses. Its second goal is preservation of open space for conservation and recreational purposes.</p> <p>- PDSFZ (Planned Development Single Family Zone) requires 15% of tract for the planned development to be set aside for open space.</p> <p>- Preserving open space and farmland is a goal in the Master Plan.</p>
4	<p>Are there measures in place to protect "Environmental Features" such as: Flood Control</p>	<p>- Per the Design Standards section of the Land Use Ordinance land subject to periodic or occasional flooding (based on 100-year flood) shall not be platted for residential occupancy, and instead shall be considered for open spaces, yards or similar uses.</p> <p>- Per the Land Use Ordinance, conservation easements, where the master plan delineates flood plains and conservation easements to protect streams from siltation and adjoining banks from erosion, flood plans and conservation easements shall be furnished to the township by the subdivider.</p> <p>- Steep Slopes, Wetlands and Floodplains mapping included in Master Plan.</p>

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	General Checklist	Greenwich
4 cont.	Are there measures in place to protect "Environmental Features" such as:	
	Watershed Protection	- Goal in Master Plan to protect groundwater supplies and recharge areas by: encouraging preservation of natural vegetation, reducing impervious cover resulting from over-intensive development, reducing potential disturbance within floodplain areas, promoting retention of open space, and requiring appropriate setbacks from stream corridors. - Per the Land Use Ordinance, conservation easements, where the master plan delineates flood plains and conservation easements to protect streams from siltation and adjoining banks from erosion, flood plans and conservation easements shall be furnished to the township by the subdivider.
	Wetland Regulations	- Steep Slopes, Wetlands and Floodplains mapping included in Master Plan.
	An Open Space and Recreation Plan	- Recreation area required for garden apartment building with 12 or more units, per Zoning Ordinance. - Open space requirement for cluster development - "Community Facilities, Parks and Recreation Plan" section of Master Plan includes a plan to expand local parks and recreation opportunities, and a plan to provide a greenbelt conservation area made up of local and county parks and naturally constrained lands.
	Pollution Control	- I (Industrial) Zone has performance standards (in Zoning ordinance) for smoke, fumes, gases, dust, odors, liquid or solid waste, noise.
5	Are continuous and protected sidewalks required in subdivisions?	- Yes, per RSIS - Yes, per Land Use Ordinance
	Are continuous and protected bike paths required in subdivisions?	Not specifically addressed in documents reviewed.
6	Are there regulations or incentive in place for property owners to plan for "shared access" to new developments or to reduce site access to existing properties?	- Per Master Plan curb cuts should be minimized wherever possible to increase efficiency of traffic flow. Commercial establishments should be connected by interior access roads and shared parking areas.
	Documents Reviewed:	Land Use Ordinance, May 1999 Housing Plan Element, 5/8/96 Master Plan Update, 10/9/98 Fair Share Plan, 5/16/96

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Prepared by: AMP 1/9/03

General Checklist		Hackettstown
1	Is Mixed-use development permitted?	<ul style="list-style-type: none"> - R-12.5/Off (Single Family/Office) Zone permits homes, professional offices, public open space areas, churches, community residences. One apartment may be located on the second floor of a building used for professional offices. - TCC (Town Center Commercial) Zone permits mixed use buildings of retail/ offices/ banks/ restaurants, and apartments on the 2nd and/or 3rd floor of these buildings. - CC (Community Commercial) Zone permits Single-family detached dwellings among retail, offices, banks, shopping centers, etc. - CC (Community Commercial) and HC (Highway Commercial) Zones permit conditionally Senior Citizen housing among retail, offices, banks, shopping centers, etc. - Development alternative PRD (Planned Residential Development) is indicated on the Land Use Plan map (Master Plan) in specifically designated locations, and permits up to 10% of tract to be designated as retail and service use, if desired.
	Is cluster development permitted?	<ul style="list-style-type: none"> - Yes, R-30, R-15, R-12.5 single family residential Zones permit residential clusters. - Development alternative RC (Residential Clusters) is indicated on the Land Use Plan map (Master Plan) in specifically designated locations.
	Are joint developments permitted?	<ul style="list-style-type: none"> - Planned Residential Developments include townhouses, apartments, and 10% max. of overall acreage for retail sales, professional offices, banks, restaurants, neighborhood centers, public areas.
2	Are there any "Architectural Review Guidelines" for aesthetic and design considerations?	<ul style="list-style-type: none"> - R-12.5/Off (Single Family/Office) Zone permits professional offices, provided that the exterior of the building shall be maintained and/or constructed to resemble a single-family detached dwelling. No flat roofs permitted. - Per Appearance of Buildings section of the Ordinance, within any residential District, no building with permitted professional office or other home occupation shall be constructed or altered so as to be inharmonious with the residential character of the adjacent residential areas such as store front types of construction, unfinished concrete block or cinder block wall surfaces. - Per the Townhouses and Apartments section of the Ordinance, each building shall have an architectural theme with appropriate variations in design to provide attractiveness to the development; compatible within the development and in its relationship to adjacent land uses. Architectural elevations shall be submitted to the Board for review and approval. - Master Plan Reexamination recommends establishing design standards for downtown architecture, and the creation of a design review committee.
3	Are there provisions to preserve "Open Space and Natural Features"?	<ul style="list-style-type: none"> - Yes, C (Conservation) Zone permits public playgrounds, public conservation areas, public parks and public open space. - Natural Features section of Ordinance states that natural features such as trees, hill tops and view, natural terrain, open waters and natural drainage ridge lines shall be preserved whenever possible in designing any development containing such features. - Open space requirement for cluster development is 30% of tract, for planned residential development is 40% of tract. This land is to be set aside for conservation, open space, flood plain, recreation and/or other common open space. No more than 40% set aside shall be used as street R.O.W., and no more than 50% may be wetlands or flood plains lands. - Common Open space and/or recreation requirement for cluster development and planned residential development. - Master Plan Reexamination indicates that town is in the process of acquiring the Spina tract for open space preservation.
4	Are there measures in place to protect "Environmental Features" such as:	
	Flood Control	<ul style="list-style-type: none"> - Flood Plain Areas section of Ordinance prohibits encroachments in the floodway area, unless a technical evaluation proves that the encroachment does not increase flood lands during the occurrence of a flood having a 1% chance of being equaled or exceeded in any given year. Channel improvements or changes are only permitted in connection with stream improvements and stabilization approved by NJDEP, Warren Co. Planning Bd and Hackettstown Planning Bd. - Flood Plain Areas section of Ordinance states that no more than 25% of any lot shall be flood plain lands; otherwise, each lot shall be a minimum of 5 acres in area beyond the floodway. Lot coverage cannot exceed 5% in the flood fringe area. - Flood plain identified as critical area in Master Plan

CONTRACT TASK B - REVIEW LOCAL PLANS ORDINANCES

Prepared by: AMP 1/9/03

	General Checklist	Hackettstown
4 cont.	Are there measures in place to protect "Environmental Features" such as:	
	Watershed Protection	- Stormwater Management Plan Element of Master Plan states that stormwater shall not be transferred from one watershed to another.
	Wetland Regulations	- Wetlands map for town is included in Master Plan. Master Plan recommends that the presence of wetlands and hydric soils be utilized to signal the location of the environmentally fragile lands and, in the instances where only a very small portion of an overall tract has the wetlands and /or hydric soils problem, such limited acreage should be incorporated as part of an open space plan for the development or be located within a portion of a lot which need not be physically developed.
	An Open Space and Recreation Plan	- Yes, C (Conservation) Zone permits public playgrounds, public conservation areas, public parks and public open space. - Common Open space and/or recreation requirement for cluster development J46and planned residential development.
	Pollution Control	- Performance Standards for All Uses section of the Ordinance addresses standards for noise, odor, storage and waste disposal, ventilation, toxic and radioactive substances, smoke control, and control of dust and dirt, fly ash, fumes, vapors and gases.
5	Are continuous and protected sidewalks required in subdivisions?	- Yes, per RSIS - Yes, per Streets, Curbs and Sidewalks section of Ordinance.
	Are continuous and protected bike paths required in subdivisions?	Not specifically addressed in documents reviewed.
6	Are there regulations or incentive in place for property owners to plan for "shared access" to new developments or to reduce site access to existing properties?	Not specifically addressed in documents reviewed.
	Documents Reviewed:	Land Development Ordinance (November 20, 1989) Master Plan, Comprehensive Revision (October 14, 1988) Master Plan Reexamination (Adopted July 24, 2001) Amended Housing Plan Element and Fair Share Plan (July 1999)

CONTRACT TASK B - REVIEW LOCAL PLANS ORDINANCES

Prepared by: AMP 1/9/03

	General Checklist	Hardwick
1	Is Mixed-use development permitted?	Not specifically addressed in documents reviewed.
	Is cluster development permitted?	- Rural cluster option is available in the VLD (very low density rural residential) Zone. This option is limited to the White Lake tract on both sides of Stillwater Road. In 1997 the property was acquired by a combination of the Ridge and Valley Conservancy, Green Acres, Warren County, and foundation groups, deeding ownership to the Conservancy and the State of New Jersey. (I DON'T THINK THE SITE IS STILL ELIGIBLE FOR DEVELOPMENT, IN WHICH CASE THERE IS NO CLUSTER DEVELOPMENT PERMITTED IN THE TOWN)
	Are joint developments permitted?	Not specifically addressed in documents reviewed.
2	Are there any "Architectural Review Guidelines" for aesthetic and design considerations?	Not specifically addressed in documents reviewed.
3	Are there provisions to preserve "Open Space and Natural Features"?	- Subdivision Standards section of Ordinance requires that any site plan minimize site disturbance and maintain the natural land features on the site, including hedgerows, scenic vistas, tree-lined roads. Existing stands of trees shall be preserved. Development shall be located to protect scenic viewsheds, preserve farmland. - Master plan includes as a goal to preserve at least 80% of all tracts in a natural, undisturbed condition. - Scenic Vistas map included in Master Plan. - Goals of Open Space Plan include protecting and conserving land resources, providing recreational areas, maintaining and protecting unique wildlife habitats and ecosystems. - Subdivision Standards section of Ordinance states that Conservation easements shall be provided for all critical areas located outside the building envelopes.
4	Are there measures in place to protect "Environmental Features" such as:	
	Flood Control	- Subdivision Standards section of Ordinance states that development areas shall not include flood plains. - Subdivision Standards section of Ordinance states that Conservation easements shall be provided for all critical areas located outside the building envelopes. - Surface Hydrology & Flood Hazard Areas map included in Master Plan.

CONTRACT TASK B - REVIEW LOCAL PLANS ORDINANCES

Prepared by: AMP 1/9/03

	General Checklist	Hardwick
4 cont.	Are there measures in place to protect "Environmental Features" such as:	
	Watershed Protection	<ul style="list-style-type: none"> - There are only 2 Zones: LD (low density rural residential) and VLD (very low density rural residential). Both Zones have high minimum lot sizes: 3 acres and 15 acres, respectively. - High Quality Watersheds map included in Master Plan. - Over 57% of township acreage is federal and state parkland (Delaware Water Gap National Recreation Area and Worthington State Forest) and other tracts purchased by NJDEP and Warren Co. to create parkland and protect watersheds.
	Wetland Regulations	<ul style="list-style-type: none"> - Subdivision Standards section of Ordinance state that development areas shall not include wetlands, buffer transition areas. - Subdivision Standards section of Ordinance states that Conservation easements shall be provided for all critical areas located outside the building envelopes. - Wetlands map and Hydric soils map included in Master Plan.
	An Open Space and Recreation Plan	<ul style="list-style-type: none"> - Subdivision Standards section of Ordinance states that development shall be located to provide public and private open space and recreation activities (among other items listed). - Over 57% of township acreage is federal and state parkland (Delaware Water Gap National Recreation Area and Worthington State Forest) and other tracts purchased by NJDEP and Warren Co. to create parkland and protect watersheds. Additionally, there are 4 semi-public camps in the town which offer recreation. The town has no dedicated parkland of its own, and owns less than 1% of township land outright. - Mission of Open Space Committee is to promote open space awareness and support within the township, to work with the County and State to secure assistance and financial support of open space and farmland preservation objectives. - Open Space Plan document.
	Pollution Control	<ul style="list-style-type: none"> - Ordinance prohibits in all Districts toxic substances and the storage or use of sludge.
5	Are continuous and protected sidewalks required in subdivisions?	Yes, per RSIS
	Are continuous and protected bike paths required in subdivisions?	Not specifically addressed in documents reviewed.
6	Are there regulations or incentive in place for property owners to plan for "shared access" to new developments or to reduce site access to existing properties?	Not specifically addressed in documents reviewed.
	Documents Reviewed:	<ul style="list-style-type: none"> Land Development Ordinance, 10/96 Master Plan Revision, 1994 Housing Plan Element, 2000 Open Space Plan, 2000

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Prepared by: AMP 1/9/03

	General Checklist	Harmony
1	Is Mixed-use development permitted?	- RB (Residential-Business) Zone permits single family homes, farms, retail business establishments which are of community service character, personal service establishments which are of community service character, civic bldgs, churches, clubs, home offices.
	Is cluster development permitted?	-Yes, permitted in R-150 Zone, per Cluster Residential Development section of Zoning Ordinance (Land Use Regs). (NO DESCRIPTION OF THIS ZONE IN ZONING ORD. REVIEWED) - Stormwater Management section of Land Use Regs. states "cluster development shall be employed and permitted if it will reduce the total area of impervious surfaces and preserve open space and topographic features critical to storm water management." - Master Plan states that clustering is proposed to be available as a development option of all residential areas of the township with minimum lot sizes in excess of 1 acre.
	Are joint developments permitted?	- RB (Residential-Business) Zone permits single family homes, farms, retail business establishments which are of community service character, personal service establishments which are of community service character, civic bldgs, churches, clubs, home offices.
2	Are there any "Architectural Review Guidelines" for aesthetic and design considerations?	Not specifically addressed in documents reviewed.
3	Are there provisions to preserve "Open Space and Natural Features"?	-Site Plan Review sec. of Land Use Regs. Includes provision for landscape to be preserved in its natural state, insofar as practicable. - Zoning Ordinance (Land Use Regs) provides section on Preservation of natural features. - Master Plan goal to preserve large areas of open space - Common Open space requirement for cluster development.
4	Are there measures in place to protect "Environmental Features" such as:	
	Flood Control	Not specifically addressed in documents reviewed.

CONTRACT TASK B - REVIEW LOCAL PLANS ORDINANCES

Prepared by: AMP 1/9/03

	General Checklist	Harmony
4 cont.	Are there measures in place to protect "Environmental Features" such as:	
	Watershed Protection	- Drainage section of Land Use Regs. states "cluster development shall be employed and permitted if it will reduce the total area of impervious surfaces and preserve open space and topographic features critical to storm water management." - Drainage section of Land Use Regs. states that storm water runoff shall not be transferred from one subwatershed to another.
	Wetland Regulations	Not specifically addressed in documents reviewed.
	An Open Space and Recreation Plan	- Master Plan's "Proposed Land Uses" designates recreational open space area in the vicinity of Merrill Creek Reservoir.
	Pollution Control	- Zoning Ordinance (Land Use Regs) provides section on Performance Standards for air pollution, odors, wastes, radiation, noise, etc.
5	Are continuous and protected sidewalks required in subdivisions?	- Yes, per RSIS
	Are continuous and protected bike paths required in subdivisions?	-Required for all roads except Local Class II, per Subdivision of Land section of Land Use Regs Not specifically addressed in documents reviewed.
6	Are there regulations or incentive in place for property owners to plan for "shared access" to new developments or to reduce site access to existing properties?	Not specifically addressed in documents reviewed.
	Documents Reviewed:	Land Use Regulations & Driveway Regulations (received 8/17/87) Master Plan, Hearing Date March 1, 2000 Proposed Fair Share Plan May 30, 2000 Housing Element of the Master Plan, 2000

CONTRACT TASK B - REVIEW LOCAL PLANS ORDINANCES

Prepared by: AMP 1/9/03

	General Checklist	Hope
1	<p>Is Mixed-use development permitted?</p> <p>Is cluster development permitted?</p> <p>Are joint developments permitted?</p>	<p>- HMM (Hope Moravian Historical Center) District permits single family residences, business and professional offices, retail shopping facilities or service establishments, parking lots, one apt. above commercial establishments, public schools.</p> <p>- Yes, permitted conditionally in R-1 (low density residential and agricultural), R-2 (historical low density residential and agricultural), R-3 (mountain residential and agricultural), R-4 (lake residential), R-6 (valley residential and agricultural) Districts.</p> <p>- HMM (Hope Moravian Historical Center) District permits one apt. above commercial establishments.</p>
2	<p>Are there any "Architectural Review Guidelines" for aesthetic and design considerations?</p>	<p>- Per Zoning Ordinance (Land Development), within residential District buildings may not have store front type of construction, and may not have exposed concrete block or cinder block wall surfaces.</p> <p>- Per Master Plan, any new buildings in the Historic Village should have a gable roof shape, and materials used on walls and roofs should have similar appearance and texture to those of existing buildings.</p>
3	<p>Are there provisions to preserve "Open Space and Natural Features"?</p>	<p>- Land Development, Land Subdivision section states that natural features such as trees, brooks, hill-tops and views shall be preserved whenever possible in designing any subdivision containing such features.</p> <p>- Land Development, Land Subdivision section contains subsection "Open Space/Recreational", which permits dedication to the town of open space by the developer, but does not require this dedication. Standards for the dedicated open space are listed in this section.</p> <p>- P (public parks and open space) District permits homes, agriculture, public util. structures, forest management programs, public parks and open space.</p> <p>- Master Plan goals of protecting rural character of areas outside of centers.</p> <p>- Rare Species and Natural Communities map, Scenic Vistas map provided in Master Plan.</p>
4	<p>Are there measures in place to protect "Environmental Features" such as:</p>	
	<p>Flood Control</p>	<p>- Per Land Development, Site Plan Review section, no development shall take place in a floodway area, and shall not be permitted in a flood fringe area only where it is determined by the municipal engineer that the 1st floor elevation will be above the flood level, and that construction and landfilling will not significantly increase flooding in other areas.</p> <p>- Master Plan goal of providing for the preservation and conservation of the township's natural resources.</p> <p>- Flood Hazard Areas map included in Master Plan.</p>

CONTRACT TASK B - REVIEW LOCAL PLANS ORDINANCES

Prepared by: AMP 1/9/03

	General Checklist	Hope
4 cont.	Are there measures in place to protect "Environmental Features" such as:	
	Watershed Protection	- Master Plan goal of providing for the preservation and conservation of the township's natural resources. - High quality watersheds and watershed boundaries map included in Master Plan.
	Wetland Regulations	- Master Plan goal of providing for the preservation and conservation of the township's natural resources. - Township wetlands map included in master plan.
	An Open Space and Recreation Plan	Not specifically addressed in documents reviewed.
	Pollution Control	- Environmental Impact Statement (reqd for site plan review) must show either no sewage run-off from the site or that facilities are adequate to preclude water pollution, that water supplies will not be threatened, that no visible smoke or deleterious chemical changes are produced in the atmosphere. - Master Plan goal of providing for the preservation and conservation of the township's natural resources.
5	Are continuous and protected sidewalks required in subdivisions?	- Yes, per RSIS - Land Development, Land Subdivision section states that sidewalks are not required, unless town Engineer identifies special circumstances warranting them.
	Are continuous and protected bike paths required in subdivisions?	Not specifically addressed in documents reviewed.
6	Are there regulations or incentive in place for property owners to plan for "shared access" to new developments or to reduce site access to existing properties?	Not specifically addressed in documents reviewed.
	Documents Reviewed:	Land Development 8/1/91 Master Plan 1996 Land Use Plan Element and Housing Plan Element 3/96 Wastewater Management Plan 4/91

CONTRACT TASK B - REVIEW LOCAL PLANS ORDINANCES

Prepared by: AMP 1/9/03

	General Checklist	Independence
1	<p>Is Mixed-use development permitted?</p> <p>Is cluster development permitted?</p> <p>Are joint developments permitted?</p>	<p>- B (Business) Zone permits homes, retail businesses of community service character, personal service establishments, munic. bldgs, churches, farms, prof. offices.</p> <p>- Split Zone Districts allow two types of principal uses. R-2/OR given as example in Ordinance.</p> <p>- <u>Not</u> permitted in R-1/2, R-1 or R-2 Residential Zones: Miscellaneous Regulations applicable in all Zones section of Ordinance states that only one use is permitted on a tract of land or lot in these Zones</p> <p>- Yes, conditionally permitted in AR (Agricultural-Residential), R-2 (Residential) Zones.</p> <p>- PRD (Planned Residential Development), PRD-SC (Planned Residential Development-Senior Citizen), PRD-5 (Planned Residential Development, 5 units per acre) Zones follow the patterns of cluster development.</p> <p>Not specifically addressed in documents reviewed.</p>
2	<p>Are there any "Architectural Review Guidelines" for aesthetic and design considerations?</p>	<p>- Garden apts, Senior Housing requires that garages (if provided) conform to the same architectural design as dwelling unit.</p> <p>- Performance Standards section of Ordinance states that every non-residential building shall be faced on all exterior walls with a veneer material as approved by the Planning Board.</p>
3	<p>Are there provisions to preserve "Open Space and Natural Features"?</p>	<p>- Yes, Morris Canal Historic Preservation district preserves and protects the Morris Canal.</p> <p>- Yes, Preservation of Natural Features section of the Ordinance requires that existing natural features, such as trees, brooks, drainage channels and views be retained. When such features interfere with the proposed use of a property, a retention of the maximum amount of such features consistent with the use of the property shall be required.</p> <p>- Common Open space requirement for cluster development.</p>
4	<p>Are there measures in place to protect "Environmental Features" such as: Flood Control</p>	<p>- Master Plan Reexamination recommends development be prohibited in flood prone areas, and states this is achieved in part by the Critical Areas section of the Land Development Ordinance. (ORDINANCE REVIEWED DID NOT INCLUDE THIS SECTION) The Reexamination report also states that additional watercourse protection can be achieved by requiring a minimum buffer of 75' to the watercourse, maintained in its natural state.</p>

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Prepared by: AMP 1/9/03

	General Checklist	Independence
4 cont.	Are there measures in place to protect "Environmental Features" such as:	
	Watershed Protection	<p>- Yes, Morris Canal Historic Preservation District preserves and protects the Morris Canal. The Zone prohibits building permits which would negatively impact the function of the canal as a portion of a natural area watershed.</p> <p>- Master Plan Reexamination recommends development be prohibited in flood prone areas, and states this is achieved in part by the Critical Areas section of the Land Development Ordinance. (ORDINANCE REVIEWED DID NOT INCLUDE THIS SECTION) The Reexamination report also states that additional watercourse protection can be achieved by requiring a minimum buffer of 75' to the watercourse, maintained in its natural state.</p>
	Wetland Regulations	<p>- No specific regs by town. Master Plan Reexamination discusses state wetlands requirements/permit requirements as applicable to town requirements.</p>
	An Open Space and Recreation Plan	<p>- Per the Ordinance, for any garden apartment building (or group of bldgs) containing twelve or more dwelling units, 25% of the total usable land shall be set aside for usable recreation space.</p> <p>- Per the Ordinance, Senior Housing shall set aside 25% of the total usable land for usable recreation space.</p> <p>- PRD (Planned Residential Development), PRD-SC (Planned Residential Development-Senior Citizen), PRD-5 (Planned Residential Development, 5 units per acre) Zones require 20% of total tract to be reserved for open space and common recreation. 10% of total land area is to be reserved for formal recreation activities.</p>
	Pollution Control	<p>- Miscellaneous Regulations applicable in all Zones section of Ordinance includes cleanup and dumping requirements.</p> <p>- Performance Standards section of the Ordinance includes standards for Smoke, fumes, gases, dust and odors; radiation; noise; liquid or solid wastes for non-residential development.</p>
5	Are continuous and protected sidewalks required in subdivisions?	<p>- Yes, per RSIS</p>
	Are continuous and protected bike paths required in subdivisions?	<p>- Yes, per design stds section of Ordinance, unless it can be shown by the developer that potential vehicular and pedestrian traffic is such that there would not be undue danger to pedestrians in their absence.</p> <p>Not specifically addressed in documents reviewed.</p>
6	Are there regulations or incentive in place for property owners to plan for "shared access" to new developments or to reduce site access to existing properties?	<p>Proposed Circulation Master Plan addresses connections between subdivisions, stating that subdivision streets should be designed to connect to streets on adjacent properties as they are developed, in order to minimize the development of isolated neighborhoods which are difficult to serve economically.</p>
	Documents Reviewed:	<p>Land Development Ordinance (to 11/25/85) Summary Description of the Proposed Circulation Master Plan (Draft 8/31/87)</p> <p>Master Plan Reexamination (3/20/95) Housing Plan Element and Fair Share Plan (9/17/01)</p>

CONTRACT TASK B - REVIEW LOCAL PLANS ORDINANCES

Prepared by: AMP 1/9/03

	General Checklist	Knowlton
1	<p>Is Mixed-use development permitted?</p> <p>Is cluster development permitted?</p> <p>Are joint developments permitted?</p>	<p>- C-1 (neighborhood commercial) Zone permits retail sales and services, restaurants, offices, banks, farms, child-care, museums, (existing residential use), apartments over shops and offices.</p> <p>- Yes, permitted in AR-1 (single-family residence) Zone, and mandatory in the FP (farmland preservation) Zone on tracts in excess of 50 acres.</p> <p>- C-1 (neighborhood commercial) Zone permits apartments over shops and offices.</p>
2	<p>Are there any "Architectural Review Guidelines" for aesthetic and design considerations?</p>	<p>- Ordinance, Construction Standards, Design Standards for C-2, PCD Zones: All roofs shall be pitched with a min. 3:12 slope, no unimproved facades allowed, structures shall be aesthetically in place with the surrounding area, exterior and accessory structures shall harmonize with the principal structure.</p>
3	<p>Are there provisions to preserve "Open Space and Natural Features"?</p>	<p>- Ordinance, Development procedure for all major subdivisions and major site plans: Projects involving more than 50 acres require a wildlife management plan addressing measures taken to preserve and improve on-site wildlife habitat.</p> <p>- Ordinance, Design standards: Green open space shall be provided as part of any site plan. Undeveloped green open space should have as a prime objective the presentation of a tract's natural amenities: ponds, rock outcroppings, wooded areas, vistas, steep slopes, ravines, stream beds.</p> <p>- Development is not permitted on the unwooded crests of hills.</p> <p>- Common Open space requirement for cluster development.</p> <p>- Natural Heritage Priority Sites map included in Master Plan. (endangered and threatened plants, animals and ecosystems)</p> <p>- Master Plan states that in order to maintain open space less than 20% of a non-agricultural tract should be preserved, and 50% of agricultural lands should be preserved for agricultural or open space uses.</p> <p>- Master Plan states that in order to meet the goal of retaining woodland features, tree lines should be preserved and creation of extensive lawn areas is discouraged.</p>
4	<p>Are there measures in place to protect "Environmental Features" such as: Flood Control</p>	<p>- FP Zone: Conservation easements shall be required for floodplains</p> <p>- Floodplain Regulations section of Ordinance lists (limited) permitted uses in flood-fringe area .</p> <p>- Floodplain map included in master plan.</p>

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Prepared by: AMP 1/9/03

	General Checklist	Knowlton
4 cont.	Are there measures in place to protect "Environmental Features" such as:	
	Watershed Protection	<p>- FP Zone: Conservation easements shall be required for all open water bodies.</p> <p>- Stormwater management section of Ordinance recommends that not alteration of the natural terrain should occur and no impervious surfaces should be located within a stream corridor. The corridor is defined to include all channel areas, adjacent slopes of 12% or greater, and contiguous areas where the depth of the seasonal high-water table is 1' or less.</p> <p>- Master Plan goal to retain the existing surface water drainage patterns to the maximum extent possible. Surface Water Resources map and High Quality Watersheds map included in Master Plan.</p> <p>- Master Plan states that in order to retain water quality/quantity a lake mgmt plan should be prepared for sites which include ponds and lakes in excess of 3 acres to control chemical pollutants such as hydrocarbons and fertilizers.</p>
	Wetland Regulations	<p>- FP Zone: Conservation easements shall be required for all wetland areas and required transition areas.</p> <p>- Wetlands map and Hydric Soils map included in Master Plan.</p>
	An Open Space and Recreation Plan	<p>- Ordinance, Design considerations: Open space shall be provided as part of any plan, and should be classified as developed (recreational) or undeveloped (natural) open space. (Also in Design Standards section of Ordinance)</p> <p>- Recreation section of Ordinance: Each residential development greater than 10 units shall provide specified acres per person of park/playground area within the development. The developer may alternatively contribute the fair market value of such a park to an open space and recreation fund held by the township, which will be used to create such facilities within the township.</p> <p>- Per the Master Plan preservation of contiguous tracts of environmentally sensitive areas is encouraged.</p>
	Pollution Control	<p>- Ordinance, Design Standards, Environmental Standards contains standards for air pollution, wastes (solid and liquid), radiation, noise, discharges to watercourses.</p>
5	Are continuous and protected sidewalks required in subdivisions?	<p>- Yes, per RSIS</p> <p>- Yes, per Design Standards in Ordinance.</p>
	Are continuous and protected bike paths required in subdivisions?	<p>- Ordinance, Design considerations: planning board encourages applicant to minimize use of cars as principal means of getting to and from tract. Program may include (among other things) construction of bike paths and bike storage areas.</p>
6	Are there regulations or incentive in place for property owners to plan for "shared access" to new developments or to reduce site access to existing properties?	<p>Zoning Ordinance, FP Zone, Design Standards: Appropriate use of common driveways is encouraged, to minimize the number of curb cuts. Standards are given for common driveways.</p>
	Documents Reviewed:	<p>Land Development Ordinance, 1998 Master Plan: Housing Plan Element and Fair Share Plan (4/00)</p> <p>Master Plan Revision and Farmland Preservation Ordinance (4/91) Master Plan Reexamination and Housing Plan Element (Rev 7/97)</p>

CONTRACT TASK B - REVIEW LOCAL PLANS ORDINANCES

Prepared by: AMP 1/9/03

	General Checklist	Liberty
4 cont.	Are there measures in place to protect "Environmental Features" such as:	
	Watershed Protection	<ul style="list-style-type: none"> - Per Subdivision and Site Plan Code runoff within a site should ultimately leave the site in the same watershed in which it originated. - Per Subdivision and Site Plan Code cluster development and conservation easements should be considered to reduce the rate or volume of surface water runoff, to reduce the total area of impervious surfaces and to preserve open space and topographic features critical to surface water management. - Subdivision and Site Plan Code, Multifamily Dwelling Development and Planned Residential Development section limits a residential lot to 20% max. impervious coverage. - Conservation Element of Master Plan includes goal of protecting critical natural resources, such as wetlands and waterbodies.
	Wetland Regulations	<ul style="list-style-type: none"> - Conservation Element of Master Plan includes goal of protecting critical natural resources, such as wetlands.
	An Open Space and Recreation Plan	<ul style="list-style-type: none"> - Recreation Element in Master Plan has goal of providing a wide range of recreational activities for all residents of the town. Specific objectives/ideas are listed and discussed. - Per Subdivision and Site Plan Code, Multifamily Dwelling Development and Planned Residential Development section, no less than 25% of the tract shall be reserved as open space, and 60% of this space shall be usable recreation space. - 1/3 of open space for cluster development shall be suitable for active recreation, per the Zoning Ordinance. - Farmland Preservation Element in Master Plan
	Pollution Control	<ul style="list-style-type: none"> - Performance Standards section of Zoning Ordinance contains standards for radioactivity, odors, smoke, dust, gases and other forms of air pollution, liquid or solid wastes.
5	Are continuous and protected sidewalks required in subdivisions?	<ul style="list-style-type: none"> - Yes, per RSIS - Yes, required for townhouse developments.
	Are continuous and protected bike paths required in subdivisions?	<ul style="list-style-type: none"> - Not specifically addressed in documents reviewed.
6	Are there regulations or incentive in place for property owners to plan for "shared access" to new developments or to reduce site access to existing properties?	<ul style="list-style-type: none"> - Zoning Ordinance states that where 2 or more units are proposed in a commercial development, individual access shall be permitted to a service road only.
	Documents Reviewed:	<ul style="list-style-type: none"> Land Use Procedures and Fees, Subdivision and Site Plans and Zoning , 1991 Master Plan Phase II, Amended 9/9/99 Master Plan - Housing Element, 5/17/00 Environmental Resources Inventory, 1995

CONTRACT TASK B - REVIEW LOCAL PLANS ORDINANCES

Prepared by: AMP 1/9/03

	General Checklist	Lopatcong
1	Is Mixed-use development permitted?	- RB (retail business) Zone permits homes as well as retail and service businesses.
	Is cluster development permitted?	- Yes, permitted in all residential zones except R-75.
	Are joint developments permitted?	Not specifically addressed in documents reviewed.
2	Are there any "Architectural Review Guidelines" for aesthetic and design considerations?	Not specifically addressed in documents reviewed.
3	Are there provisions to preserve "Open Space and Natural Features"?	<p>- Design Guidelines in Ordinance state that development design shall preserve, insofar as is possible, the natural terrain and natural drainage lines, and that open watercourses shall be recognized as community assets.</p> <p>- General Regulations section of Ordinance includes provision that existing or natural features, such as trees, brooks, drainage channels and views, shall be retained. Whenever such features interfere with the proposed use of such property, a retention of the maximum amount of such features consistent with the use of the property shall be required.</p> <p>- Garden apartment and townhouse residential development requires 30% of the development tract for common open space.</p> <p>- Goal in master plan to identify and conserve environmentally sensitive areas, including floodways, wetlands, river and stream corridors, lakes and ponds, aquifer recharge areas and steep slopes.</p>
4	Are there measures in place to protect "Environmental Features" such as:	
	Flood Control	<p>- Design Guidelines section of Ordinance states that land subject to flooding shall not be platted for residential occupancy.</p> <p>- Goal in master plan to identify and conserve environmentally sensitive areas, including floodways, wetlands, river and stream corridors, lakes and ponds, aquifer recharge areas and steep slopes.</p>

CONTRACT TASK B - REVIEW LOCAL PLANS ORDINANCES

Prepared by: AMP 1/9/03

	General Checklist	Lopatcong
4 cont.	Are there measures in place to protect "Environmental Features" such as:	
	Watershed Protection	<ul style="list-style-type: none"> - Goal in master plan to identify and conserve environmentally sensitive areas, including floodways, wetlands, river and stream corridors, lakes and ponds, aquifer recharge areas and steep slopes. - Proposed Amendment 2 (applying to ordinance) in Master Plan contains a Stream Corridor Protection section, which states that stream corridors shall remain in their natural state with no clearing or cutting of trees and brush, altering of watercourses, regrading or construction.
	Wetland Regulations	<ul style="list-style-type: none"> - Zoning ordinance states that no building shall be erected or constructed within a critical wetland area. - Goal in master plan to identify and conserve environmentally sensitive areas, including floodways, wetlands, river and stream corridors, lakes and ponds, aquifer recharge areas and steep slopes.
	An Open Space and Recreation Plan	<ul style="list-style-type: none"> - Goals in Master Plan to enhance and expand existing recreation facilities, and to encourage inclusion of appropriate recreational facilities in new developments. - Master Plan recommends the Planning Board develop and adopt a Recreation, Open Space and Trail Element to the Master Plan. Master Plan also recommends development of a Farmland Preservation Element.
	Pollution Control	<ul style="list-style-type: none"> - Ordinance contained an Environmental Constraints section, which was superceded as amendment (Ord 2001-01 Amend 243-78.1) We did not receive this amendment to review.
5	Are continuous and protected sidewalks required in subdivisions?	Yes, per RSIS
	Are continuous and protected bike paths required in subdivisions?	<ul style="list-style-type: none"> - Goal in Master Plan to provide and improve access to community and recreation facilities by way of trails, bikeways and other connecting links.
6	Are there regulations or incentive in place for property owners to plan for "shared access" to new developments or to reduce site access to existing properties?	<ul style="list-style-type: none"> - It is permitted, but there are no incentives
	Documents Reviewed:	<p>Zoning and Land Use, April 1999 Master Plan-Reexamination Report - 2000 Fair Share Plan, 4/9/98</p>

CONTRACT TASK B - REVIEW LOCAL PLANS ORDINANCES

Prepared by: AMP 1/9/03

General Checklist		Mansfield
1	Is Mixed-use development permitted?	Not specifically addressed in documents reviewed.
	Is cluster development permitted?	- Yes, Land Use Design and Performance Standards section of Ordinance permits as a conditional use. (Permitted if it will reduce total area of impervious surfaces and preserve open space and topographic features critical to stormwater mgmt)
	Are joint developments permitted?	Not specifically addressed in documents reviewed.
2	Are there any "Architectural Review Guidelines" for aesthetic and design considerations?	Not specifically addressed in documents reviewed.
3	Are there provisions to preserve "Open Space and Natural Features"?	-Yes, Land Use Design and Performance Standards section of Ordinance contains a section entitled "Retention of Natural Features Required." - Planned or cluster development shall be employed if it will preserve open space and topographic features critical to stormwater mgmt. (Stormwater Mgmt & Flooding Section of Land Use Design and Performance Stds, Ordinance) - Open Space Preservation Plan section of Master Plan addresses township action plan, which includes a set of preservation goals. The plan includes a provision of continuous monitoring for success in meeting the plan's goals and objectives.
4	Are there measures in place to protect "Environmental Features" such as:	
	Flood Control	-UNCLEAR - Stormwater Mgmt & Flooding Section of Land Use Design and Performance Stds (Ordinance) states that a flood routing of the discharge channel shall be provided so that the coordination of discharges proposed from the tract with those from the off tract and effects of stream bank erosion can be analyzed. - Master Plan includes objective of protecting 100-yr floodplains from encroachment of development, but does not address enforcement on a township level.

CONTRACT TASK B - REVIEW LOCAL PLANS ORDINANCES

Prepared by: AMP 1/9/03

	General Checklist	Mansfield
4 cont.	Are there measures in place to protect "Environmental Features" such as:	
	Watershed Protection	- Per Land Use Design and Performance Standards section of the Ordinance, an EIS is required for new development and must discuss surface drainage (all non-residential, residential with new roads, residential 10 or more units) - Land Use Design and Performance Standards section of Ordinance contains section on (Storage and) Waste Disposal, which addresses not contaminating aquifers - Land Use Design and Performance Standards section of Ordinance contains section Stormwater Mgmt & Flooding, which states stormwater runoff shall not be transferred from one subwatershed to another - Planned or cluster development shall be employed if it will reduce the total area of impervious surfaces. (Stormwater Mgmt & Flooding Section of Land Use Design and Performance Stds, Ordinance)
	Wetland Regulations	- No measures in place according to documents reviewed. Master Plan includes objective of protecting wetlands from encroachment by development, but there are no township regs addressing this.
	An Open Space and Recreation Plan	- Master Plan includes goal of ensuring the provision of adequate community, recreation (and educational) facilities to adequately accommodate existing and future needs of the Township. - Open Space Preservation Plan section of Master Plan addresses township action plan, which are a set of preservation and recreation goals.
	Pollution Control	- Land Use Design and Performance Standards section of Ordinance contains sections on (Storage and) Waste Disposal; Vapors & Gases, Dust & Dirt, Fly Ash & Fumes; Noise
5	Are continuous and protected sidewalks required in subdivisions?	Yes, per RSIS
	Are continuous and protected bike paths required in subdivisions?	Not specifically addressed in documents reviewed. - Master Plan proposes new Zone of VR (Village Residential), where bikeways will connect the village to Port Murray, the municipal building, school and recreational facilities (VR Zone OMITTED BY REEXAMINATION REPORT)
6	Are there regulations or incentive in place for property owners to plan for "shared access" to new developments or to reduce site access to existing properties?	- The Circulation Plan in the Master Plan includes a section on (Newly Constructed) Local Roads, which encourages interconnections between commercial parcels or between residential subdivisions.
	Documents Reviewed:	Land Use Ordinances of the Revised General Ordinance Master Plan 1/99 Master Plan Reexamination & Amendment]4/16/01 Housing Element of the Master Plan 4/6/99

CONTRACT TASK B - REVIEW LOCAL PLANS ORDINANCES

Prepared by: AMP 1/9/03

	General Checklist	Oxford
1	Is Mixed-use development permitted?	- B (Business) Zone permits single family homes, retail business establishments of a community service character and personal service establishments, munic. bldgs, churches, clubs and public and semipublic bldgs.
	Is cluster development permitted?	- Yes, permitted in RM (Mixed Residential) Zone. - Yes, permitted conditionally in R-120 (Residential), R-80 (Residential), R-40 (Residential), R-10 (Residential), R-10-MH (Residential) Zones.
	Are joint developments permitted?	Not specifically addressed in documents reviewed.
2	Are there any "Architectural Review Guidelines" for aesthetic and design considerations?	- Cluster Residential Development subsection of Conditional Uses section of Zoning Ordinance (Land Use Regs) states that there must be diversity of design among a proposed dwelling and any neighboring dwelling; no building permit will be issued where neighboring dwellings will be substantially similar in exterior design and appearance. "Substantially similar" is comprehensively defined. - Master Plan includes goal of creating design guidelines for residential development which would recognize and preserve the historical architecture in the township.
3	Are there provisions to preserve "Open Space and Natural Features"?	- Design Guidelines section of Site Plan Review section of Land Use Regs state that landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal... - Subdivision Design Requirements section of Subdivision of Land section of Land Use Regs contains Preservation of Natural Environment subsection. This subsection addresses preserving natural terrain and natural drainage lines (insofar as is possible), preserving all worthwhile trees and shrubs on a site, and recognizing open watercourses as community assets. - Preservation of Natural Features section of Zoning Ordinance (Land Use Regs) states that existing natural features, such as trees, brooks, drainage channels and views, shall be retained. Whenever these features interfere with the proposed use, a retention of the maximum amount of these features shall be required. - Common Open space requirement for cluster development. - Per Master Plan the township has purchased a number of tracts that are being maintained as open space.
4	Are there measures in place to protect "Environmental Features" such as:	
	Flood Control	- Subdivision Design Requirements section of Subdivision of Land section of Ordinance, Additional Standards subsection states that land subject to periodic or occasional flooding shall not be platted for residential occupancy nor for any other use which may endanger life or property or aggravate the flood hazard.

CONTRACT TASK B - REVIEW LOCAL PLANS ORDINANCES

Prepared by: AMP 1/9/03

	General Checklist	Oxford
4 cont.	Are there measures in place to protect "Environmental Features" such as:	
	Watershed Protection	-Planned or cluster development shall be employed if it will reduce the total area of impervious surfaces. (Stormwater Mgmt Section of Ordinance)
	Wetland Regulations	- No specific township protection found in reviewed documentation. Master Plan contains map "Topography and Critical Areas", Twp of Oxford, 1993 which identifies wetlands in the township
	An Open Space and Recreation Plan	- Objectives of the Master Plan include expanding the recreation programs in the town, preserving open space wherever possible through cluster development and park land dedication, encourage development of new recreational facilities in future residential subdivisions, and expand the use of Furnace Lake to provide a more active recreation area.
	Pollution Control	- Performance Standard section of Zoning Ordinance (Land Use Regs) contains standards for Air pollution, wastes, radiation, noise.
5	Are continuous and protected sidewalks required in subdivisions?	Yes, per RSIS
	Are continuous and protected bike paths required in subdivisions?	- No, but town is actively pursuing constructing a bikeway along Route 31 as well as an alternative bikeway along Lower Denmark Road/Pequest Road, according to the Center Designation Report.
6	Are there regulations or incentive in place for property owners to plan for "shared access" to new developments or to reduce site access to existing properties?	Not specifically addressed in documents reviewed.
	Documents Reviewed:	Land Use Regulations, published 1987 Master Plan, 2000 Cultural Tourism Strategy Plan, Fall 1997 Center Designation Report, August 1995

CONTRACT TASK B - REVIEW LOCAL PLANS ORDINANCES

Prepared by: AMP 1/9/03

	General Checklist	Phillipsburg
1	Is Mixed-use development permitted?	- Yes, B-3 (Office-Central Business District) & B-4 (Business-Central Business District) Zones permit businesses and residences above business.
	Is cluster development permitted?	Not specifically addressed in documents reviewed. Minimal developable area remains in Phillipsburg (only 9% of town is developable per Master Plan).
	Are joint developments permitted?	- Yes, B-3 (Office-Central Business District) & B-4 (Business-Central Business District) Zones permit residences above businesses.
2	Are there any "Architectural Review Guidelines" for aesthetic and design considerations?	Not specifically addressed in documents reviewed.
3	Are there provisions to preserve "Open Space and Natural Features"?	Not specifically addressed in documents reviewed.
4	Are there measures in place to protect "Environmental Features" such as:	
	Flood Control	Not specifically addressed in documents reviewed.

CONTRACT TASK B - REVIEW LOCAL PLANS ORDINANCES

Prepared by: AMP 1/9/03

	General Checklist	Phillipsburg
4 cont.	Are there measures in place to protect "Environmental Features" such as:	
	Watershed Protection	Not specifically addressed in documents reviewed.
	Wetland Regulations	Not specifically addressed in documents reviewed.
	An Open Space and Recreation Plan	Not specifically addressed in documents reviewed.
	Pollution Control	- I-1 (Industrial-Light) and I-2 (Industrial-Heavy) Zones have performance standards for noise; odors; smoke, dust, gasses and other forms of air pollution; liquid and solid wastes.
5	Are continuous and protected sidewalks required in subdivisions?	Yes, per RSIS
	Are continuous and protected bike paths required in subdivisions?	Not specifically addressed in documents reviewed.
6	Are there regulations or incentive in place for property owners to plan for "shared access" to new developments or to reduce site access to existing properties?	Not specifically addressed in documents reviewed.
	Documents Reviewed:	Revised Zoning Ordinance 8/94 Master Plan Reexamination Report 10/96

CONTRACT TASK B - REVIEW LOCAL PLANS ORDINANCES

Prepared by: AMP 1/9/03

	General Checklist	Pohatcong
1	<p>Is Mixed-use development permitted?</p> <p>Is cluster development permitted?</p> <p>Are joint developments permitted?</p>	<p>-R-4V (high density village residential) permits homes, farms, and previously existing retail, office, service uses.</p> <p>- B-1 (professional office business) Zone includes office bldgs, single and multi-fam. housing, and office-house combos.</p> <p>-AH (Affordable Housing Development) Zone includes Housing, farms, commercial facilities, public facilities</p> <p>- Yes, where there is public water and sewer. R-3, R-3A (residential) Zones conditionally permits cluster development.</p> <p>Not specifically addressed in documents reviewed.</p>
2	<p>Are there any "Architectural Review Guidelines" for aesthetic and design considerations?</p>	<p>- No review guidelines, but included as a goal in the Master Plan</p>
3	<p>Are there provisions to preserve "Open Space and Natural Features"?</p>	<p>- AP (Agricultural Preservation) Zone in northern part of township permits agricultural uses, farms, parks and passive recreation</p> <p>- Zoning Ordinance includes section on preservation of natural features.</p> <p>- Farmland Preservation Plan Element of the Master Plan, Open Space/ Farmland Trust Fund Tax</p> <p>- Farms and agriculture permitted in all six residential zoning Districts, and highway business (B-3), Industrial (I), Quarry (Q), and Affordable Housing District (AH)</p>
4	<p>Are there measures in place to protect "Environmental Features" such as:</p> <p>Flood Control</p>	<p>-Yes, per EIS (Environmental Impact Statement) Ordinance, which includes an Environmental appraisal</p> <p>-Flood Damage Prevention Ordinance</p>

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	General Checklist	Pohatcong
4 cont.	Are there measures in place to protect "Environmental Features" such as:	
	Watershed Protection	- Yes, per EIS (Environmental Impact Statement) Ordinance, which includes an environmental appraisal
	Wetland Regulations	- Yes, per EIS (Environmental Impact Statement) Ordinance, which includes an environmental appraisal
	An Open Space and Recreation Plan	-W (water related recreation) Zone for the islands in the Delaware River - Open Space/ Farmland Trust Fund Tax
	Pollution Control	-Yes, Zoning Ordinance contains section on performance standards for all uses, which addresses pollution control. -Yes, per EIS (Environmental Impact Statement) Ordinance, which includes an environmental appraisal
5	Are continuous and protected sidewalks required in subdivisions?	Yes, per RSIS
	Are continuous and protected bike paths required in subdivisions?	Not specifically addressed in documents reviewed.
6	Are there regulations or incentive in place for property owners to plan for "shared access" to new developments or to reduce site access to existing properties?	Not specifically addressed in documents reviewed.
	Documents Reviewed:	Housing Element of the Master Plan, Feb. 22, 1999 Master Plan & Development Regulations, April 2000 Farm Preservation Plan 1999 Chapter 89 Zoning Chapter 37 Environmental Impact Statement Chapter 42 Flood Damage Prevention Chapter 69 Soil Erosion & Sediment Control Chapter 73 Street Openings Chapter 70 Soil Disturbance

CONTRACT TASK B - REVIEW LOCAL PLANS ORDINANCES

Prepared by: AMP 1/9/03

	General Checklist	Washington Boro
1	Is Mixed-use development permitted?	- B-2 (Central Business) District permits business uses of a retail sales and service type, and permits dwelling or office units on the upper floors.
	Is cluster development permitted?	- Yes, permitted in R-1A (residence), R-1 (residence), R-2 (residence), R-3 (residence), R-4 (garden apartment) Districts.
	Are joint developments permitted?	- B-2 (Central Business) District permits business uses of a retail sales and service type, and permits dwelling or office units on the upper floors.
2	Are there any "Architectural Review Guidelines" for aesthetic and design considerations?	<p>- Zoning Ordinance states that within the R-4A (mixed multifamily residence) District the front façade of any townhouse structure shall not continue on the same plane for a distance of more than the width of 4 adjoining dwelling units without introducing an offset of at least 4'.</p> <p>- The Downtown Revitalization Plan includes a section "Architectural Design Standards", which offers guidelines for rehabilitating existing commercial structures. A section entitled "Guidelines for New Commercial Construction" contains guidelines for directional expression, openings (windows and storefronts), materials and texture, roofs, architectural details, colors.</p>
3	Are there provisions to preserve "Open Space and Natural Features"?	- R-4A (mixed multifamily residence) District mandates that areas with a slope in excess of 20% be preserved as open space or passive recreation area and disturbed as little as possible.
4	Are there measures in place to protect "Environmental Features" such as:	
	Flood Control	<p>- Master Plan identifies the need to protect environmentally sensitive lands remaining, particularly those subject to flooding and lands in steep slopes.</p> <p>- Flood Prone Areas map for boro provided in Conservation Element of Master Plan, and it is recommended that new development be located on grounds well outside the flood hazard areas.</p>

CONTRACT TASK B - REVIEW LOCAL PLANS ORDINANCES

Prepared by: AMP 1/9/03

	General Checklist	Washington Boro
4 cont.	Are there measures in place to protect "Environmental Features" such as:	
	Watershed Protection	<ul style="list-style-type: none"> - Conservation Element of Master Plan recommends establishment of a stream corridor buffer Zone along the Shabbecong Creek, extending 50' beyond limits of floodplain. - Conservation Element of Master Plan recommends monitoring water quality in Shabbecong Creek, in cooperation with NJDEP and the Pohatcong Creek Watershed Association, and coordinating with the Watershed Association a debris cleanup along the creek's corridor 2-3 times a year.
	Wetland Regulations	<ul style="list-style-type: none"> - Wetlands map for boro provided in Conservation Element of Master Plan. Master Plan suggest that development standards should be set to restrict and eliminate disturbance in all delineated critical areas.
	An Open Space and Recreation Plan	<ul style="list-style-type: none"> - Per Design and Performance Standards in Zoning and Land Use Development, for any garden apartments with more than 24 units, 15% of the total land area shall be reserved for usable recreation space and shall not be smaller than a contiguous 1 acre. - Common Open space and/or recreation requirement for cluster development. - Master Plan identifies need to provide adequate supply of recreation lands. Recreation and Open Space Element of Master Plan contains a full set of goals and objectives for future recreational and open space development, and includes recommendations for specific sites, outlining why or why not each site is suitable to meet the boro's goals. An open space/recreation plan map is included in the Master Plan. Conceptual plans for suitable sites are also included in the Master Plan. - Conservation Element of Master Plan recommends providing opportunities for passive recreation (walking, fishing, etc.) along Shabbecong Creek corridor.
	Pollution Control	<ul style="list-style-type: none"> - Performance Standards section of Zoning and Land Development includes standards for air, water and environmental pollution, and for storage and waste disposal.
5	Are continuous and protected sidewalks required in subdivisions?	Yes, per RSIS
	Are continuous and protected bike paths required in subdivisions?	<ul style="list-style-type: none"> - Per Design and Performance Standards in Zoning and Land Use Development, bikeways may be required depending on the development's location in relation to schools, recreation areas, shopping facilities and other populated areas.
6	Are there regulations or incentive in place for property owners to plan for "shared access" to new developments or to reduce site access to existing properties?	Not specifically addressed in documents reviewed.
	Documents Reviewed:	<ul style="list-style-type: none"> Zoning and Land Development Ordinance 1986 Amendment to Master Plan: Conservation Element, Recreation and Open Space Element, 10/9/02 Reexamination Report 12/11/00 Housing Plan Element, Fair Share Plan & Demographic Study, Rev. 8/94 Downtown Revitalization Plan, 7/02

CONTRACT TASK B - REVIEW LOCAL PLANS ORDINANCES

Prepared by: AMP 1/9/03

	General Checklist	Washington Twp
1	Is Mixed-use development permitted?	- Yes the PVD (Planned Development District) encourages mixed-use development consisting of residential, commercial, office, recreational, civic use potentially integrated into the same structure.
	Is cluster development permitted?	Yes, There is a R-3 (Cluster Single-Family Residential) District Zone. Cluster development is also permitted in the R-40 (Moderate-Density Single-Family Residential) District.
	Are joint developments permitted?	Not specifically addressed in documents reviewed.
2	Are there any "Architectural Review Guidelines" for aesthetic and design considerations?	- Yes, Zoning Ordinance contains provisions for residential building appearance for PVD (Planned Development District) only.
3	Are there provisions to preserve "Open Space and Natural Features"?	<p>- Yes the PVD (Planned Development District) includes designated Conservation/Open Space Area.</p> <p>- Reexamination Report recommends zoning for 4 acre lots for non-sewered areas of Musconetcong and Pohatcong Valleys & 5 acre lots for gneiss ridges (lower residential densities) in order to retain rural atmosphere of township; protect environmental features including scenic vistas.</p> <p>- Land Use Plan -2001 from Reexamination Report shows areas designated for Parks and Open Space, and for Farmland Preservation</p> <p>- Open Space/ Farmland Preservation dedicated tax (township)</p>
4	Are there measures in place to protect "Environmental Features" such as:	
	Flood Control	- Chapter 74 of the Ordinance is "Flood Damage Prevention"

CONTRACT TASK B - REVIEW LOCAL PLANS ORDINANCES

Prepared by: AMP 1/9/03

	General Checklist	Washington Twp
4 cont.	Are there measures in place to protect "Environmental Features" such as:	
	Watershed Protection	- Reexamination Report recommends zoning for 4 acre lots for non-sewered areas of Musconetcong and Pohatcong Valleys & 5 acre lots for gneiss ridges (lower residential densities) in order to ensure new development does not adversely affect ground and surface water quality.
	Wetland Regulations	- Reexamination Report recommends zoning for 4 acre lots for non-sewered areas of Musconetcong and Pohatcong Valleys & 5 acre lots for gneiss ridges (lower residential densities) in order to protect environmental features including wetlands.
	An Open Space and Recreation Plan	- Yes the PVD (Planned Development District) includes designated Conservation/Open Space Area. - Reexamination Report recommends zoning for 4 acre lots for non-sewered areas of Musconetcong and Pohatcong Valleys & 5 acre lots for gneiss ridges (lower residential densities) in order to retain rural atmosphere of township. - Recreation Element of Master Plan (NOT PROVIDED FOR REVIEW) - Open Space/ Farmland Preservation dedicated tax (township)
	Pollution Control	-Zoning Ordinance, Performance standards for all uses, contains provisions for noise, odor, and (storage and) waste disposal.
5	Are continuous and protected sidewalks required in subdivisions?	Yes, per RSIS
	Are continuous and protected bike paths required in subdivisions?	Not specifically addressed in documents reviewed.
6	Are there regulations or incentive in place for property owners to plan for "shared access" to new developments or to reduce site access to existing properties?	Not specifically addressed in documents reviewed.
	Documents Reviewed:	Master Plan Reexamination and Amendment 10/31/01 Farmland Preservation Plan 11/99 Amended Housing Plan & Fair Share Plan 12/17/99 Development Ordinances: Ch. 55 Carbonate Rock District Ch. 64 Development Regulations Ch. 74 Flood Damage Prevention Ch. 123 Zoning Ch. 124 Zoning- Planned Development

CONTRACT TASK B - REVIEW LOCAL PLANS ORDINANCES

Prepared by: AMP 1/9/03

General Checklist		White
1	Is Mixed-use development permitted?	- Yes, ARC (planned adult residential community) Zone (R-1B: single-family and ARC District) permits housing and limited retail business and professional office facilities designed for access by and service for the convenience of the occupants of the ARC.
	Is cluster development permitted?	- Yes, optional in the R-1 , R-1C, R-2 (detached single-family residence) Zones. - Encouraged per the Open Space Development section of the Master Plan Amendment (Land Use Plan) dated 1/22/02, in order to preserve the rural character of the community by maintaining large tracts of unbroken field and forest.
	Are joint developments permitted?	- ARC (planned adult residential community) Zone (R-1B: single-family and ARC District) permits housing and limited retail business and professional office facilities designed for access by and service for the convenience of the occupants of the ARC.
2	Are there any "Architectural Review Guidelines" for aesthetic and design considerations?	- Land Use Ordinance states that good quality of design and attractive appearance of property enhance the desirability of the town as a place to live and work. Such qualities should be reflected by preservation of landscape, relating harmoniously to terrain and existing buildings, being constructed of durable materials. Excessive similarity of appearance is not permitted, but is not clearly defined. - R-2 (single-family attached residence) District mandates that no single-family attached residential structure shall have more than 2 continuous attached single-family attached residential units with the same setback, and variations in setback shall be at least 4'. Variations shall also be achieved by the types of roof, and by the architectural treatment of the building facade.
3	Are there provisions to preserve "Open Space and Natural Features"?	- Per the Land Use Ordinance, Design Standards section, Public use and service areas subsection, natural features such as trees, brooks, hilltops and views, shall be preserved whenever possible in designing any subdivision containing such features. - R-4 (mobile home) District requires for parks accommodating 25 or more mobile homes a recreation area of 400 sf per mobile home. - 5/7/01 Base Map - Municipal Master Plan changed zoning density from 1.5 acres to 3 acres. - Cluster option for R-2 Zone requires open space for at least 50% of lands not considered environmentally sensitive. Cluster development encouraged per the Open Space Development section of the Master Plan Amendment (Land Use Plan) dated 1/22/02, in order to preserve the rural character of the community by maintaining large tracts of unbroken field and forest.
4	Are there measures in place to protect "Environmental Features" such as:	
	Flood Control	Not specifically addressed in documents reviewed.

CONTRACT TASK B - REVIEW LOCAL PLANS ORDINANCES

Prepared by: AMP 1/9/03

	General Checklist	White
4 cont.	Are there measures in place to protect "Environmental Features" such as:	
	Watershed Protection	Not specifically addressed in documents reviewed.
	Wetland Regulations	Not specifically addressed in documents reviewed.
	An Open Space and Recreation Plan	- Community Facilities and Open Space Plan mapping provided in Master Plan.
	Pollution Control	- Performance Standards for I (Industrial), I-2 (Industrial-Quarry) Districts include standards for radioactivity, smoke, fly ash, dust, fumes, vapors and gases, liquid and solid wastes, noise, odors.
5	Are continuous and protected sidewalks required in subdivisions?	Yes, per RSIS
	Are continuous and protected bike paths required in subdivisions?	Not specifically addressed in documents reviewed.
6	Are there regulations or incentive in place for property owners to plan for "shared access" to new developments or to reduce site access to existing properties?	- Land Use Ordinance, Architectural Design, states that special attention shall be given to the location and number of access points to public streets. - ARC developments mandate that no access to any unit shall be from a public street or highway.
	Documents Reviewed:	Land Use Ordinance, 1996 Master Plan, 1982 White Township (Warren Co.) Office files with updates to Master Plan (to 12/19/02)