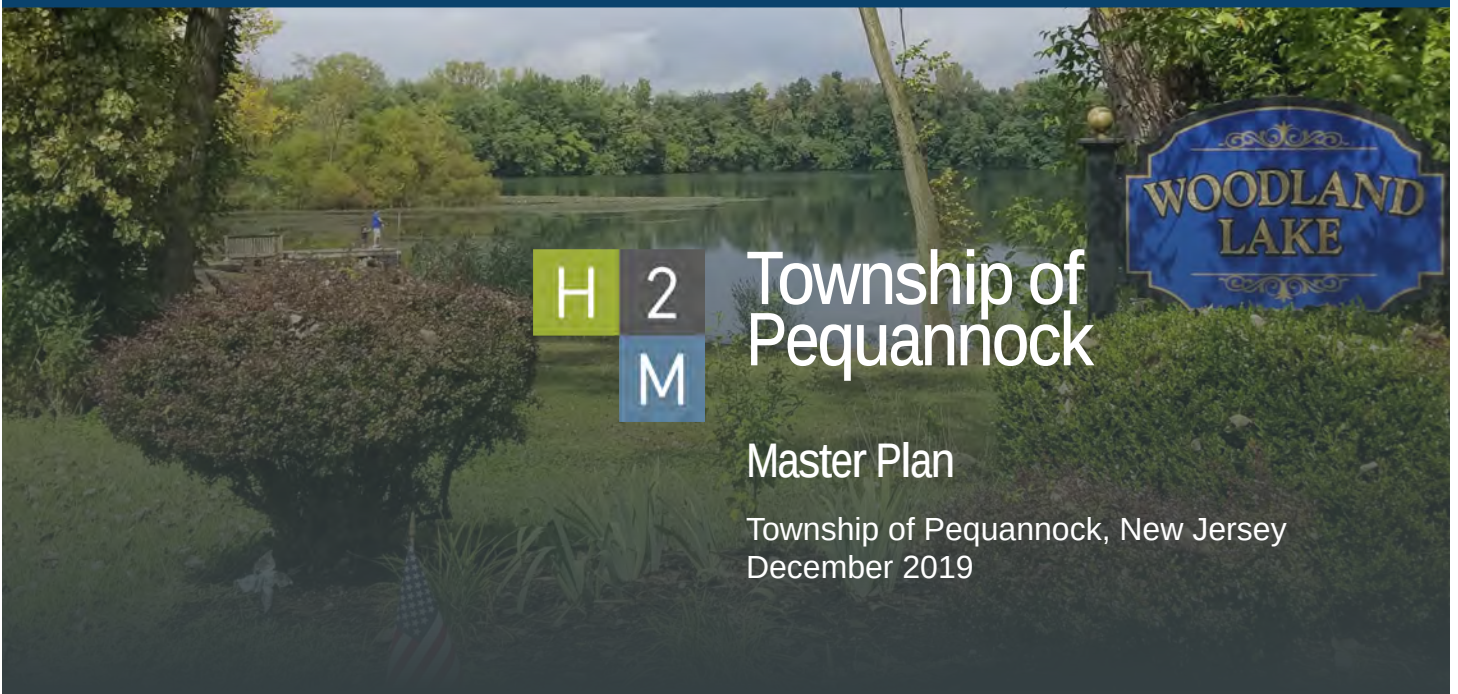




Township of Pequannock

Master Plan

Township of Pequannock, New Jersey
December 2019

2019 Pequannock Master Plan

Adopted by the Township of Pequannock Planning Board
on December 9, 2019

Administered by the
Township of Pequannock Planning Board

Prepared by:



architects + engineers

119 Cherry Hill Road, Suite 110
Parsippany, NJ 07054

www.h2m.com

The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.

Jeffrey L. Janota, PP, AICP #33LJ00582700

Nicole Venezia, PP, AICP #33LI00639200

Acknowledgments



Township Council

David G. Kohle, Mayor

Ryan Herd, 2019 Deputy Mayor

Melissa Florance-Lynch, Councilwoman

Richard Phelan, Councilman

Kyle Russell, Councilwoman

H2M Associates, Inc.

Jeffrey Janota, PP, AICP

Erik DeLine, PP, AICP

Nicole Venezia, PP, AICP

TJ Ricci

Christol Henry

Township Manager

Adam Brewer

Township Planning Board

Gerald Driesse, Chair

Roger Imfeld, Vice Chair

Mayor David G. Kohle

Richard Phelan, Councilman

Jeff Mauriello

Robert Cascone

Jay Vanderhoff

Bruce Vitcavich

Gerard Fitamant, Secretary

Master Plan Advisory Committee

Mayor David G. Kohle

Councilwoman Melissa Florance-Lynch

Gerald Driesse, Planning Board Chair

Jay Vanderhoff, Planning Board Member

Gerard Fitamant, Planning Board Secretary

Adam Brewer, Township Manager

Table of Contents

10 INTRODUCTION

10	Why Make a Plan?
12	Authority
12	Planning Process
12	Plan Implementation
13	Plan Organization
14	Overall Goals & Objectives

18 COMMUNITY ENGAGEMENT

18	Community Engagement and Public Participation
20	Population Characteristics

20 BACKGROUND

21	Historic Development and Population Growth
22	Age
24	Housing
25	Race
25	Hispanic or Latino Population
25	Foreign-Born
27	Relationship to Other Plans

32 LAND USE ELEMENT

32	Introduction
32	Goals
34	Existing Development Pattern
34	Current Land Use Issues
35	Residential
37	Commercial
46	Industrial
48	Other
50	Storm Resiliency, Smart Growth, Environmental Sustainability
52	Land Use Funding Sources
53	Land Use Element Recommendation Plan

56 CIRCULATION ELEMENT

56	Introduction
56	Goals
57	Travel
59	Roadway Jurisdictions
62	Functional Classifications
64	Public Transportation
66	Transportation Facilities
68	Crashes
71	Bicycling and Walking
72	Developing a Bicycle Route System in Pequannock Township
72	Bicycle Facilities
75	Crossing Treatments
76	Regional Connections

77	Freight
77	Parking
78	Circulation Funding Sources
80	Circulation Element Recommendation Plan

82 PARKS & OPEN SPACE ELEMENT

82	Introduction
82	Goals
83	Beneficial Impacts of Open Space
84	Conditions Analysis
88	Public Opinion of Parks, Recreation & Open Space
90	Township Parks & Recreation Inventory
95	Open Space Inventory
98	Future Parks, Recreation & Open Space
100	Implementation
101	Parks & Open Space Funding Sources
102	Parks & Open Space Element Recommendation Plan

104 ECONOMIC DEVELOPMENT ELEMENT

104	Introduction
104	Goals
105	Existing Economic Profile
112	Economic Development Process
112	Step 1 – Place Audit
116	Step 2 – Vision & Goals
117	Step 3 – Strategy & Development
122	Step 4 – Implementation
122	Economic Development Funding Sources
123	Economic Development Element Recommendation Plan

126 COMMUNITY FACILITIES ELEMENT

126	Introduction
126	Goals
128	Educational Facilities
130	Municipal & Other Services
132	Community Gathering Places
134	Future Community Facilities
134	Community Facilities Funding Sources
136	Community Facility Element Recommendation Plan

138 HISTORIC PRESERVATION ELEMENT

138	Introduction
138	Goals
140	Legal Context
140	Jurisdictional Context
141	Historic Resources Inventory
144	Pequannock Township Historic Preservation Commission
145	Conventional Preservation Tools
147	Out-of-the-Box Preservation Tools
148	Historic Resources Funding Sources
149	Historic Preservation Element Recommendation Plan

152 UTILITIES ELEMENT

152	Introduction
152	Goals
154	Sanitary Sewers
154	Water Supply System
155	Floodplain Management Plan
155	Stormwater Management
156	Telecommunications
157	Private Utilities
157	Utility Funding Sources
158	Utilities Element Recommendation Plan

160 RECYCLING ELEMENT

160	Introduction
160	Goals
161	Solid Waste
161	Best Practices
162	Recycling
163	Best Practices
164	Recycling Funding Sources
165	Recycling Element Recommendation Plan

168 APPENDICES

Maps

<i>Map 1: Area Context</i>
<i>Map 2: Existing Land Use</i>
<i>Map 3: Future Land Use Plan</i>
<i>Map 4: Roadway Jurisdictions</i>
<i>Map 5: FHWA's Classifications</i>
<i>Map 6: Transportation</i>
<i>Map 7: Car Accident Locations</i>
<i>Map 8: Bicycle and Pedestrian Accidents</i>
<i>Map 9: Bike Route System</i>
<i>Map 10: Parks Analysis</i>
<i>Map 11: Parks/Open Space</i>
<i>Map 12: Future Open Space</i>
<i>Map 13: Historic Resources</i>
<i>Map 14: Existing Community Facilities</i>
<i>Map 15: Future Community Facility Plan</i>
<i>Map 16: Utilities</i>

Page intentionally left blank



INTRODUCTION



Why Make a Plan?

The Township of Pequannock is a historic community that balances high quality suburban living with proximity to the natural environment. This balance has manifested itself in the form of peaceful and bucolic neighborhoods near an excellent system of schools, parks, and preserved open space. Even now, the Township continues to expand its offerings, as the NYS&W Bicycle and Pedestrian Path nears the start of construction, and the Pompton Riverwalk gets improved.

Residents also have excellent access to major regional commuting corridors, NJ-23 and I-287, which further attract families to the Township. The tax base is stable, aided by commercial development along NJ-23 and light industrial uses on West Parkway, and by recent annual contributions by Chilton Medical Center, a major employer and institution.

There are emerging trends that warrant a fresh look at the Township's Master Plan, however. While some uses along 23 thrive, other commercial areas are experiencing a transition. Near the northern end of Newark Pompton Turnpike at Jackson Avenue, Jones Hardware closed in 2018 after 88 years in business and replaced by a bank. Further south, the Pequannock Shopping Center and surrounding businesses are challenged by a functionally obsolete CVS and vacancies. These areas share characteristics of traditional town centers with locally-owned businesses that cater to the Township's population and appeal to consumers from outside of the Township, however, unimpeded vehicle traffic and higher than desirable speeds discourage pedestrian activity. This inhibits the ability to create more engaging shopping districts where people walk at the leisure, enjoy an attractive streetscape with amenities, and experience what Township businesses have to offer.

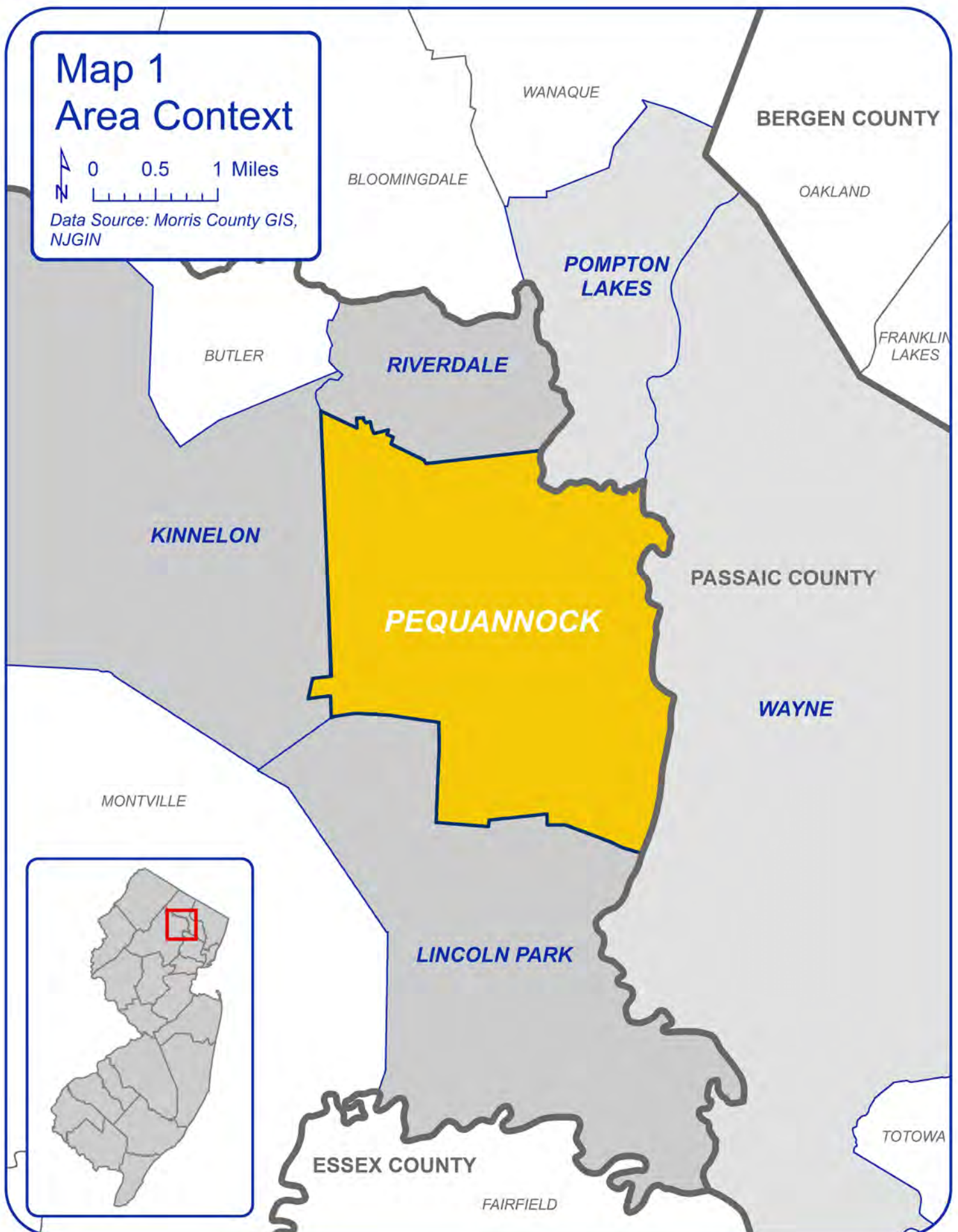
Other external forces such as severe repetitive flooding in certain Township neighborhoods (that have led to buyouts or home elevations) and affordable housing mandates, require close looks at modernizing future land use and development decision making. There are opportunities to provide housing that meets the evolving market demands of Millennials and Baby Boomers, and early "i-Gen" starting to reach adult age. Mixed-use Residential/Commercial development in the commercial districts can provide living spaces that meet modern preferences, while simultaneously re-energizing these downtown locations. Still there is recognition that residents have concerns for over-development, and as a result, any development or redevelopment should be mindful of community character and the characteristics of why people wanted to live in the Township in the first place.

This new Master Plan guides planning and decision making for the important aspects of a high quality of life - appropriate land use; quality transportation infrastructure for pedestrians, bicyclists, transit users, and motorists; preservation of the Township's past while balancing modern building trends; quality parks and open spaces as well as community facilities including schools, parks, emergency services and others; and economic growth in commercial areas. The Plan addresses these topics as it seeks to build on the community's assets, identifying strategies to address ongoing issues and opportunities, while positioning The Township of Pequannock as a desirable place to live, work, and visit for the next 10 years and beyond. Further, the new Master Plan gives the community the legal basis for control over future development, as well as land use planning policy and serves as the basis for the Zoning Ordinance.

Map 1 Area Context

0 0.5 1 Miles

Data Source: Morris County GIS, NJGIN



Authority

The Township of Pequannock adopted its last Master Plan in 1995 and conducted a Re-examination of the Master Plan in 2003 and 2009. In accordance with the Municipal Land Use Law (MLUL), the Township of Pequannock updated the Master Plan as required every 10 years. This 2019 Master Plan is in accordance with the New Jersey statute.

Planning Process

The preparation of this document included a robust public outreach process (explained in more detail in the **Community Engagement** section of this report). In addition to this was an extensive review of planning materials. Plans and studies prepared by the Township of Pequannock and reviewed as part of this Master Plan effort include:

- 1995 Master Plan
- 2003 Sewer Master Plan
- 2003 Master Plan Reexamination Report
- 2004 Aquatic Park Improvement Plan
- 2009 Master Plan Reexamination Report
- 2009 Environmental Resource Inventory
- 2012 Open Space and Recreation Plan Update
- 2016 Floodplain Management Plan
- 2017 Public Elevation Plan
- 2017-2021 Community Forestry Management Plan

Plan Implementation

The Master Plan is a guiding document for multi-disciplinary planning and investment in the Township of Pequannock for the next 10+ years. Master Plans are recognized as evolving documents and may be amended by the municipal Planning Board at any time to fit current trends or changed circumstances. In 10 years, the Planning Board must pursue either a Master Plan Reexamination Report or may choose to undertake a new comprehensive Master Plan.

The Master Plan is built on prior planning efforts and initiatives, a comprehensive analysis of existing conditions, and future opportunities. The recommendations result from an analysis of existing conditions and recognition of future opportunities are included in a checklist format at the end of each Element. These recommendation checklists are designed for the purpose of “checking off” or tracking recommendations over the next 10-year period as a way to measure progress. Each recommendation is supplemented with four features:

- **Recommendation** states the recommendation.
- **Responsible Party or Partner** identifies the Township entities or other agencies that will have a role in implementation.
- **Timeframe** estimates the amount of time to implement the item. It is categorized as either short-term (1-2 years), mid-term (2 to 5 years), long-term (5-10+ years), or ongoing (continuous).
- **“Check off” box** is a blank box for the Planning Board to “check off” the recommendation once completed. The Planning Board is also encouraged to provide a date of completion.

Element Recommendation Plan

<i>Recommendation</i>		<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
Recommendation Category					
1	Element Recommendation	Township and/or partner	Short Medium Long Ongoing	✓	



Plan Organization

The Master Plan is organized into the following Elements:

Introduction explains the purpose of the Master Plan, the source of its authority from the New Jersey statutes, direction on how to implement the recommendations resulting from this Master Plan, and The Township of Pequannock's overall vision statement, goals, and objectives.

Background discusses Township-wide demographic trends and the relationship of the Township to relevant planning documents and studies.

Community Engagement discusses the importance of community engagement in the planning process and summarizes the public outreach activities that occurred for this Master Plan including meetings of the project steering committee, public workshops, public survey, use of PublicInput.com, and the draft plan review process.

All Elements provide a checklist of recommendations; a discussion of planning trends and policies affecting the element topic; and a discussion of planning-related issues.

Land Use Element addresses community form and land development of Township. This element forms the basis of decision making related to zoning and planning permitted uses and development standards.

Circulation Element provides a multi-modal review of the Township's transportation network. It addresses the needs of pedestrians, bicyclists, transit users, and motorists, and addresses more specific issues such as cut-through traffic.

Open Space and Recreation Element identifies physical and programmatic improvements to Pequannock Township's parks and trail facilities while improving recreational opportunities.

Economic Development Element provides a qualitative analysis of the Township's several commercial areas and provides recommendations for improving these areas, ripe for opportunity.

Community Facilities Element examines civic facilities and institutions including school buildings, emergency services including police, fire, and EMS, other safety concerns, township services and buildings and arts and culture.

Historic Preservation Element inventories existing and identifies potential historic designations and preservation.

Utilities Element inventories the Township's infrastructure assets related to sewer, water, and flood mitigation efforts.

Recycling Element articulates the Township's recycling efforts in accordance with the law and identifies recycling trends.

Appendices include a Master Plan Public Engagement Survey Report and associated Public Outreach documents (i.e. flyers, meeting summaries).

The Master Plan was conducted by the Pequannock Township Planning Board with assistance by H2M architects + engineers.

Overall Goals & Objectives

In the Municipal Land Use Law, a Master Plan must include a “statement of objectives, principles, assumptions, policies, and standards upon which the constituent proposal for the physical, economic and social development of the municipality are based.” Through its goals and objectives statement, the Master Plan sets out a vision for the community in the coming years. The Township of Pequannock Master Plan expresses these statements as a set of goals for each element. These elements and their goals are described in the following pages.

Land Use Element Goals

1. Maintain the character of the Township in established neighborhoods.

- a. Develop design and bulk standards consistent with established residential areas that match Pequannock Township's architectural history.
- b. Continue to pursue home elevations over buyouts in neighborhoods that are susceptible to flooding.
- c. Minimize and prevent any conversions of homes to more than one-family.
- d. Consider accessory dwellings only on a case-by-case basis and with restrictions to their use.

2. Promote growth in appropriate areas that meet current and future land use trends.

- a. Allow mixed-use development opportunities in commercial districts to promote more vibrant downtown areas.

- b. Expand permitted uses in the commercial districts consistent with the intent of those zones.
- c. Right-size parking ratios to reflect current and future trends.

3. Promote land uses consistent with the Township of Pequannock's historic patterns.

- a. Ensure non-residential land uses are compatible with surrounding neighborhoods and require buffers to mitigate impacts.
- b. Ensure home occupations do not expand beyond those areas where they are permitted on Newark Pompton Turnpike.
- c. Encourage auto-dependent land uses to locate on Route 23.

4. Transition zones with under-utilized land uses to districts more aligned with the Township of Pequannock's development goals.

- a. Promote land uses near Route 23 that are consistent with regional shopping.
- b. Encourage office and professional services supportive of major employment centers.



Circulation Element Goals

1. Provide a safe and efficient transportation system.

- a. Provide adequate capital funding for roads and associated projects.
- b. Identify and address roadway safety issues.
- c. Coordinate with Morris County and NJDOT to implement projects on roads under their jurisdiction.
- d. Promote traffic calming in key locations to discourage cut-through traffic.

2. Encourage mobility by all modes.

- a. Where they can be accommodated, develop new bicycle and pedestrian facilities along Township roadways.
- b. Improve pedestrian safety at signalized intersections and at other areas of safety concern.
- c. Pursue grants to finance transportation improvements.
- d. Support the development of the NYS&W Bicycle and Pedestrian Path and create amenities that enhance its use.

3. Strengthen connections to the Township's historic assets, parks, open spaces, and community facilities.

- a. Develop programs which encourage residents to walk and bike locally to key locations in the Township.
- b. Develop facilities and routes that enhance connectivity to Township facilities.

4. Mitigate the local impacts of freight-related land uses.

- a. Enforce truck traffic routes and weight limitations on West Parkway.
- b. Inform freight-related businesses of Township regulations regarding trucks on local roadways.

Parks & Open Space Element Goals

1. Promote the health and welfare of the Township of Pequannock residents through high quality recreational facilities and programs.

- a. Ensure programs are available for residents of all ages and abilities.
- b. Partner with Chilton Hospital to develop programs that encourage healthy eating and activities.

2. Enhance and expand the Township's trail system through upgrades to existing facilities and the development of new trails.

- a. Finish the length of the Pequannock Riverwalk through easement agreements with adjacent landowners.
- b. Develop an on-and-off road trail to connect the Pequannock Riverwalk to the NYS&W Bicycle and Pedestrian Path.
- c. Work with Morris Park Commission to expand trails through the Waughaw Mountain range and connect to a regional greenway system.
- d. Coordinate with neighboring municipalities to connect trails.

3. To protect and restore environmentally sensitive areas, such as wildlife habitats, steep slopes, wetlands and surface water quality.

- a. Restore and improve riparian areas with native species plantings.
- b. Increase plantings by the Shade Tree Commission.
- c. Utilize the Township's Open Space, Recreation, Farmland and Historic Preservation Trust Fund to maintain and enhance existing preserved spaces.

4. Ensure all park facilities are in a state of good repair and well maintained before adding or expanding facilities.

- a. Improve and modernize Lyman Park to reflect the conditions of other Township Parks.
- b. Move the existing dog park at Foothills Park to higher ground.
- c. Develop a walking path around Woodland Lake.

Economic Development Element Goals

- 1. Continue to promote the Route 23 corridor as a regional commerce center.**
 - a. Permit major developments associated with high traffic volume corridors.
 - b. Develop standards for pad sites at Plaza 23.
- 2. Strengthen the commercial districts along Newark Pompton Turnpike as desirable places to live, work, and shop.**
 - a. Promote local businesses to residents and surrounding communities.
 - b. Enhance the Southern Gateway District with improved pedestrian safety between both sides of the roadway.
 - c. Build capacity and communication between the business community.
- 3. Improve the visual conditions of the Newark Pompton Turnpike commercial districts.**
 - a. Encourage existing façade improvements through a grant program.
 - b. Permit usage of available sidewalk space with outdoor dining as a permitted uses and the allowance of sidewalk sales.
 - c. Work with businesses to stay open during later hours.
 - d. Utilize public art and events to encourage shoppers to visit areas.
- 4. Leverage available incentives to encourage new development and redevelopment in the Township.**
 - a. Attract businesses that build on available workforce, especially in the healthcare industry.
 - b. Conduct Area in Need of Redevelopment or Rehabilitation Studies for the “downtown” and “gateway” commercial districts along Newark-Pompton Turnpike.
 - c. Create the opportunity for shared parking arrangements in the commercial districts.
 - d. Connect surrounding employments centers such as Cedar Crest and Chilton Hospital to the downtown by coordinating “pop-up shop opportunities” in their facilities.

Community Facility Element Goals

- 1. Provide high quality safety and security services to The Township of Pequannock residents and visitors.**
 - a. Ensure that public safety, fire, and first aid buildings and equipment are in a state of good condition, and modernize and upgrade where needed.
 - b. Promote safety through programs and initiatives that assist first responders.
- 2. Maintain existing community facilities, and explore opportunities for expansion or shared use when feasible.**
 - a. Explore the potential for a new community center using one of the Board of Education's three existing Elementary Schools or an expanded Boys & Girls club facility.
- 3. Support local knowledge by ensuring the Public Library is well funded and meets the future needs of Township residents.**
- 4. Act in a fiscally responsible manner when considering new facilities and programs.**

Historic Preservation Element Goals

- 1. Preserve and enhance existing historic assets.**
 - a. Pursue available grant funding for the Martin Berry House and the Township of Pequannock Historic Museum.
 - b. Improve knowledge of and physical connections to the Martin Berry House.
 - c. Explore the future potential for Town Hall as the historic building as the building was built in 1950's.
- 2. Increase knowledge of Township of Pequannock's heritage.**
 - a. Provide educational materials and programs in the local schools and library to increase awareness of the Township's history.
 - b. Develop and host a walking series that highlights Township of Pequannock's historic buildings and events.
- 3. Balance new development with historic preservation efforts of significant landscapes and buildings.**

Utilities Element Goals

- 1. Ensure utilities have sufficient capacity to accommodate growing demand within the Township.**
- 2. Maintain sewer and water infrastructure in a state of good repair.**
 - a. Ensure all new development properly captures all potential stormwater runoff.
 - b. Update the Sewer Master Plan.
 - c. Protect water quality and upgrade systems as needed.
- 3. Communicate needs to outside utility authorities.**
- 4. Mitigate the potential for flooding impacts.**
 - a. Reduce stormwater runoff and nonpoint source pollution.
 - b. Conduct shoal and obstruction removal along the Pequannock River.
 - c. Continue to pursue actions that improve the Township's CRS rating.

Recycling Element Goals

- 1. Increase recycling levels in the Township that is consistent with statewide goals.**
- 2. Increase education and understanding of the importance of recycling and programs.**
- 3. Improve recycling by businesses in the Township.**

Sustainability Element Goals

- 1. Increase resident, business, and school commitment to sustainable actions.**
 - a. Pursue Sustainable Jersey Certification.
 - b. Recognize local businesses with "green" programs.
- 2. Increase energy efficiency in government buildings and encourage residents and businesses to do the same with educational programs and financial incentives.**
- 3. Promote sustainable building practices.**
 - a. Encourage the use of LEED for new developments in exchange for a density bonus.
- 4. Discourage developments with high amounts of impervious surface.**
 - a. Encourage the use of Green Infrastructure with new development projects.
 - b. Limit variances that would exceed the amount of allowable impervious coverage.
 - c. Reduce the amounts of impervious coverage permitted along Route 23.
 - d. Enact policies consistent with the management of the floodplain.



COMMUNITY ENGAGEMENT

Community Engagement and Public Participation

The Master Plan cannot be written, nor recommendations made without input from the people who live, work, and visit Pequannock Township. Without variable public input, this document will not accurately represent the wants and needs of Pequannock Township residents. Throughout the year-long Master Plan process, the Township and H2M (the "Master Plan Team") worked hard to obtain ideas, opinions, feedback, and concerns, using community workshops and online engagement. This collaborative approach provides community insight on the future of Pequannock Township.

Key to the success of this community outreach initiative was the partnership between the Township and H2M, the consultant developing this Master Plan. Without the Township promoting the project on its website and various other forms of outreach, and through the individuals that and became "ambassadors" of the plan, this project's community engagement outreach would not have been as successful. The following section describes the public outreach process in the development of this Master Plan.

Advisory Committee

At the launch of the project, a Master Plan Advisory Committee comprised of Pequannock Township professionals, local officials, community leaders and H2M was formed to frame the outline for the development of the Master Plan, and to generate discussions on specific topic areas. Advisory Committee members include:

- Mayor David G. Kohle
- Councilwoman Melissa Florance-Lynch
- Gerald Driesse, Planning Board Chair
- Jay Vanderhoff, Planning Board Member
- Gerard Fitament, Planning Board Member
- Adam Brewer, Township Manager

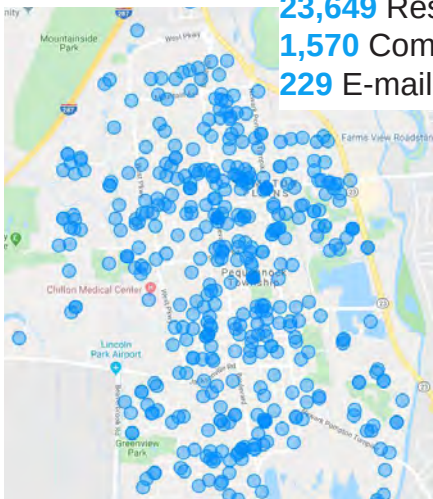
Online Engagement

The Master Plan Team established an online presence of the Master Plan through a project-specific webpage (www.PublicInput.com/Pequannock). The website contained a wide-range of information regarding the project, including a flyer describing the project, frequently asked questions, workshop dates, summary reports of the workshops, and links to an online survey. Pequannock Township also promoted the workshops and the project through a Master Plan Press Release (released March 25, 2019), and direct mailings in its tax bill.

Surveys

To gain valuable feedback in the most convenient format for project participants, a Master Plan Survey was developed both for online and in hardcopy format. Survey responses were collected for approximately nine months. Hardcopy versions of the survey were provided at the community workshops and at key Township facilities such as Town Hall and the library. 577 respondents completed the survey with over 1,500 comments. A summary of the survey results can be found in **Appendix A**.

577 Survey Participants
23,649 Responses
1,570 Comments
229 E-mail Subscribers



Workshops

The Master Plan Team held a series of workshops at different stages of the project in order to collect public input. A detailed explanation of all workshop formats, associated presentations, other materials, and comments received can be found in **Appendix B**.

a. Public Workshop #1

The Master Plan Team hosted the first community workshop at the beginning of May. The Team engaged with 62 residents at the meeting, held from 7PM to 9PM, at the Senior House. The community workshop summary was posted online at the project website for public viewing.

b. Planning Board and Council Interim Check-ins

The Master Plan Team attended a Planning Board meeting halfway through the planning process, on June 3, 2019 and attended a Council meeting on June 11, 2019 to present the findings of the first

public workshop and ongoing work on the Master Plan. The Team discussed initial findings through a PowerPoint presentation.

A second round of check-ins were conducted for the Planning Board to give a status update, held on August 19, 2019.

c. Community Event

While not everyone can attend a community workshop, the Master Plan Team opted to “go where the people are” to gain even more input into the project’s public participation process instead of hosting a community workshop. The Master Plan Team set-up a booth at the popular 37th Annual Family Hoedown on Sunday September 14, 2019 from 11AM to 5PM at Greenview Park. The Team engaged with 110 residents at the event. Residents were given three “\$100 bills of their taxpayer money”, and given the option of 10 public projects, where they could allocate their money among the ballot boxes, either placing a \$100 bill in 3 different boxes, or allocating more of the money to a particular project if they felt strongly in favor of it. Of the options, the three most popular projects were:

- Walking Path around Woodland Lake Park
- Community Center
- Spray Park

d. Public Workshop #2

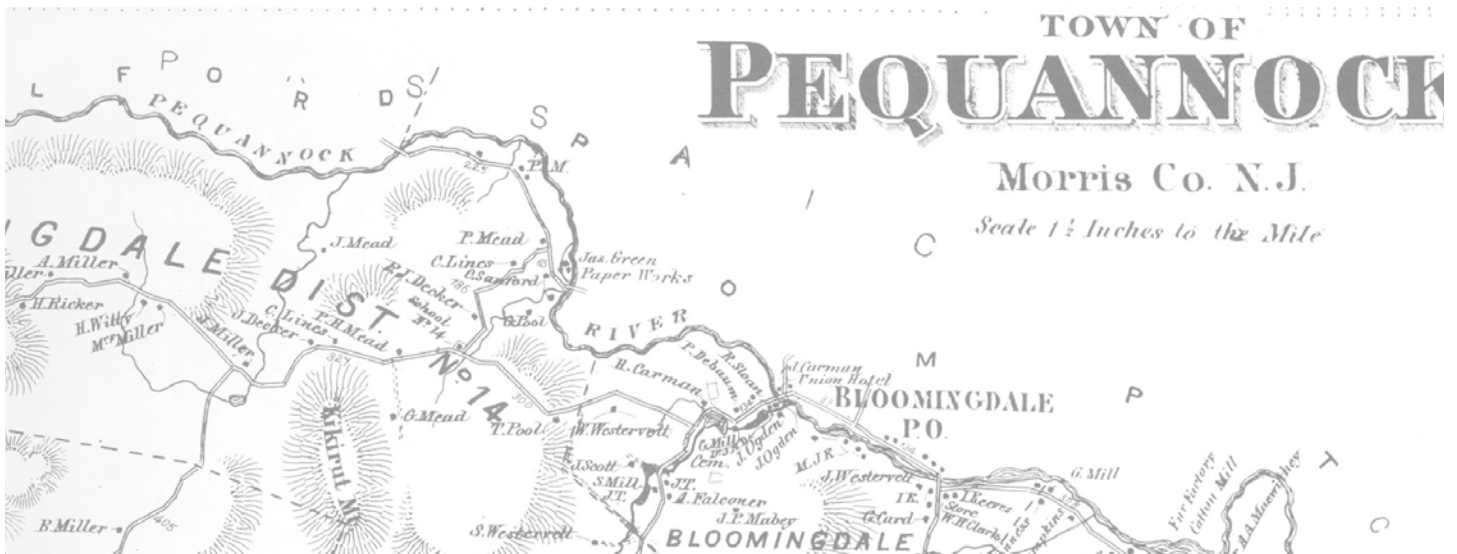
While there was one workshop planned for the beginning of the project to gather valuable insight from the public, another workshop was also planned for the near-end of the project to provide a “feedback loop” for residents. This workshop was formatted to present the key ideas, goals, and recommendations of the Draft Master Plan. The intent of the presented findings were:

- To give the residents an opportunity to follow-up with the Team after the first Public Workshop held in the Spring
- To gain feedback on the Plan’s draft goals, objectives and recommendations

The workshop was held in October and ran from 7PM to 9PM in the evening with 30 participants attending.

Informational Interviews

The Master Plan Team also recognizes that the people with the most valuable knowledge of the Township are those who work for the Township and those who volunteer their time to sit on boards, committees, and commissions. The Master Plan Team conducted several informational interviews to gain additional insights.



BACKGROUND

The following discussion of Township demographic conditions relies largely on the latest available data at the time of this report, Census 2010 data, and as such, may not accurately reflect current conditions in the Township. Most current data, 2017 American Community Survey (ACS) 5-year Estimates data (collected from years 2013-2017), is used where possible instead of using Decennial Census data.

Population Characteristics

Since the preparation of the Township of Pequannock's last Master Plan and Reexamination Report documents, there have been significant changes to population demographics and other factors affecting how people live, work, travel, and play in the community. It is important to understand demographic conditions and population trends in order to better reflect the lifestyles of the Township of Pequannock residents. Doing so helps identify and address growing problems or potential areas of concern which can help to comprehensively plan for the Township's future. These unique population characteristics are identified by comparing the Township's demographics over time and to those of the county and the state.

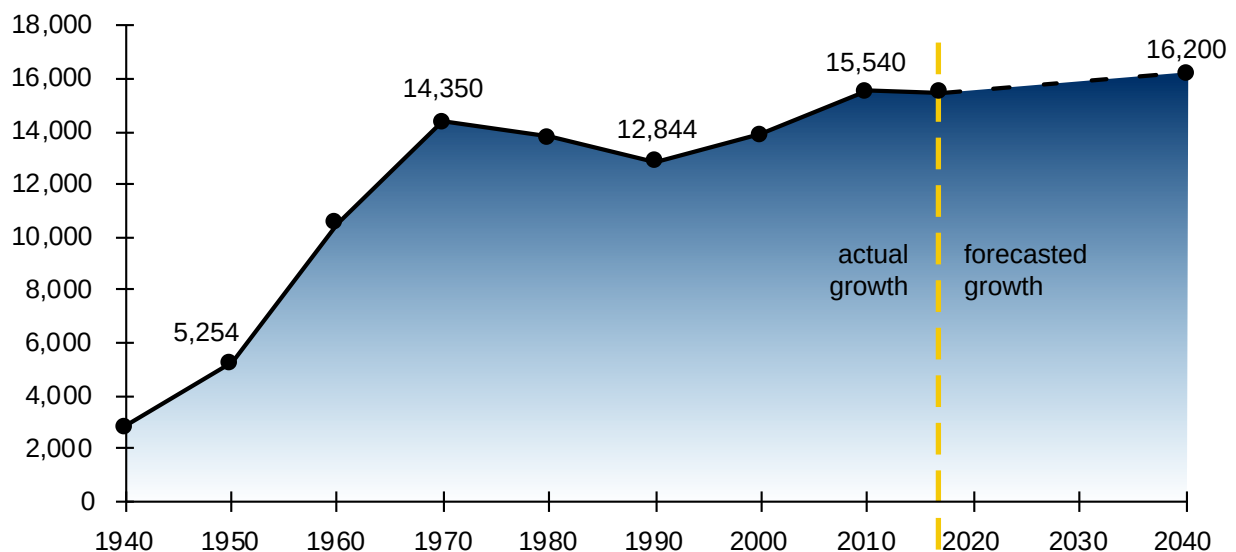


Historic Development and Population Growth

The Township of Pequannock experienced a population boom between 1950 and 1970 and a slight population decline in the '70s and '80s. Township population began to grow again beginning in 1990, reaching a population height of 15,540 residents in 2010. The North Jersey Transportation Planning Authority (NJTPA) population forecast indicates Pequannock Township population will continue to grow into the year 2040 (a population forecast of 16,200 residents), past its 2010 peak. This forecast of a 4.25% increase in population from 2010 establishes the need for a range of development activities, including additional housing, infrastructure, and transportation improvements in order to meet the needs of all current and future residents.



Pequannock Population Growth 1940-2040



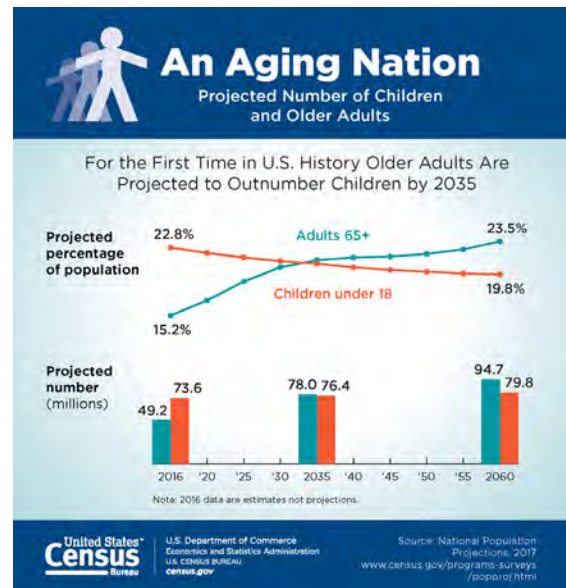
Source: US Census Bureau, American Community Survey, 2013-2017 5-Year Estimates & NJTPA Population Forecasts

"This forecast of a 4.25% increase in population from 2010 establishes the need for a range of development activities, including additional housing, infrastructure, and transportation improvements in order to meet the needs of all current and future residents."

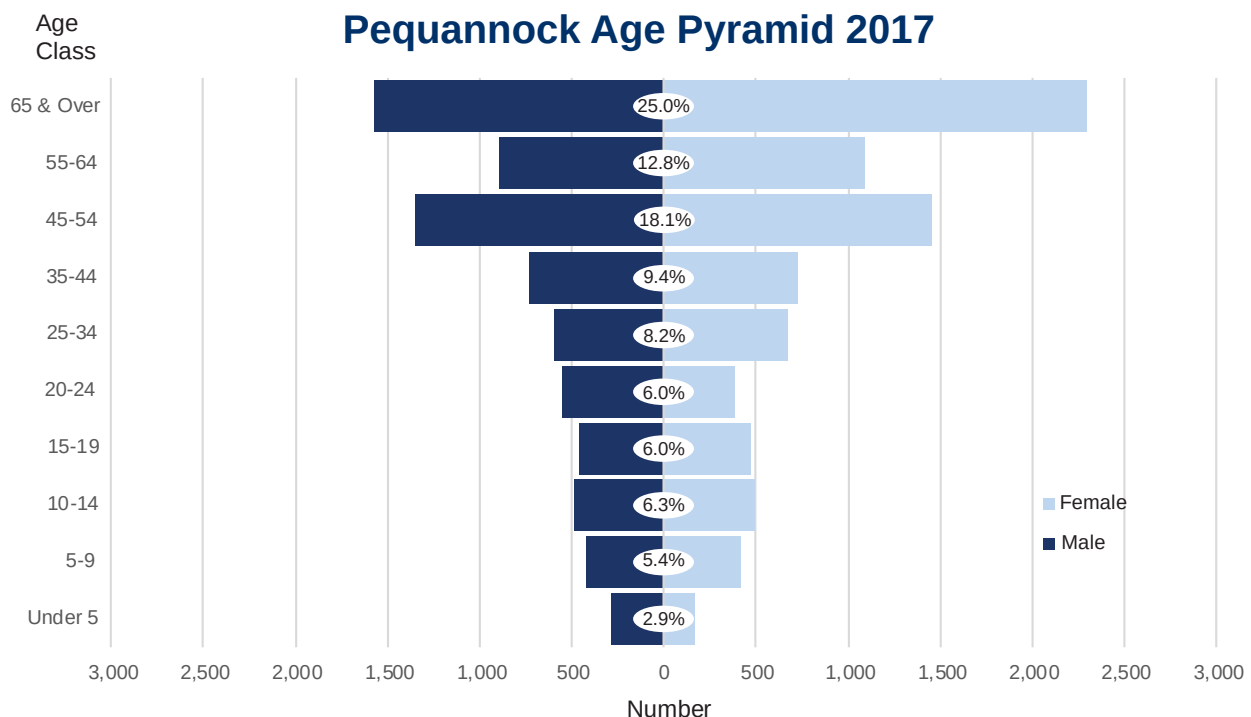
Age

With a forecasted population increase, breaking down the population by age can help determine how best to meet the needs of future residents.

- The share of children in Pequannock Township (those under 19 years old, 20.61%) is under the share of children at the national level (25.6%, 2017 ACS). Since 2000, there has been a -7.14% decline in the share of school-aged children (under 19). The Township will need to collaborate with the Township of Pequannock Board of Education to properly plan for the declining number of school children in the public school system and determine whether adaptive reuse of school facilities is practical or feasible.
- The Millennial Generation (generally, people born between 1980 and 2000) make up only 17.7% of the Township's population (2017 ACS), significantly less than the national representation (~27%, 2017 ACS). As of 2019, individuals of this generation are between 19 and 39 years old. Both school-aged children and the Millennial Generation are important because they represent the new generation of workforce, renters or homeowners, and consumers.



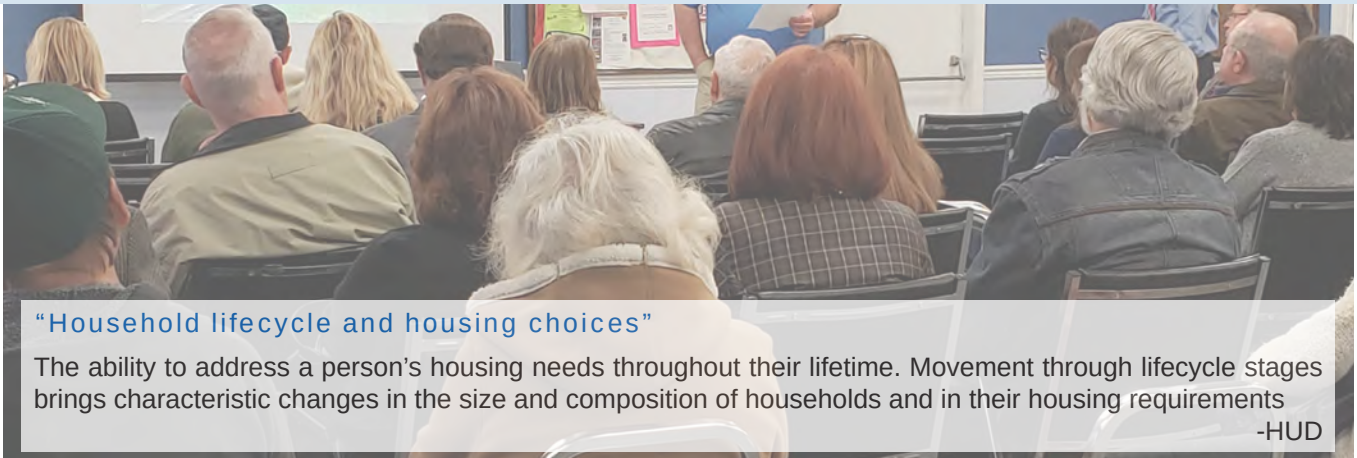
- Conversely, over 17% of Pequannock Township's residents are Baby Boomers (born between 1946 and 1964), which closely matches the share of Baby Boomers throughout the nation (~17.7%). The first Baby Boomers reached the age of 65 in 2010, and by 2030, the entire generation will reach the typical age of retirement. By 2035, the US Census Bureau projects for the first time in US history, older adults will outnumber children. Without an abundant Millennial population to offset aging Baby Boomers, Pequannock Township will need to both accommodate the needs of older adults and attract younger generations.



Source: US Census Bureau, American Community Survey, 2013-2017 5-Year Estimates

Baby Boomers

The overall preference for aging adults is to stay in the current community or home in which they live. A survey by the American Association of Retired Persons' (AARP) Public Policy Institute revealed 87% of individuals age 70 and above who responded to the survey wanted to stay where they live, while those between 50 and 64 shared the same preference at 71%. This concept is known as "Aging in Place." Key factors for aging in place is the ability to "downsize" if needed (trading in a larger home for more modest and accessible living arrangements) and continued mobility even without access to an automobile. AARP identified some policies to promote aging in place related to transportation, including "complete streets" and human services transportation (such as municipal dial-a-rides). Pequannock Township's access to public transportation and the ability to address a person's **"household lifecycle and housing choices"**, provide some of these characteristics. As these older adults retire and age, there will be an increased demand to provide transportation, housing, recreation, and social services that cater to their needs.



"Household lifecycle and housing choices"

The ability to address a person's housing needs throughout their lifetime. Movement through lifecycle stages brings characteristic changes in the size and composition of households and in their housing requirements

-HUD

Millennials

Generally, Millennials' living preferences include rental units, downtown amenities, and transit service. Pequannock Township lacks a diverse housing stock has multiple commercial districts and adequate bus service. A 2014 Urban Land Institute (ULI) survey of Millennials found 50% are renters (635 of 1,270), and two-thirds of respondents reported they are very satisfied or satisfied with being a renter. The ULI's Millennial report also notes one-third rent in an urban area (419 of the 1,270 survey respondents). 12.2% of occupied housing units in Pequannock Township are renter occupied and only 3.2% of renters were Millennials according to 2017 census data. Additionally, home-ownership rates for all age groups were lower in 2017 than in 2006, the year before the Great Recession, but those under the age of 35 are much less likely to own a home than other age cohorts. Nationally, the 2017 home ownership rate for households under 35 was 35.3%, 6.4% less than it was ten years ago in 2007. A predominantly single-family community, Pequannock Township will need to concentrate on diversifying its housing stock to attract Millennial residents.

Millennials also tend to use public transportation and other modes at a higher rate than previous generations. In a survey of Millennials from the Rockefeller Foundation and Transportation for America, 54% of respondents said they would consider moving to another city if it had more and better transportation options, and two-thirds identified access to high quality transportation as one of their top three criteria when choosing a place to live. Eighty percent (80%) said that it is important to have a wide range of transportation options, such as public transportation, bike- and car-sharing, and pedestrian-friendly streets. Based on this, Pequannock Township is well positioned to be an attractive community for Millennials because of its access to public transportation assets, in and outside the Township.

An unknown about the long-term impacts of Millennials is whether the preferences to rent and use public transportation will stay consistent across their lifetime. Some of their preferences may be more influenced by financial considerations. The national average student-loan debt for a person who graduated in 2017 is \$28,650, 1 percent higher than the 2016 average. However, the New Jersey state average student loan debt for a graduate of the Class of 2017 is \$32,247, 6th highest in the nation. The higher than average debts may impact a person's ability to afford a car, save for a down payment on a home, or start a family. For example, the US Census Bureau found young adults are marrying at lower rates than previous generations, marrying on average between 28 and 30 years old and economic security plays a role in marital decisions. As Millennials' incomes increase, they marry and start a family, and save more money, the question remains on whether Millennials will continue to prefer to rent and eschew car ownership, or whether they will look to move to more suburban areas to own homes and drive an automobile to work. In this respect, Pequannock Township can be attractive destination as it provides a suburban lifestyle in close proximity to more urbanized locations.

Housing

While the number of housing units in the Township of Pequannock have increased over time (6,570 housing units per 2017 ACS), a changing population has resulted in a new housing demand. The younger adults waiting to marry and have kids and the older population looking to age in place have formed a new housing demand profile which includes a higher proportion of smaller, multi-family units, a larger proportion of rental units, and units that are affordably priced. While Pequannock Township does provide some of these offerings, the Township should look to further meet this demand.

- In Pequannock Township, median household sizes have slightly decreased between 2012 and 2017, using 5-year estimates, from 2.51 to 2.45 while the county's and state's median household sizes have slightly increased.
- 23.43% of 2017 households had children under the age of 18 compared to the previous 5-year period from 2008 to 2012 where 27.5% of 2012 households had children under 18 (-5.07% decline). People living alone in 2017 stayed the same when compared to 2012, at approximately 32.2%.
- 65.91% of all residential units in Pequannock Township are single-family detached or attached homes and 30.55% are units in buildings with five or more units – a somewhat diversified housing stock. While Pequannock Township has a single-family household majority, 57.52% of the Township's housing stock has three or more bedrooms compared to a 42.48% share of smaller units (0-2 bedrooms). While housing typology (i.e. single-family, apartment) should be diversified, so should housing sizes, ensuring that there is a variety of housing that fits the needs of all household types (i.e. singles, couples no children, families with children).
- According to NJ Construction Reporter data, in the past decade (2009-2018) Pequannock Township has experienced a net loss of 71 single- or two-family units, a net gain of 18 multi-family units, and zero mixed-use units (demolition permits versus certificate of occupancy permits issued). While the large loss of single-family units can be attributed to flooding, there has been little construction of multi-family units. The Township could work to provide a more diverse housing stock by zoning for housing options that differ from single-family units.
- Pequannock Township also has a large majority of owner-occupied housing units (87.83%) where only approximately 12% of the housing stock in the Township is renter-occupied. More than one-quarter of renter-occupied housing units in Pequannock Township are in attached or detached single family homes (28.46%), and more than half are in buildings with five or more units (57.09%).

- Housing affordability is also of concern for the Township. Experts generally agree that homeowners should spend no more than 30 percent of their income on housing costs. When more than 30 percent of income is spent on housing, it is considered unaffordable. Accounting for owners and renters, 22.54% of The Township of Pequannock households earning less than \$75,000 annually spent more than 30% on housing costs whereas only 8.49% of households earning more than 75K spent more than 30% on housing costs. The affordability gap is even larger for homeowners alone. Per the 2017 ACS 5-year estimates, more than half the households earning less than \$75,000 annually spent more than 30% on housing owner costs (51.96%) where only 14.16% of \$75K+ households spent more than 30%.

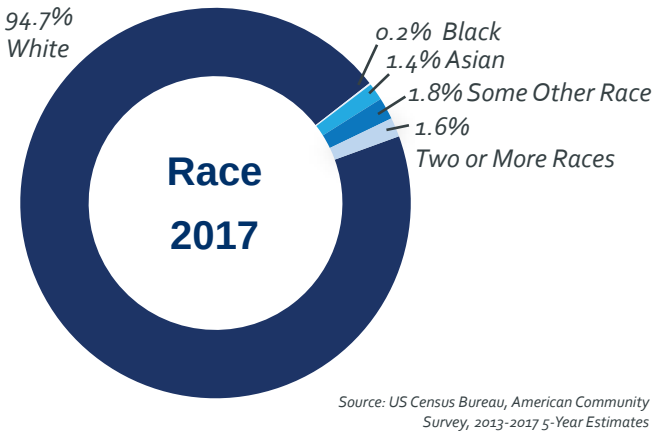
Multi-generational Households

A key demographic trend that has been increasing nationwide is the share of Americans living in multi-generational households. This statistic is associated with homes with two or more adult generations living in the same home, excluding adults under the age of 25 to avoid the potential for some college students living at home. In 2016, the percentage of multi-generational households increased to an all-time high of 20% of the US population. This growth has been experienced on both ends of the generational spectrum; 33% of adults ages 25 to 29 lived with their parents, while 24% of adults ages 55 to 64 and 21% of adults ages 65+ lived with their children. As this trend continues, one way to accommodate the needs of these households is by permitting Accessory Dwelling Units (ADUs).

"65.91% of all residential units in Pequannock Township are single-family detached or attached homes."

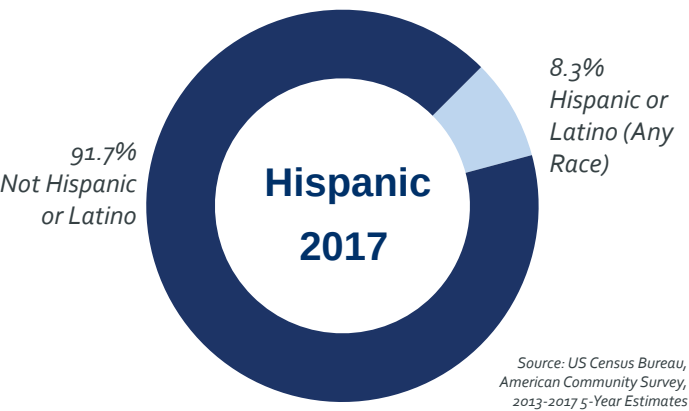
Race

Approximately 94.7% of the population in Pequannock Township is white alone, although the Township has been diversifying racially (96.6% white in 2000). Still, the Township is considered less diverse than the County (81.5% white) and the State (67.9% white).



Hispanic or Latino Population

Persons of “Hispanic or Latino origin” can be any race where “origin” is defined as ancestry, nationality, group, lineage or country of birth of the person or the person’s parents or ancestors before their arrival in the United States. There are more people living in Pequannock Township who identified themselves as being of Hispanic or Latino origin in the 2010 Census (4.52%) than the 2000 Census (2.94%). However, according to 2017 data Pequannock Township still has a lower percentage of people identifying themselves as Hispanic or Latino (8.3%) than the county average (13%) and the state average (19.7%).



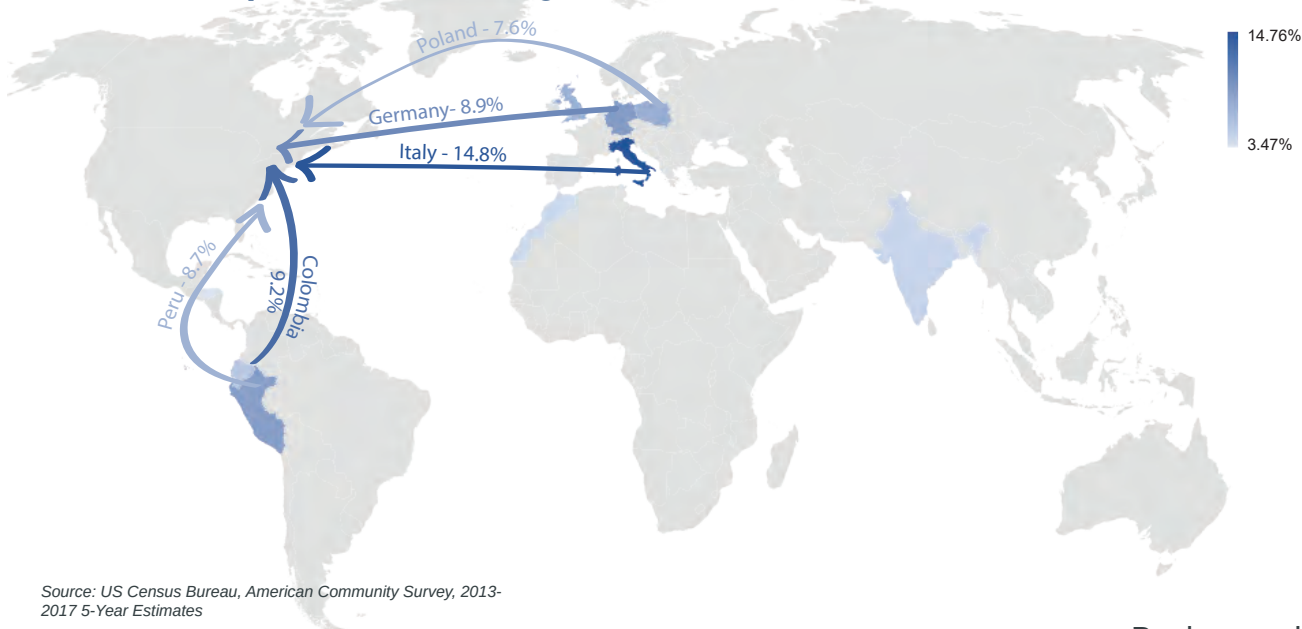
Foreign-Born

The foreign-born population makes up 7.26% of the total population in the Township of Pequannock (1,125 residents), less than the foreign-born representation in both the County (18.9%) and the State (22.1%). Of the Pequannock Township foreign-born population, 47.5% were born in Europe, 36.8% born in Latin America, 10.2% in Asia, and approximately 4.2% in Africa. Of all foreign-

born residents, a higher number of residents came from the following countries: 14.8% were born in Italy, 9.2% of foreign-born were born in Colombia, nearly 9% in Germany, 8.7% in Peru, and 7.6% were born in Poland.

Of all foreign-born residents who have entered the U.S. and are living in Pequannock Township, 77.5% have become naturalized citizens, more than the naturalization rate for both Morris County (59.3%) and the state (54.7%).

Pequannock's Foreign-Born Residents' Place of Birth



Poverty

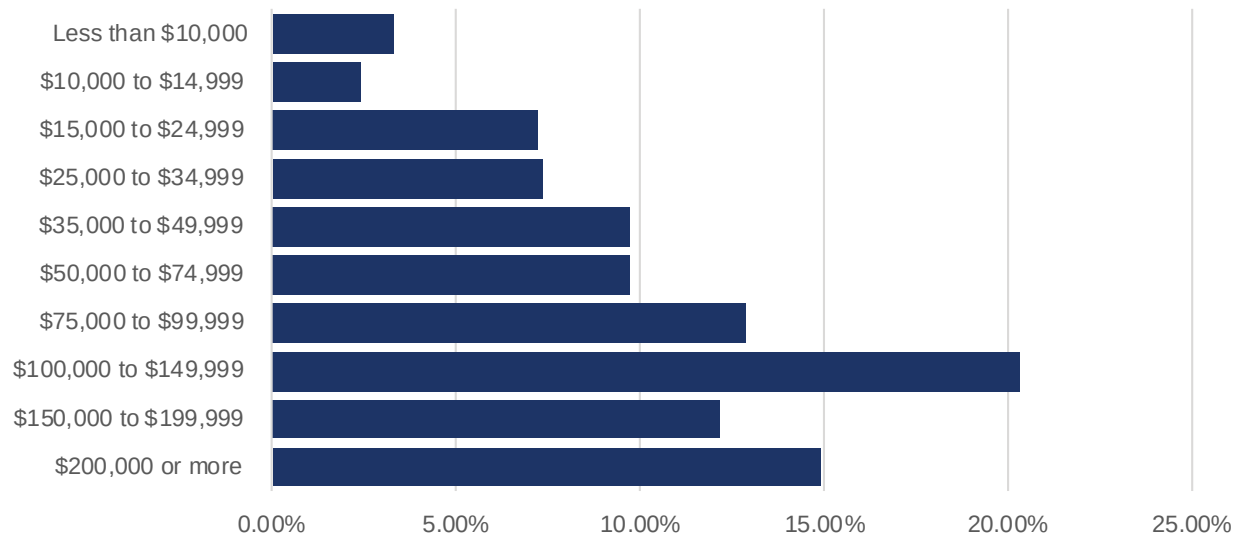
The 2017 median household income is lower in Pequannock Township (\$94,237) than the County (\$107,034). Very high-income households, or households with incomes equal to or greater than \$150,000, make up over one-quarter (27.07%) of households in Pequannock Township, less than Morris County's share (33.61%), but still higher than the state (21.14%).

The federally set poverty line is a specified dollar amount considered to be the minimum level of resources that are adequate to meet basic needs - the percentage of those living below the poverty line or poverty threshold is called the poverty rate. Residents living below the poverty line typically place greater needs on services provided by the

Township, county, non-profits, or other organizations. In the Township of Pequannock, 4.8% of the population for whom poverty status is determined is below the poverty level (744 individuals), about on par with the county but much lower than the state and national poverty rates in 2017 (4.6%, 10.7%, and 12.3%, respectively). However, the poverty rate in Pequannock Township increased in 2017 when compared to 2012 5-year estimates (2.6%).

- 2017 poverty rates for the all races increased when comparing to 2012 5-year estimates.
- 2017 poverty rates for all education attainment levels except for those with a bachelor's degree or higher, increased when comparing to 2012 5-year estimates.

Pequannock's Household Income 2017



Source: US Census Bureau, American Community Survey, 2013-2017 5-Year Estimates, Selected Economic Characteristics



Relationship to Other Plans

The Municipal Land Use Law requires municipal master plans “include a specific policy statement indicating the relationship of the proposed development of the municipality as described in the master plan to: (1) the master plans of contiguous municipalities, (2) the master plan of the county, and (3) the State Plan adopted pursuant to the State Planning Act and (4) the district solid waste management plan required pursuant to the provisions of the “Solid Waste Management Act.”” Reviewing planning documents of neighboring municipalities and other jurisdictions with influence in the Township of Pequannock is important to the development for the Master Plan.

Riverdale

The Borough of Riverdale (Morris County) is located to the north of Pequannock Township. The border does not follow a strict street line because the majority of the area is undeveloped. Interstate-287, a major US Highway, traverses both municipalities in a north-south direction. State Highway 23 also serves as a major arterial connecting the two municipalities.

Beginning at the most western boundary is the Township of Pequannock's Continuing Care Retirement District (CCRCD) which abuts Riverdale's Highway Business (HB) zone district and Residential (R-25) district. The Continuing Care Retirement District (CCRD) is separated between these uses by a forested buffer. Therefore, the districts pose no negative impacts to one another.

Directly to the west of I-287 lies Riverdale's Residential (R-120) zone district (2.75-acre minimum lots size) which abuts Township of Pequannock's Residential (R-87) zone district (2-acre minimum lot size). Both residential districts permit low density single-family detached dwellings. However, both of these areas remain mostly undeveloped. A majority of Pequannock Township's Residential (R-87) zone district

is occupied by the Township's Mountainside Park. If developed as-of-right, these similar zone districts will not have a negative impacts on one another in the future.

Pequannock Township's Industrial (I-2) zone district (2-acre minimum lot size) and Residential (R-87) zone district (2-acre minimum lot size) abuts two of Riverdale's residential zone districts (R-7.5 and R-25). A dense tree line of approximately 100-feet buffers Riverdale's residential districts from Township of Pequannock's Industrial district. The tree line is adequate enough in reducing the impacts of Township of Pequannock's Industrial (I-2) zone district onto Riverdale's residential zone districts. Riverdale's Residential (R-25) zone district, located directly east of I-287 is entirely undeveloped.

Riverdale's Highway Business (HB) district and Pequannock Township's Regional Commercial (C-3) district are located adjacent to one another along Route 23. These two districts are similar and pose no negative impacts to one another.

Along their shared border to the east of Route 23, is Township of Pequannock's Regional Commercial (C-3) zone district and Residential (R-9) zone district, which both abut Riverdale's Industrial (I) district. The area in which these zone boundaries meet in Pequannock Township is heavily wooded and is transitioning to open space. While a few single-family properties exist within a close proximity to the rear of two industrial properties, both the residences and the industrial uses are located in Riverdale. Open space adjacent to residential and industrial land uses is compatible.

The Borough of Riverdale (Morris County) last adopted its Master Plan on January 11, 2008 and has not prepared a Reexamination Report since. The Borough's Zoning Map was last revised on March 13, 2013. The Township of Pequannock's development regulations are consistent with existing and zoned development in Riverdale.

Pompton Lakes

The Borough of Pompton Lakes (Passaic County) borders The Township of Pequannock's northeastern boundary. The two municipalities are separated by the Pompton River. Most of the area on both sides of the river contain parkland and open space, a majority of which is owned by either the Township of Pequannock or the Passaic County Parks Commission. The area is unlikely to change from parkland.

The Borough of Pompton Lakes boundary is zoned entirely for Conservation Recreation (CR) which borders The Township of Pequannock's Regional Commercial District (C-3) and Residential (R-9) zone district. Pompton Lake's Conservation Recreation (CR) zone district is zoned for active and passive recreational uses. Most of the area surrounding the river is heavily wooded which creates a natural buffer from the commercial uses fronting Route 23 in



the C-3 zone district. The Township of Pequannock should consider re-zoning the northern portion of the Regional Commercial (C-3) district to open space for the purpose of limiting development along the river. This would allow for more compatible land uses along the border.

The Borough of Pompton Lakes (Passaic County) last adopted its Master Plan in 2007 and last prepared a Reexamination Report in 2017. The Borough's Zoning Map was last revised in October 2011. The Township of Pequannock's development regulations are consistent with existing and zoned development in Pompton Lakes. One area of plan consistency is located within the Borough of Pompton Lakes' 2012 Open Space and Recreation Plan. In the plan, the Borough has identified the desire for a

pedestrian bridge over the Pequannock River, creating a connection between the Township's Riverwalk and the planned NYS&W Bicycle Pedestrian Path and Pompton Lakes' recreational trail system.

Wayne

The Township of Wayne (Passaic County) borders The Township of Pequannock's entire eastern boundary. The two municipalities are separated by the Pompton River which acts as a natural boundary. The Township of Wayne owns various small islands in the Pompton River that are zoned for Open Space/Government Use (OS/GU). These islands are undeveloped and create a natural buffer between Wayne and The Township of Pequannock.

The Township of Pequannock has two large zone districts along the Pequannock/Wayne border: the Regional Commercial (C-3) zone district and the Residential (R-9) zone district. The Township of Pequannock's (Regional Commercial (C-3) zone district borders Wayne's Open Space/Government Use (OS/GU), and Residential Very Low Density (R-45) zones. The Open Space/Government Use (OS/GU) district is zoned along the river and is intended to buffer the inland residential districts. Approximately half of the Township of Pequannock's Commercial (C-3) district is undeveloped along the Pompton River. The zone districts on this boundary will have no negative impacts on one another.

The Township of Pequannock's Residential (R-9) district borders Wayne's Residential Medium density (R-15), Highway Commercial (HC), Business (B), and Industrial (I) districts. Riverside Park in Wayne contains a walking path along the Pompton River which separates the water from residential, commercial, and industrial uses. The river provides a second buffer from Pequannock Township and these zone districts. The Wayne 2010 Reexamination Report states there are no conflicts with adjoining land uses.

The Township of Wayne (Passaic County) last adopted its Master Plan on January 11, 2008 and last prepared a Reexamination Report on July 30, 2010. The Township's Zoning Map was last revised on February 17, 2017. The Township of Pequannock's development regulations are consistent with existing and zoned development in Wayne.

Lincoln Park

The Township of Lincoln Park (Morris County) borders The Township of Pequannock's southern boundary.

The Lincoln Park Community Lake traverses both Lincoln Park and Pequannock Township. In Lincoln Park the lake is zoned for Commercial Recreation (CR) and borders The Township of Pequannock's Industrial (I-2) district (2-acre minimum lot size). Approximately three-quarters of the land in The Township of Pequannock's Industrial (I-2) district is undeveloped wetlands except for an area of industrial activity to the rear of properties fronting Newark Pompton Turnpike, away from the lake.

To the west of the lake lies Lincoln Park's Residential (R-10) district which borders The Township of Pequannock's Residential (R-15) district (1/3-acre minimum lot size). Both residential districts are zoned for single family dwellings, however Lincoln Park's R-10 district additionally permits extended family dwellings. The Lincoln Park zoning ordinance defines this as a single-family house built or converted to permit two families related by blood or marriage to reside in the same unit. Since the municipal boundary does not follow a street line, rather it follows property lines mid-block, zoning in each municipality may strongly affect the other. As such, zoning in Lincoln Park may affect some Pequannock Township properties located on Slingerland Avenue, Arthur Drive, Stephen Avenue and southerly Greenview Drive. Pequannock Township should be aware of any zoning changes to Lincoln Park's R-10 district. As they currently stand, these zones do not have any negative impacts on one another.

Along the north-south boundary of the two municipalities is Lincoln Park's Transitional Industrial (TI) district, which borders The Township of Pequannock's Industrial (I-3) district (3-acre minimum lot size), Residential (R-15) district (1/3-acre minimum lot size), Residential (R-22) district (1/2-acre minimum lot size), and Continuing Care Retirement District (CCRD). Lincoln Park's Transitional Industrial (TI) zone currently contains the Lincoln Park Airport which borders Township of Pequannock's CCRD zone and R-15 zone. The Township of Pequannock's CCRD zone currently contains farmland, greenhouses, and a single-family dwelling. While the character of the area is currently considered to be made up of open space, Lincoln Park zoning allows for greater development. Pequannock Township should be aware of zoning and development in Lincoln Park in this location and should aim to protect the 'agricultural' character in the Township of Pequannock.

Along the east-west boundary of Lincoln Park and Township of Pequannock is Lincoln Park's Townhouse Set-Aside (TH-S) district, which borders Township of Pequannock's Continuing Care Retirement District (CCRCD). The TH-S district is zoned for townhomes, single-family dwellings, and two-family dwellings.

Along the most western part of this municipal boundary is Lincoln Park's Residential (R-40) zone which borders Township of Pequannock's Residential (R-45) district (1-acre minimum lot size) and R-87 district (2-acre minimum lot size). All three residential zones permit single-family dwelling units. Lincoln Park's R-40 district additionally permits extended family dwellings but is separated from Township of Pequannock's residential zones by Jacksonville Road (CR 504). With a street line as a boundary and with similar permitted uses, these zone districts are compatible with one another and pose no negative impacts.

The Township of Lincoln Park (Morris County) last adopted its Master Plan on January 11, 2008. The Township's Zoning Map was last revised on December 6, 1987. The Township

of Pequannock's development regulations are consistent with existing and zoned development in Lincoln Park.



Kinnelon

The Borough of Kinnelon (Morris County) borders The Township of Pequannock's entire western boundary. The boundary is almost entirely surrounded by undeveloped wooded areas. A majority of the Morris County Sunset Valley Golf Course is located in The Township of Pequannock while a smaller portion is also located in Kinnelon.

All of the land on both sides of the Kinnelon/Pequannock border is zoned for either single-family dwellings or retirement communities. The Township of Pequannock's Continuing Care Retirement District (CCRCD) and Residential (R-87) zone district border Kinnelon's Residential (A) zone. The zone districts along the Kinnelon/Pequannock border are all low density residential and will not create negative impacts on one another.

The Borough of Kinnelon (Morris County) last adopted its Master Plan in 2000 and last prepared a Reexamination Report on June 3, 2015. The Master Plan does not make any mention of the adjoining land uses in The Township of Pequannock. The Township of Pequannock's development regulations are consistent with existing and zoned development in Kinnelon.

Morris County

The Morris County Master Plan is comprised of individual elements adopted over a period of time, beginning with the Future Land Use Element of 1975. The Plan recognizes Pequannock Township as a community with open space, environmental constraints, and proposed future population-employment center.

The County's 1988 Open Space Element describes Pequannock Township's history with flooding issues and details Township parks and other open spaces. The plan identifies the Pia Costa tract (152 acres) as lands with open space potential.

The County's 2018 Circulation Element describes the ongoing efforts of the New York, Susquehanna, and Western (NYS&W) Bicycle and Pedestrian Path. The project received federal funding and will be maintained by the Morris County Park Commission upon completion. The Plan also speaks to a lack of ridership demand for bus service to Morristown, referring to a study completed in 2001, the *Northeast Morris Bus Service Feasibility Study*. In September 2010, the Township of The Township of Pequannock held a Walkable Community Workshop, looking at safe pedestrian access on Newark Pompton Turnpike. The plan speaks of other facts including that Pequannock Township gained 1,677 housing units between 2000 and 2010, the second most units gained in the County; from 2009 to 2013, there were 11 crashes on County Route 504 and 5 crashes on County Route 511 involving a bicyclist, a pedestrian or both. Further, West Parkway is identified as a roadway segment that is not appropriate for truck through routes.

District Solid Waste Management Plan

The District Solid Waste Management Plan (SWMP) identifies locations of approved and regulated recycling activities. While the SWMP includes the Chilton Memorial Medical Waste Incinerator in Pequannock Township (via 1989 Plan amendment), the facility is no longer operating. The Township of Pequannock Master Plan is therefore compatible with the County District Solid Waste Management Plan.

The District Solid Waste Management Plan was adopted by the Morris County Board of Chosen Freeholders in December

Highlands Regional Master Plan

The Highlands Water Protection and Planning Act (N.J.S.A. 13:20-1), adopted by the State Legislature and signed by the Governor in 2004, required that the Highlands Council adopt a Master Plan, of which *"the goal of the regional master plan with respect to the entire Highlands Region shall be to protect and enhance the significant values of*

the resources thereof in a manner which is consistent with the purposes and provisions of this act" (N.J.S.A. 13:20-10). The Highlands Council adopted the Highlands Regional Master Plan (RMP) on July 17, 2008.



A majority of Pequannock Township is within the delineation of the Planning Area (4,074 acres), whereas the land within the Preservation Area (475 acres) of the Highlands Region is primarily undeveloped land west of I-287. Preservation Areas are required to conform with the RMP. The Plan Conformance program consists of three phases: Petition Phase (initiated by the municipality), Petition Review Phase (conducted by the Highlands Council, rendering the municipality with either an approval, denial, or approval with conditions), and the Implementation Phase (set forth by both the municipality and Highlands Council).

State Development and Redevelopment Plan

In 1986, the New Jersey Legislature passed the New Jersey State Planning Act, which created the State Planning Commission and required the preparation and adoption of the State Development and Redevelopment Plan (the "State Plan"). The most current adopted plan is dated March 1, 2001. The purpose of the State Plan is to:



Coordinate Planning activities and establish statewide planning objectives in the following area: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services and intergovernmental coordination (N.J.S.A. 52:18A-200(f), the State Planning Act).

The State Plan uses a policy map to differentiate areas from highest growth to lowest growth based on information, such as natural resources, sewer availability, etc. These differentiations are called planning areas, which range from PA1-Metropolitan to PA-13 Highlands.

The Township of Pequannock is within four State Planning Areas: Metropolitan Planning Area (PA1), the Fringe Planning Area (PA3), Environmentally Sensitive Planning Area (PA5), and the Highlands Preservation Area (PA13) on the State Plan Policy Map of the 2001 State Development and Redevelopment Plan (SDRP).

Metropolitan Planning Area PA-1

The SDRP specifies that PA1 areas shall be the locations for the majority of the State's future growth through expansions, infill and redevelopment. The SDRP promotes growth within existing urbanized areas, preferably in the form of compact development with ready access to existing infrastructure, including transit systems. The Township of Pequannock has two commercial centers on Newark Pompton Turnpike and has the commercial corridor on State Route 23. These areas are generally urban in their character with a multi-modal transportation network that includes vehicular travel and bus service presence. The portion of Pequannock Township within Metropolitan Planning Area 1 (PA1) is east of West Parkway.

Fringe Planning Area PA-3

PA3 areas classified under the SDRP are predominantly rural landscapes, scattered with small communities and free-standing residential, commercial, and industrial development. All development should be designed to enhance the character of the area by preserving open land, retaining scenic vistas, and maintaining natural systems. It is likely to accommodate less intense development than the Metropolitan Planning Area. The portion of Pequannock Township within the Fringe Planning Area (PA3) is west of West Parkway and south of I-287.

Environmentally Sensitive Planning Area PA-5

PA5 areas classified under the SDRP are large contiguous land area with valuable ecosystems, geological features and wildlife habitats. New development in this planning area has the potential to destroy the very characteristics that define the area. The portion of Pequannock Township within the Environmentally Sensitive Planning Area (PA5) follows I-287. This area is also located in the Highlands Preservation Area (PA13).

Table 1: SDRP Planning Area Intent

<i>Metropolitan PA-1</i>	<i>Fringe PA-3</i>	<i>Environmentally Sensitive Area PA-5</i>
• Provide for much of the State's future redevelopment; • Revitalize cities and towns; • Stabilize older suburbs; • Redesign areas of sprawl; • Promote growth in Centers and other compact forms; • Protect the character of existing stable communities.	• Accommodate growth in Centers; • Protect the Environs primarily as open lands; • Revitalize cities and towns; • Protect the character of existing stable communities; • Protect natural resources; • Provide a buffer between more developed Metropolitan and Suburban Planning Areas and less developed Rural and Environmentally Sensitive Planning Areas; and • Confine programmed sewers and public water services to Centers.	• Protect environmental resources through the protection of large contiguous areas of land; • Accommodate growth in Centers; • Protect the character of existing stable communities; • Confine programmed sewers and public water services to Centers; and • Revitalize cities and towns.



LAND USE ELEMENT



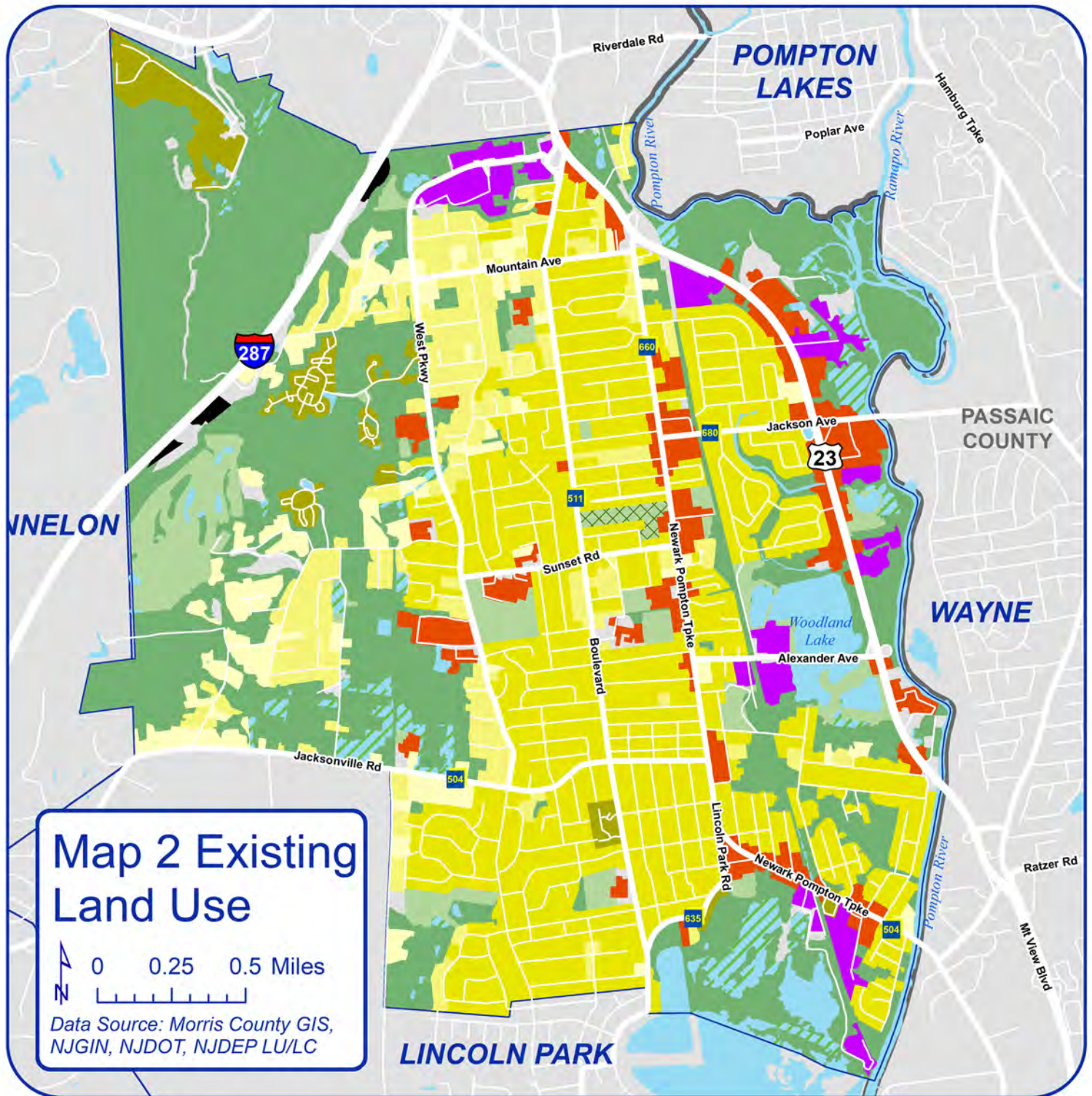
Goals

1. Maintain the character of the Township in established neighborhoods.
2. Promote growth in appropriate areas that meet current and future land use trends.
3. Promote land uses consistent with the Township of Pequannock’s historic patterns.
4. Transition zones with under-utilized land uses to districts more aligned with the Township of Pequannock’s development goals.

» In the MLUL, N.J.S.A. 40:55D-62, states the zoning ordinance or any amendment or revision of the ordinance shall be substantially consistent with the Land Use Plan Element and Housing Element of the Master Plan. Therefore, the recommendations found within this Land Use Element and the Housing Plan Element serve as the basis for future Zoning Ordinance amendments and revisions.

Introduction

The Land Use Element is one of the required elements of any new Master Plan. It establishes a framework for growth and development and is the basis of a municipality’s zoning code. Pequannock Township’s historical land use patterns have evolved from rural agriculture into a matured suburban community where neighborhoods are typified by single-family residential lots with pockets of multi-unit residential developments in concentrated, but limited areas. Supporting the residential aspect of the Township are a series of commercial nodes, two commercial districts along Newark Pompton Turnpike, and a regional shopping corridor along Route 23. There are also pockets of industrial development, strategically located for easy access to Route 23. While the residential land use has been primarily stable through the Township’s history (aside from challenges related to flooding), there are opportunities in the commercial zones to strengthen the “skeleton” of a downtown feel, build on the strength of development patterns along Route 23, and transition industrial areas to meet new economic realities.



Existing Development Pattern

Physically constrained by rivers to the east and mountains to the west, Pequannock Township is home to many environmental resources including wetlands, floodplains, steep slopes, scenic vistas, and wooded lands. According to New Jersey's 2012 Land Use/Land Cover data from the state Department of Environmental Protection, nearly one-third (31.24%) of Pequannock Township is made up of Natural Lands. Together with lands classified as Cemetery, Athletic Fields & Recreational Land, Bare Exposed Rock, Water, and Wetlands, these environmental features account for 42.5% of lands in the Township, nearing the same percentage of residential lands (45.04%) (Table 2 and Map 2). This near equilibrium of natural versus residential has a significant role in future development and redevelopment in the Township. The "carrying capacity" of the Township, or the amount of people and development the Township can support without environmental degradation to its natural resources, is a key important principle for Pequannock Township moving forward.

"One-third (31.24%) of Pequannock Township is made up of Natural Lands."

Current Land Use Issues

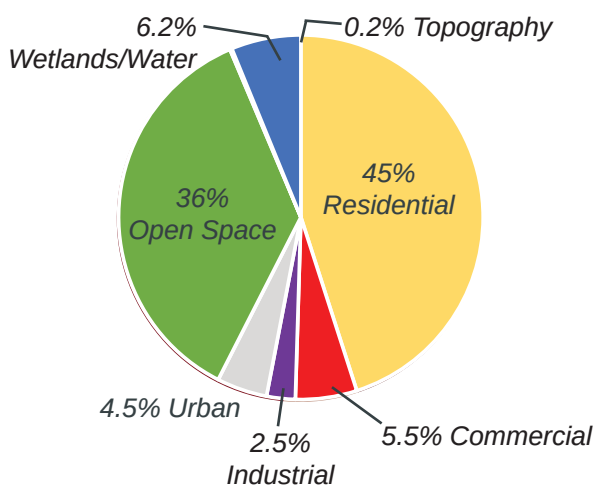
Maintaining a balance between the natural and built environment is integral to Pequannock Township's future. Existing development, new development, and redevelopment should not only preserve and enhance the Township's natural resources and the environment but future development should also support residents, business owners, and workers who live, work, and visit the Township of Pequannock by ensuring compatibility with existing neighborhood character and supporting economic activity.

The sections that follow discuss current zoning and land use trends found locally and nationally. The recommendations identified are categorized as they relate to residential, commercial/business, or industrial zone districts. Reference **Map 3: Future Land Use** on page 49 as needed. First, initial recommendations that apply to the zoning code generally, regardless of land use type.

General

1. The Zoning Code should be amended to state Zone District Purposes or Intents for all districts. Doing so ensures future development will advance these purposes and without substantial impairment to the zone plan. Residential districts R-87 through R-9 can all be covered under the same purpose or intent.
2. The Zoning Code currently uses a semi-cumulative or pyramid approach of use. For Pequannock Township's Zoning Code, the permitted uses in residential, commercial, and industrial zones build upon the permitted uses in previously listed zones. For instance, the code states that uses in the R-87 zone are permitted in the R-45 zone, the R-22 zones, and so on. This use structure does not help to preserve neighborhood character or commercial districts, as a change to one zone could potentially have a snowball effect on all zones. The Zoning Code should be updated to remove this "nesting" of permitted uses. Each zone should explicitly state the permitted principal, accessory, and conditional uses without reference to other zones.

Land Use, 2012



**Table 2:
Land Use Analysis**

2012 Land Use	% of Acres
Residential	45.04%
Commercial	5.45%
Industrial	2.54%
Urban	4.47%
Open Space	36.13%
Exposed Rock	0.18%
Wetlands/Water	6.19%

Source: 2012 Land Use/Land Cover dataset,
NJDEP

Residential

Residential zone districts preserve neighborhood character and guide residential development at the appropriate location and density. There are eight (8) regular residential zoning districts, ranging from very low density single-family residential (R-87) to medium density single-family residential (R-9) to planned unit residential (PRD).

The residential character is particularly important to Pequannock Township, and this was reflected in the survey responses where just about half of the respondents indicated they moved to the community because they found a home they liked. In addition, 83% of survey takers think the Township should "encourage" or "strongly encourage" single-family residential, and 52% were in favor of senior housing of any kind. Mixed-use developments had a net favorability (39% for vs. 36% opposed, with 25% indicating they were neutral or had no opinion). At least half wanted the Township to "discourage" or "strongly discourage" duplexes (50%) and apartments (58%), while townhouses were viewed somewhat unfavorably (-12%) on net. Views of affordable housing were generally neutral (-1% difference).

There is some concern about housing affordability, however, as 41% indicated it was "very important" and another 34% said it was an "important" issue. Only 13% said it was "fairly important" or "not important" at all. Generally, the residential districts are stable and the neighborhoods desirable and well maintained. The Township should consider the following recommendations relating to residential land uses:

General

1. Residential land uses and neighborhoods in Pequannock Township are stable. While demolition of older homes makes way for new construction, the new homes are appropriately scaled and fit within the existing neighborhood character. Pequannock Township should continue to monitor demolitions and new construction in the Township to ensure community character is not altered or neighborhoods destabilized.
2. In addition, there are opportunities for underutilized sites to be subdivided for residential development. Pequannock Township should be aware that future residential development is possible, and that population may increase as a result.
3. The Subdivision of Land Chapter (163) of the Township Code should be amended to prohibit future subdivision of lots that would result in the creation of a Flag Lot. Existing flag lots shall be recognized as existing non-conforming lots.
4. The Definitions section of the Zone Code should be updated to include the definitions for the following terms: "Dwelling, Multi-family", "Dwelling, Townhouse", and newly include the term "Stacked Townhouse".

Existing Definitions

DWELLING, MULTI-FAMILY - A building or portion thereof containing three or more dwelling units, including condominium or cooperative ownership.

DWELLING, TOWNHOUSE - A one-family dwelling which has two party walls in common with contiguous buildings or one party wall in the case of the end building of a group of "townhouse dwellings."

Proposed Definitions

DWELLING, MULTI-FAMILY - A multi-story structure in which units must be provided access from a common corridor.

DWELLING UNIT, TOWNHOUSE - One of a series of single-family dwelling units attached by a common wall between it and the adjacent unit or units together with individual front and rear entrances and yards designed as an integral part of each unit and having been constructed in conformity with an approved subdivision and site development plan.

DWELLING STRUCTURE, TOWNHOUSE - A series of adjoining one-family dwelling units that are separated from the adjacent dwelling unit by an approved wall extending from the foundation through the roof and structurally independent of the corresponding wall of the adjoining unit. They have a totally exposed front and rear wall to be used for access, light, and ventilation.

DWELLING, TOWNHOUSE STACKED - A townhome in which one unit is "stacked" on top of the other, up to two units total. Each of the units in a stacked townhome must have its own exterior entrance.

5. Remove two-family dwellings as a permitted use in the C-1 zone. The recommendations made by this element reflect the sentiment of survey takers, by removing two-family dwellings as a permitted conditional use in the C-1 Zone District. Duplexes, or semi-attached single-family dwellings, still remain as a permitted use in the Planned Residential District (PRD) zone. By prohibiting future two-family dwellings in all other zones, Pequannock Township will help eliminate illegal two-family conversions, stabilize existing residential neighborhoods, and maintain community character. While existing two-family residences will be permitted to remain as existing uses, future two-family dwellings will no longer be permitted. Duplexes will be permitted to remain in the PRD zone.
6. Currently, the first 400 feet of a deck less than 6 feet in height, or the area of the deck that is 15% of the footprint of the residence, whichever is less, does not count towards building coverage. These coverage exceptions should be analyzed further to determine whether building coverage or impervious coverage limits should be updated in the Zoning Code.

Pequannock Township should also consider making decks an accessory use, which will instead require decks count towards impervious coverage instead of building coverage. By amending the zoning code to make decks an accessory structure instead of a part of the principal structure, the Township will be able to regulate the distance of decks from property lines, since currently, decks are permitted in both side and rear yards. The Township would need to update Section 189.070.020 Accessory Buildings of the Zoning Code to address this recommendation.

7. Pequannock Township should work with Rutgers University Water Resources Cooperative Extension Service to do an Impervious Cover Assessment and Reduction Action Plan. The analysis would help determine whether current impervious coverage requirements are adequate to meet the needs of residents while also effectively addressing stormwater runoff and downstream flooding. This analysis should specifically concentrate on zones along the river, including the R-9 residential zoning district. The analysis should also make recommendations for green infrastructure techniques and should look into whether the zoning code should implement impervious coverage exceptions (such as swimming pools).
8. The Parking Standard Requirement Table in the Zoning Code should reflect Residential Site Improvement Standards (RSIS) for parking.

Specific Areas of Change

1. Re-zone the parcels in the R-9 district along the Pompton River in the Harrison Reserve to a Conservation/Recreation Zone District. The homes in this location have been demolished due to repetitive flooding, and the parcels are now owned by the Township.
2. Re-zone parcels in the R-15 district that front Route 23, generally in the area between Newark Pompton Turnpike and Boulevard, to the C-2 zone. Although these parcels are permitted as conditional professional office uses in the R-15 zone where a member of the family shall reside on the property, all but one property are entirely commercial properties according to tax records, and should therefore be regulated and zoned as such. Conditional professional office use and zone district regulations should be modified for consistency. Professional offices should be removed from the R-15 Zone District, for example. With the change, professional offices will be conditionally permitted

in the R-9 and R-11 districts alone, on complying properties that front either Route 23 or Newark Pompton Turnpike.

3. While a majority of Newark Pompton Turnpike is zoned for residential, there are commercial properties located within these zones, such as gas stations near to Alexander Avenue. The Master Plan recognizes these existing non-conforming uses but recommends that this corridor not support future expansion of these types of uses. For example, this Master Plan would not support convenience stores, construction vehicle storage yards, or autobody shops.
4. Re-zone parcels in the R-22 Zone District that contain the Chilton Hospital. Although the R-22 zone conditionally permits hospitals, the creation of a Hospital (H) Zone would limit expansion of the hospital to residential within the R-22 zone. Parcels recommended to be included in this new Hospital Zone are owned by Chilton Hospital currently.
5. The Karl Bauer Training Center on the northern end of Newark Pompton Turnpike is located within the existing R-11 Zone District and at such a time as the horse farm no longer operates, the parcel could be developed for quarter-acre single-family lots. The 8-acre parcel could likely accommodate up to 25 single-family homes when accounting for a new roadway. The R-11 Zone District conditionally permits several uses, some including community centers, hospitals, and nursing homes. While no change is recommended for the zoning of this site within this Master Plan document, Pequannock Township should be aware of potential subdivision and/or development of the site in the future.



Commercial

Having diverse land uses beyond residential, such as retail and business, not only benefits the Township's tax base, but it creates gathering spaces for Township residents. There are four (4) commercial/business zone districts in the Township, the C-1, C-2, C-3, and C-4 zones. The C-1 zone regulates the Township's "downtown" areas where the C-2 and C-3 zones regulate the Township's commercial corridor along Route 23. The C-2 zone tends to include smaller parcels along the southbound side of NJ 23 (with exception of the Morris Industries property), while the C-3 zone occupies the parcels along the northbound side of 23, including Plaza 23. The C-4 zone is the location of the Legacy Castle banquet hall.

Pequannock Township has two "downtowns", both located along Newark-Pompton Turnpike. The northerly downtown area is centered around the intersection at Jackson Avenue. Generally, the between the Turnpike and the future NYS&W Bicycle and Pedestrian Path is typified by suburban style single-use developments with surface parking along the front and sides of the lot, and generally do not reflect the desired development patterns of a traditional downtown. This is further enforced by the new Chase Bank facility constructed on the site of the former Jones Hardware. North of the Chase Bank, there are some structures that better reflect a downtown commercial district with the buildings built to the sidewalk and parking in the rear. The commercial buildings located at the corner of Evans Place are a faux two-stories, with the façade occupying the same height as the two-story buildings directly next to them. Overall, the lots tend to be deeper in this area with 1-2 story structures being the norm. This area is also the location of a Pequannock Township firehouse, and the Pequannock Township museum, the historic former passenger rail station. There is also a separate C-1 zone north of this area, currently separated by residential homes along Peck Avenue in the R-11 zone.

On the western side of Newark Pompton Turnpike, the buildings provide a more traditional downtown feel, with the structures built to the sidewalk and available parking in the rear to compliment the available on-street parking. The sidewalks also tend to be a bit wider offering opportunities for outdoor seating and other streetscape amenities. For the most part, the buildings are a height of two stories, though a handful are still only one-story. This pattern breaks at The Little Food Inn (formerly Friendly's) at Poplar Ave, and commercial land uses south of Poplar reflect that suburban auto-oriented characteristics of the easterly part with a multi-tenant building with parking in the front and rear, a gas station, and a bank with drive-thru the last three properties in the C-1 zone before becoming the R-11 zone heading south along Newark-Pompton Turnpike. The lots on this side of Newark-Pompton tend to be more narrow and are directly adjacent to residential properties.

The southerly "downtown" generally begins at the intersection with West Franklin Avenue. The character of this C-1 zone is less consistent, with several uses on the north side of

Newark Pompton Turnpike located on relative shallow lots with parking directly in front of the building. The Pequannock Shopping Center is a multi-tenant shopping plaza with CVS Pharmacy as the anchor, though a number of the smaller storefronts are vacant. Across Demott Avenue, there is an M&T Bank with a large and underutilized parking area in the rear of the site. The zone also contains multiple two-family homes, as two-family houses are currently allowed in the C-1 zone. Along the southerly side of the Turnpike, and west of the NYS&W path, many of the buildings are two stories built to the sidewalk with off-street parking in the rear and a handful of curb cuts permitting access to the parking areas. The sidewalks are very wide, approximately 20 feet in width, which provides excellent opportunities for outdoor dining, sidewalk sales, streetscape amenities and host special events. East of the future bike path, there is a garden apartment complex and some uses more closely associated as contractor showrooms. The lots in this area also tend to be relative shallow, either abutting the Pio Costa property, or the I-1 Industrial zone.

The condition of the downtowns are of a particular concern to the Master Plan survey respondents, as 55% said it was a "very important" issue and another 37% said it was "important". Only 3% said the condition of the downtown was "fairly important" or "not important". When asked what type of businesses they would like to see, a majority (60%) said new restaurants, while microbreweries/distilleries, community gathering spaces, retail stores, and entertainment establishments were among the top 5 as well.

Commercial Recommendations

The Township should consider the following recommendations regarding commercial / business land uses:

General

1. The zoning code lists very specific uses. The Township of Pequannock should consider simplifying the code by consolidating uses under a general use type. The below definitions show how land uses may be defined. More specific definitions can be used if needed, such as automobile related uses. The Definitions section of the Zone Code should include the definitions for the following terms: "Retail Sales", "Retail Services", "Personal Services" and "Commercial Entertainment".

Proposed Definitions

RETAIL SALES - An establishment wherein goods, merchandise, produce, commodities or similar articles are offered for sale or sold to the general public or the ultimate consumer.

RETAIL SERVICES - The rendering of services, as opposed to products, to the general public. Retail services include recreation services and facilities,

studios for the instruction of the arts, including dance studios, gymnastics, or martial arts, museums, and galleries.

PERSONAL SERVICES - Services involving the care of a person or his or her personal goods or apparel.

COMMERCIAL ENTERTAINMENT - The rendering of entertainment, as opposed to products or services, to the general public. Commercial entertainment includes theaters and auditoriums, and indoor amusement/entertainment facilities such as a bowling alley, ice skating, pool and/or billiard rooms.

2. Remove Two-Family houses as conditional uses from the C-1 Zone District, as discussed previously. The existing C-1 zone regulations should continue to conditionally permit multi-family dwelling units. These locations are able to support multi-family residential uses since apartments and townhouses already exist in these areas and such uses would not negatively impact surrounding residential neighborhoods.
3. The Definitions and Supplementary Regulations within the Zoning Code should further differentiate between “Home Occupation” and “Professional Office” as both these conditional uses require residential dwellers on site and have other minimal differences, as noted by the following. Where home occupations are conditionally permitted in all residential zones, professional offices are conditionally permitted in the R-9, R-11, and R-15 zones alone and only along Route 23 or Newark Pompton Turnpike, and permitted in C-1 and C-2 Zone Districts. Another differentiator, a home occupation shall have no more than 25% of one floor devoted to home occupation, where a professional office shall have no more than 50% of the ground floor dedicated. Another difference is a home occupation employs only residents of the site and does not require visits by customers, where a professional office permits no more than one professional dweller of the site and two support personnel. Pequannock Township should consider the following:
 - a. Remove the ground floor percentage requirement and limitation on the number of personnel for Professional Offices. Professional Office uses should permit apartments above commercial uses along Newark Pompton Turnpike, but not along Route 23.
 - b. Medical Professional Office should be explicitly permitted in the same zones as Professional Office but should have additional regulations due to the larger number of employees and visitors that typically visit. Screening and Buffering requirements from residential uses should be included, for instance. A higher parking requirement for Medical Professional Office should

also be reflected in the Code. Parking should never be permitted in the front yard.

- c. Both Professional Office and Medical Professional Office should adhere to Residential Appearance Regulations. Such regulations would require that all buildings, including new, converted or existing structures, be residential in exterior appearance. “Residential in exterior appearance”, for the purpose of administering this regulations would adhere to requirements such as: maximum building elevation dimension, building elevation offsets, roof pitch, habitable floor area of first and second floors, building materials, and window and door size and placement.
- d. “Home Occupation” and “Professional Office” should be included in the Definitions section of the Zone Code. “Medical Professional Office” should also be included.
- e. Section 189.070.020 should be updated to further differentiate between Home Occupation and Professional Office and include additional reference to regulations for apartments above commercial uses.



4. Outdoor Dining and Sidewalk Cafes should be further differentiated. Sidewalk Cafes, according to the Township Code's current definition, occur on the public sidewalk in the front of the restaurant. Sidewalk Cafes require a license and are seasonally permitted between April and November. Additional regulations surrounding Sidewalk Cafes (Section 147.16) include rules about music and operating times, for instance. Outdoor Dining, however, differs from Sidewalk Cafes since it can occur on private property. Outdoor Dining should therefore be a permitted accessory use in the C-1 Zone District, specifically in the existing commercial downtown areas (Newark Pompton Turnpike/Jackson Avenue, and Newark Pompton Turnpike/Oak Street). However, Outdoor Dining should be subject to some of the same rules and regulations as Sidewalk Cafes. Sidewalk Cafes are required to submit development plans to the Construction Official, Fire Official, and Planner. Such plans ensure pedestrians have enough room to use the sidewalk, show temporary structures such as planters and tables, and show the seating capacity. Private outdoor seating arrangements should also submit development plans, displaying the same information, and additional parking requirements should be included for restaurants with outdoor seating.
5. Shopping Center should be added to the Definitions section of the Township Code. A definition exists under Chapter 135 Commercial Property Maintenance but one does not exist in the Zoning Ordinance. The existing definition of the term can be used within the Zoning Ordinance, and reads, "one or more buildings or parts thereof designed or existing as a unit, occupied or to be occupied by one or more businesses for the conduct of retail sales, with parking space."
6. The C-3 Zone should be amended to implement more modern concepts of smart growth in regional retail centers, to create areas with more aesthetic appeal. The goal of these amendments are to have buildings line and activate streets, encourage pedestrian friendly ways to get from one store to another, to make the site more efficient through shared parking, and make these sites more aesthetically appealing through landscaping. Among the recommended actions and amendments:
 - a. Pequannock Township should work with shopping centers to implement façade improvements, and where feasible, experiential retail environments.
 - b. The Township should permit more than one principal structure per lot, to accommodate pad sites, established as conditional uses in the zone.
 - c. The building line of pad site structures should be constructed no closer than 35 feet of the right-of-way line and require that a minimum of 70%

of the building be located within the zone's front yard setback. This recommendation encourages street activation while still maintaining an adequate distance from traffic flow.



- d. Outdoor seating in conjunction with a permitted restaurant or seating establishment should be permitted as an accessory use.
- e. To activate the street edge, pad sites are encouraged to integrate building elements such as gallery/awnings, porches/stoops, and balconies. No building should have a blank wall greater than 25 feet. The building orientation or building entrance, should face the parking area but also be visible from the street.
- f. A drive-thru, drive aisle, queuing area, or parking area should be located no nearer than 35 feet to any property line, paved access drive or street right-of-way line.
- g. All parking and service areas shall be screened with landscaping and/or fencing.
- h. All parking areas should be landscaped with shade trees and shrubs and able to provide low-level screening of the view of the parking lot. At least one shade tree for each 40 feet of frontage shall be provided unless adequate evergreen screening is provided. No shade tree shall obstruct the view of any use or sign in close proximity to the street. No landscaping shall obstruct sight triangles.
- i. Individual uses on pad sites are not required to provide a designated loading area, provided that the use can demonstrate that none is needed and loading/unloading activities occur at off-peak hours for the business and/or the shopping center. Shared loading areas are encouraged. Where loading and unloading areas are needed, they must be of sufficient size and dimensions to accommodate the numbers and types of vehicles that are likely to use and maneuver the area.

Loading and unloading areas shall be located and designed so that vehicles can maneuver safely without obstructing a public right-of-way or any parking space, parking lot aisle, fire lane, vehicular circulation lane, or pedestrian path or sidewalk or pedestrian crossing. No loading dock or service area may be directly located within the front building line. Any loading or services areas that is visible from the street or parking areas must be screened.

7. The existing C-3 Zone District currently prohibits "Big Box" Retail. The district regulations should be revised to permit such uses. The Route 23 corridor can support larger commercial development and there is not a reason to prohibit such uses. The Township should define "Big Box Retail" within the Zoning Code and should differentiate the term's definition from that of "Shopping Center". Additionally, the C-2 and C-3 District regulations for prohibiting drive-thru regulations should be amended to permit drive-thrus as a conditional use consistent with the types of businesses appropriate for highway-based commercial development.
8. Impervious surface allowances for the C-3 district should be analyzed since properties in this zone are located near to the river. Like the recommendations for the R-9 zone, the Township should work with Rutgers University Water Resources Cooperative Extension Service to do an Impervious Cover Assessment and Reduction Action Plan. Further, the zone should be amended for increase requirements associated with landscaping in the front yards, providing for more pervious surface which helps to reduce stormwater runoff in an environmental sensitive area.
9. Signs in commercial districts in Pequannock Township should be revised.
 - a. While there is a definition for an "Abandoned Sign" in the Township regulations, there is no process identified for them. Sign regulations should state that wherever there is a change in occupancy of a building or premises including any vacancy, the sign which identifies any such individual, business, service, product, or other item that is no longer present on the premises, shall be removed. Any new signs for the premises should be required to obtain a sign permit.
 - b. The Township Code should list prohibited signs for each zone district, such as digital signs in the C-1 zone district.
 - c. Freestanding Signs should be differentiated between Pole-Mounted signs and Monument or Ground signs. Section 189.13.030 Definitions should include Monument Signs and Ground Signs.
 - d. Ground Signs or Monument Signs should be permitted in the C-1 zone district and Pole-Mounted Signs should be prohibited. The ordinance should be revised to permit ground or monument signs at a 10-foot setback where landscaping is provided, instead of the currently required 30-foot front yard setback.
 - e. In the C-1 zone, Banner Signs and A-frame or Sandwich Signs are defined as temporary signs but are listed as permitted permanent signs in the Township Code. These signs should be removed from the listing as permanent signs and instead be identified as temporary signs so that they can be regulated as such.
 - f. In the C-2, C-3 and C-4 zones, a commercial property with five or more uses is permitted 12 square feet of sign area on a Freestanding Sign for each tenant, the same square footage permitted for a Professional Office use on Newark Pompton Turnpike. The sign regulations for Shopping Centers for multiple uses should be reviewed and amended as necessary.
10. Parking standard requirements should be reviewed and updated as part of a zoning code update.
 - a. Generally, the parking table should be updated to group uses by industrial, business, and other, instead of alphabetical order. By rearranging the table in this manner, similar and duplicative uses can be combined into one-line item, such as Receiving and Shipping. The rearrangement will also make the parking requirement table more efficient and easier to use.
 - b. Nightclub can be removed from the Parking Table.
 - c. Uses not included in the Table but permitted in the Township should also be included in the Parking Table.
 - d. New uses recommended for inclusion in Pequannock Township should be included in the Parking Table. These uses include, gyms, indoor commercial recreation, bars, breweries/distilleries, outdoor dining, among others.
 - e. The Parking Table should include different parking standards for Restaurants and Restaurants with bars. Restaurants with bars should adhere to a higher parking standard based on the square footage of the bar area.

Specific Areas of Change

1. The existing C-1 zone in both the Township's "downtown" areas should be re-zoned to the Commercial Business District -1 (CBD-1) and the Commercial Business District -2 (CBD-2) zones. These "downtown" areas include the area of Newark Pompton Turnpike and Jackson Avenue area (the northern commercial district), and the area of Newark Pompton Turnpike and Oak Avenue (the southern commercial district).

The northern commercial district is recommended to be zoned for two (2) zone districts, due to the situational differences between parcels east and west of Newark Pompton Turnpike (see **Downtown Concept Map** on next page). Parcels on the west side of Newark Pompton Turnpike are smaller in size and directly abut residential neighborhoods, while the parcels to the east of Newark Pompton Turnpike have larger lots and are naturally buffered from most residential neighborhoods and by the NYS&W Trail. The CBD-1 zone district to the west of Newark Pompton Turnpike should be less intensely developed in order to preserve neighborhood character than the proposed CBD-2 zone district across the street.

The area of Newark Pompton Turnpike and Oak Avenue (the southern commercial district), west of the NYS&W Trail, should be rezoned to the proposed CBD-1 zone. Due to the nature of existing uses in the area east of the NYS&W Trail, the existing C-1 zone district in this area should remain, but with the below recommended changes.

Together, the intent of these two CBD-1 and CBD-2 zone districts will be to encourage a traditional downtown environment with a mix of uses, especially those which encourage pedestrian traffic and which is appropriately buffered from residential neighborhoods.

2. The existing C-1 zone in the area of Newark Pompton Turnpike and Kent Place should be folded into the proposed CBD-2 zone, along with the homes located on Peck Avenue in order to create a cohesive area for commercial development.

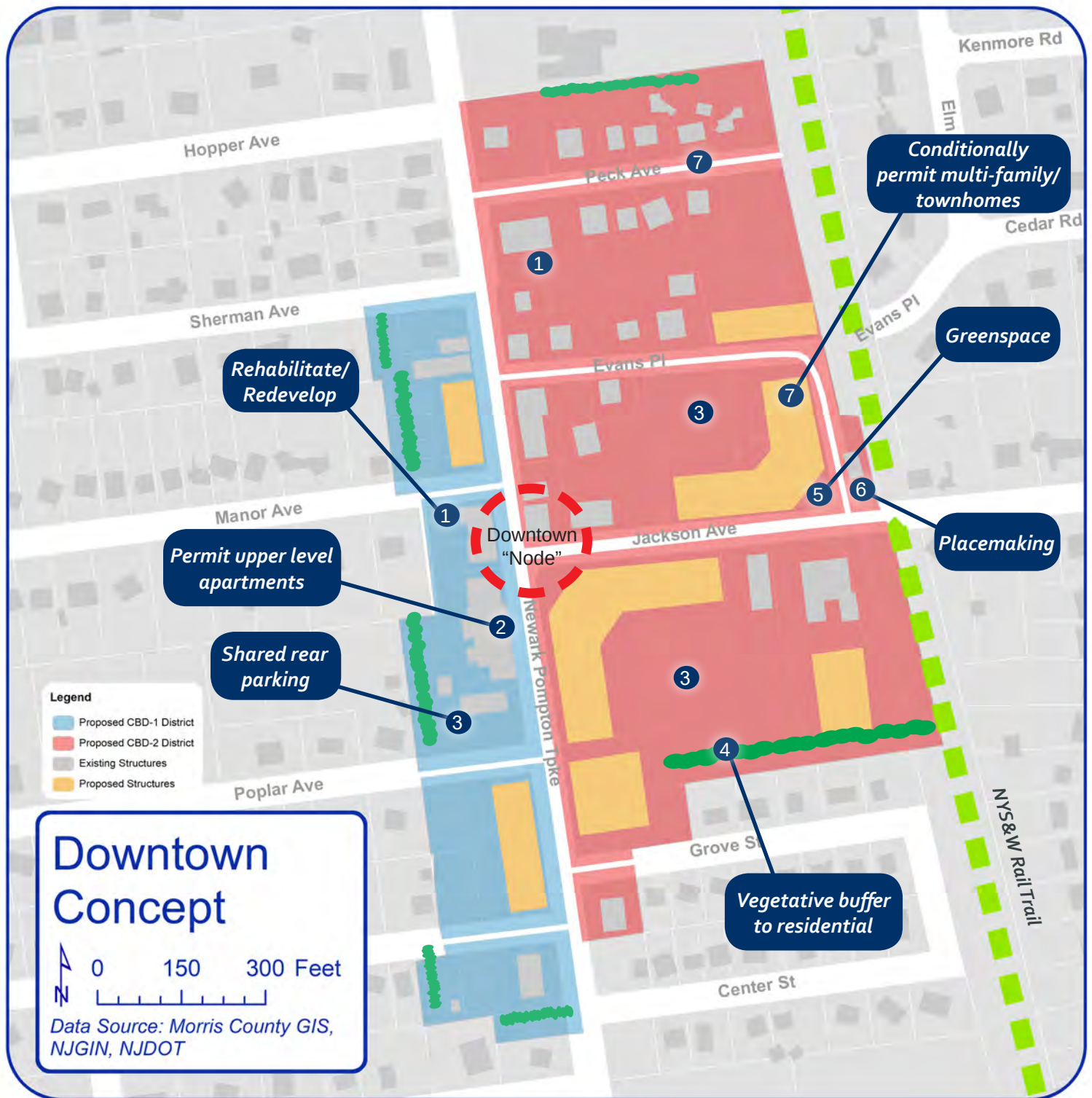
The below bullet points and table highlights the planning reasons for the regulations of the CBD-1 and CBD-2 zones:

- a. National recognition of "downtowns as centers of place" have altered the way people shop and civically engage. Downtowns not only attract "downtown dwellers" with apartments above commercial uses, but they also offer a variety of uses, activities, and provide unique experiences not found in Big Box or strip retail developments. These national trends and the local Master Plan survey played a role in what uses to permit in these new districts. For instance, when asked what Pequannock Township could use more of, Restaurants was chosen 60% of the time by survey participants, microbreweries/distilleries 47% of the time, and community gathering spaces 45%. Cultural facilities and bars/lounges were also included among the top choices (29% and 22% respectively). Uses that don't "activate" the downtown with pedestrian activity are recommended to be prohibited, such as Auto-Oriented Businesses, Drive-thrus, Funeral Homes or Mortuary Establishments, Schools, and Shopping Centers.
- b. Current regulations for apartments above commercial uses are found in Section 189.07.030 of the Township Code. This section of the code should apply to such uses in all zones. However, the regulation should be amended to remove the street frontage requirement for apartments above commercial in the CBD-1 and CBD-2 zones.



Table 3: Proposed Commercial Downtown and Neighborhood Zones

	CBD-2	CBD-1	C-1
Location	East of Newark Pompton Tpke (near Jackson Ave)	- West of Newark Pompton Tpke (near Jackson Ave) - West of NYS&W Trail (near Oak Ave)	- East of NYS&W Trail on Newark Pompton Tpk. (near Oak Ave) - Lincoln Park Rd (between Oak Ave and Kamm St)
Permitted Uses	- Apartments Above Commercial - Bars, Taverns, Inns, Pubs - Business, Professional and Governmental Offices including Banks - Churches, Houses of Worship, and Parish Houses - Public Parks and Playgrounds - Restaurants - Retail Sales - Retail Services - Commercial Entertainment	- Apartments Above Commercial - Bars, Taverns, Inns, Pubs - Business, Professional and Governmental Offices including Banks - Churches, Houses of Worship, and Parish Houses - Public Parks and Playgrounds - Restaurants - Retail Sales - Retail Services - Commercial Entertainment	- Business, Professional and Governmental Offices including Banks - Churches, Houses of Worship, and Parish Houses - Funeral Homes or Mortuary Establishments - Medical Office - Public Parks and Playgrounds - Retail Sales - Retail Services - Shopping Centers
Conditional Uses	- Brewery/Distillery - Clubs, Lodges, and similar establishments - Outdoor Display of Merchandise - Multi-Family on min. 18,000 SQFT lots - Townhomes	- Brewery/Distillery - Clubs, Lodges, and similar establishments - Outdoor Display of Merchandise	- Apartments Above Commercial - Brewery/Distillery - Clubs, Lodges, and similar establishments - Multi-Family - Outdoor Display of Merchandise - Restaurants - Townhomes
Prohibited Uses	- Adult Retail Sales or Adult Theaters - Boarding Houses - Drive-Thrus - Funeral Homes or Mortuary Establishments - Gasoline, service, and automobile, motorcycle and commercial vehicle sales and service establishments - Hotels or Motels - Medical Office - Pawnshops - Schools - Shopping Centers	- Adult Retail Sales or Adult Theaters - Boarding Houses - Drive-Thrus - Funeral Homes or Mortuary Establishments - Gasoline, service, and automobile, motorcycle and commercial vehicle sales and service establishments - Hotels or Motels - Medical Office - Multi-Family - Pawnshops - Schools - Shopping Centers	- Adult Retail Sales or Adult Theaters - Bars, Taverns, Inns, Pubs - Boarding Houses - Commercial Entertainment - Drive-Thrus - Gasoline, service, and automobile, motorcycle and commercial vehicle sales and service establishments - Hotels or Motels - Pawnshops - Schools
Max. Height	4 stories or 45 FT; in areas abutting residential, then 3 stories or 35 FT	3 stories or 35 FT	2 stories or 30 FT
Min. Lot Area	4,000 SQFT	4,000 SQFT	4,000 SQFT
Min. Lot Frontage	50 FT	50 FT	50 FT
Min. Lot Width	40 FT	40 FT	40 FT
Yards	30 FT in areas abutting residential zones	50 FT in areas abutting residential zones	50 FT in areas abutting residential zones
Max. Front	0-10 FT	0-5 FT	25 FT
Min. Rear	25 FT	50 FT	10% of lot's depth and 10 FT min.
Min. Side	0 FT	0 FT	3 FT (one) 25% of lot's width (both)
Screening	15 FT landscape buffer or 8-foot fence in areas abutting residential zones	15 FT landscape buffer or 8-foot fence in areas abutting residential zones	10 FT landscape buffer or 8-foot fence in areas abutting residential zones
Max. Bldg. Coverage	30%	30%	30%
Max. Lot Coverage	90%	90%	90%



There are seven (7) strategies for making Pequannock's downtown a vibrant destination for residents:

- 1 **Rehabilitate/Redevelop** existing buildings in both districts to preserve the area's historic character or create new development that meets the needs of residents.
- 2 **Permit apartments above** businesses to encourage mixed-use development that contribute to the downtown character.
- 3 **Shared parking** for shoppers along Newark Pompton Turnpike, in conjunction with improved wayfinding (i.e. parking directional signs) and pedestrian linkages to existing public parking lots.
- 4 **Vegetative buffer** to provide adequate separation between commercial and residential uses.
- 5 **Greenspace** to provide residents with areas to enjoy parks and open spaces.
- 6 **Placemaking** to provide the downtown with an identity and sense of place that local residents will be encouraged to visit.
- 7 **Conditionally permit multi-family and townhome** dwelling units in the proposed CBD-2 district to encourage a variety of dense housing options in the downtown.

- c. To encourage revitalization of these areas, the Township should consider a maximum height of three stories or 35 feet in the downtown, an increase from the 30 feet or two-story limit permitted today. With much of the current structures in downtown at 1-2 stories, allowing a third story will incentive development and rehabilitation of existing properties. In the CBD-2 District to the east of Newark Pompton Turnpike, in areas not near to residential uses or districts, up to 4 stories or 45 feet should be permitted. Allowing 4 stories in this zone district, likely to occur along Jackson Avenue, will establish a gateway into Pequannock Township from Route 23 and Wayne.
- d. In both CBD-1 and CBD-2 zone districts, it should be a requirement to screen downtown uses from neighboring residential districts, either with a fifteen (15) foot vegetated buffer or 8-foot fence. In the C-1 zone, the requirement is recommended to change from a five foot buffer required to be located on the residential property, to a 10-foot vegetated buffer or 8-foot fence, required on the property in the C-1 zone. This screening requirement will protect existing residential neighborhoods by minimizing noise and visual impacts from nearby downtown and other commercial use activities.
- e. The CBD-1 district should be expanded in strategic locations. Currently the zone boundary for the existing C-1 zone in this area does not reflect existing conditions. To “right-size” the zone, lots already developed as part of the Colombia Bank parking lot located at 543 Newark Pompton Turnpike are recommended for inclusion in the CBD-1 district. Additionally, to “square” off this zone to ensure future development can accommodate proper site design and to encourage rear shared parking arrangements, an additional lot is recommended for inclusion within this new CBD-1 district. The additional lot is an existing single-family residential dwelling located at 4 Franklin Avenue.
3. Since none of the properties are occupied by industrial uses, the parcels located in the I-2 zone along Lincoln Park Road should be rezoned to the C-1 zone.
 4. Block 802 Lot 1 (777 Route 23) in the C-2 zone should be rezoned to C-3 since it is large enough to accommodate Shopping Centers and Big Box Retail. It is approximately 13 acres in size. Regulations should ensure adequate buffering from nearby residential.
 5. Re-zone the existing I-1 zone near to Woodland Lake as a Hybrid Commercial (H-C) Zone District. While industrial in this location is appropriate as it is well buffered from residential by the NYS&W Trail and Woodland Lake and has quick access to Route 23, there is sufficient land in the Township to accommodate these industrial uses at other locations. Located adjacent to open space resources including the NYS&W Rail Trail, Woodland Lake, and Washington Park, this area has the potential to become a civic center for open space. The Township may consider this location for an indoor recreation community center. The Township should integrate trail development connections, linking these open space resources. This new zone would include such public purpose projects but also permit office, hotels with accessory restaurants/bars, indoor commercial recreation, and veterinary hospitals.





Redevelopment and Rehabilitation Initiatives

“Redevelopment Planning” is a term used to describe both redevelopment and rehabilitation activities and is a regulatory land use tool used to benefit the general public by addressing environmental, economic, social, and physical conditions of communities in need of revitalization. It contains certain tax incentives and other tools that may spur new life into an area.

The Township of Pequannock does not currently have any designated redevelopment or rehabilitation areas pursuant with the with the Local Redevelopment and Housing law, N.J.S.A. 40A:12A-1, et seq. However, this planning tool would be quite beneficial to several areas within the Township.

Redevelopment is a process to rebuild or restore an area in a measurable state of decline, disinvestment, or abandonment. Redevelopment may be publicly or privately initiated but is commonly recognized as the process governed by the Local Redevelopment and Housing Law and undertaken in accordance with a redevelopment plan adopted by the municipality. If used correctly, it can transform an underutilized or distressed area into an economically viable and productive part of the community.

Rehabilitation is an undertaking, by means of extensive repair, reconstruction or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of the area.

Recommended Areas in Need of Redevelopment or Rehabilitation

The northern and southern commercial districts, currently zoned as C-1 but recommended by this Master Plan to be zoned as CBD-1 and CBD-2, should be looked at for redevelopment and/or rehabilitation. Redevelopment and rehabilitation of these areas is an excellent tool that can build upon the goals of this Master Plan and implement its recommendations. Such strategic use of redevelopment and/or rehabilitation will encourage key properties to transform, creating the pedestrian friendly downtown destinations that these areas should thrive to become. While some initial planning reasons for studying these areas for redevelopment and/or rehabilitation include the following, conducting a formal study will expand upon this initial list, in accordance with the LHRL law:

- Existing older buildings
- Some indication of a pattern of vacancy
- Existing site design does not promote walkable downtown environment
- Some buildings are not oriented towards the street
- Parking is located in the front yard in some areas

Redevelopment Planning Process

1. Pequannock Township Council authorizes the Planning Board to conduct an Area in Need of Redevelopment and/or Rehabilitation Study of specific properties, explicitly stating whether eminent domain is used or not.
2. The Redevelopment and/or Rehabilitation Investigation Report, authored by the municipal or consultant planner, identifies those properties that meet the requirements per the Local Redevelopment and Housing law, N.J.S.A. 40A:12A-1, et seq. The findings are presented at a public hearing to the Planning Board. The Planning Board recommends to the Township Council that all, some, or none of the properties be designated for Redevelopment/Rehabilitation. The Township Council adopts all, some, or none of the properties as an Area in Need of Redevelopment/Rehabilitation.
3. A Redevelopment Plan, authored by the municipal or consultant planner, is prepared for the designated area. The Redevelopment Plan identifies appropriate land uses and building requirements and other public improvements. The Redevelopment Plan is adopted by Ordinance at a public hearing of the Township Council and either supersedes or overlays existing zoning.

Industrial

There are four (4) industrial zoning districts in three separate areas of the Township. Industrial uses are beneficial to Pequannock Township since they diversify land uses and the tax base. Negative impacts, however, are often associated with these uses, such as truck traffic.

Industrial Recommendations

The Township should consider the following recommendations regarding industrial land uses:

General

1. The Township of Pequannock does not have a lot of heavy industrial uses. Rather, the Township is home to light industry such as research labs and light manufacturing. The Township should ensure that these light industrial uses do not transition to heavy industry in the future.
2. The I-1 zone district should be amended to remove from its list of permitted uses the following: metal and wood fabricating facilities and veterinary hospitals. The I-1 zone district regulations should additionally permit contractor showrooms, since the I-1 zone is located in an area of the Township well buffered and with minimal negative impact to surrounding uses. The I-2 zone district should permit research labs and product development labs. With these changes, the permitted land use differences between the I-1 and I-2 zones will be minimal, where the more notable differences will be seen in the bulk regulations.
3. Market demands are shifting away from single-purpose development and headed towards a mixed-use preference, which not only applies to downtowns, but also applies to industrial zones. Re-evaluating an industrial district's permitted uses is one way to diversify these zones. The Township should conditionally permit a wider range of non-industrial uses such as breweries/distilleries and artisan industrial spaces/artists' studios for the I-1 and I-2 zones. Conditions for these uses should be targeted around parking and distance from heavier industrial use activities.
4. All industrial districts already conditionally permit "eating and clinic facilities for the sole use of employees and officers of the principal use on the lot" and "buildings for indoor sports type uses such as wrestling, batting cages, weight lifting, golf driving ranges, fitness centers, dance studios, gymnastics or similar indoor sport type uses". However, there are no conditional regulations associated with these uses. The Industrial Zoning District Regulations and Supplemental Regulations should be updated to include conditions for such uses, such as parking and distance from heavier industrial use activities.
5. Performance standards should be included for the industrial districts. Regulations in the performance standards should include fire and explosion hazards; radioactivity and radio emissions; smoke, fumes, dust, gases, odors, fly ash; liquid or solid wastes; vibration; and noise.
6. Flex-space can be defined as an interior of a building with the flexibility to house warehouse, manufacturing, or office uses depending on market conditions. The Township is home to several flex-space industrial parks containing a wide array of uses. A "worst-case-scenario" for parking at a flex-space property would be if the entire property were converted to office use. Office uses generally have a higher parking ratio than industrial uses per Township Code. The parking ordinance of the Township Code should be revised to ensure adequate parking for office uses that go beyond a 10% cap for flex-space industrial parks.





7. Signs in Industrial zone districts in Pequannock Township should be revised.
 - a. With industrial parks or buildings serving many tenants, sign regulations should be revised to permit a certain sign area for each tenant on a single free-standing, ground, or monument sign.
 - b. The I-2 Industrial District should permit Ground or Monument Signs and prohibit Freestanding Signs.
3. With the remainder of the I-2 and I-1 zones near to the Pio Costa tract, combine the two districts to create the I-1 Zone District. The new boundaries of this I-1 district could permit outdoor showrooms since it is well buffered from surrounding uses. The I-1 district at this location would adopt the previously recommended changes regarding permitted uses.
4. Re-zone the parcels in the I-3 Industrial Zone District on Beaverbrook Road to a newly created Agricultural zone (AG), that would bring the properties in question into conformance. As of this date the agricultural uses are operating under a zone permit for Agricultural use.

Specific Areas of Change

1. As previously discussed under the Commercial heading of this element, re-zone the existing I-1 zone near to Woodland Lake as a Hybrid Commercial (H-C) Zone District.
2. Remove the Pio Costa tract from the I-2 Industrial zone and re-zone as the Conservation/Recreation Zone District. The remaining parcels in the I-2 zone along Lincoln Park Road should be zoned to the C-1 zone, as previously indicated.

Alternatively, the Township could zone the area to permit office/research facilities, taking advantage of the zone's proximity to Chilton Hospital for new medical office space. Additionally, the site may be suitable for the relocation of the Public Works facilities, opening up developable space in the proposed Hybrid Commercial/Industrial zone along Alexander Avenue.

Other

Hospital

A hospital zone would preserve and enhance the longstanding identity of healthcare and medical institutions in this area, as well as continue to provide employment opportunities for residents. The Hospital Zone will also enhance site aesthetics, improve site design including circulation, landscaping, and streetscaping, and will provide adequate parking standards. Lastly, a Hospital Zone would restrict expansion of the hospital into surrounding neighborhoods and regulate appropriate buffers to adjacent residential land uses.

Historic

The Historic Landmark District Zone includes any property which has been included in the Historic Register on either the county, state, or federal level.

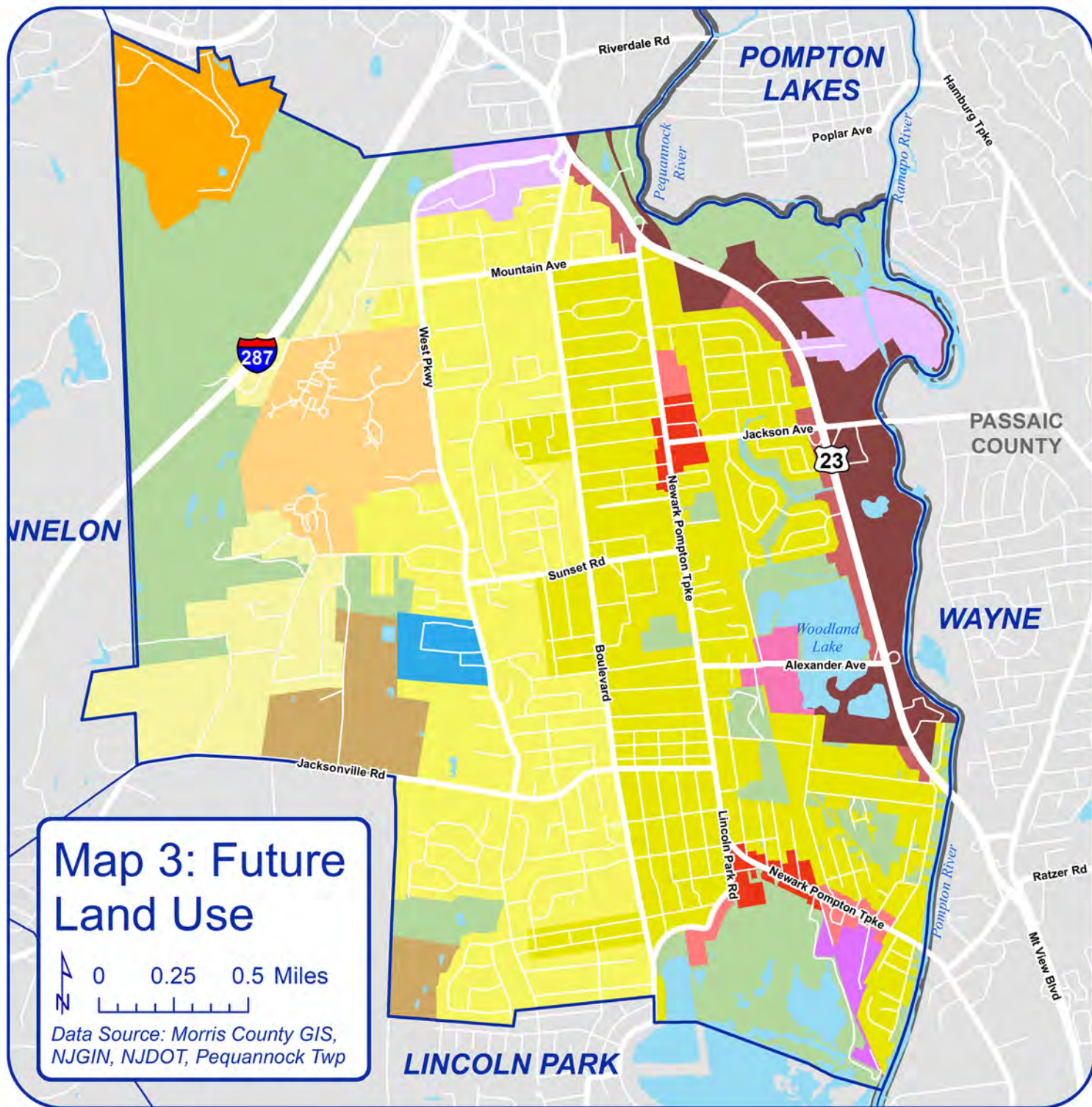
Conservation/Recreation

In addition to the previously discussed zone changes, it is recommended that The Township of Pequannock create a new zone district called Conservation/Recreation (C/R). This zone would encompass all the existing Township Parks in Pequannock Township to protect them from potential development. The zone could be strategically used to protect publicly-owned vacant land from development and ensure future use as a park.



Table 4: Future Land Use Plan

<i>Land Use</i>	<i>Existing</i>	<i>Proposed</i>
Residential	R-87 - 2 Acre Residential R-45 - 1 Acre Residential R-22 - 1/2 Acre Residential R-15 - 1/3 Acre Residential R-11 - 1/4 Acre Residential R-9 - 1/5 Acre Residential PRD - Planned Residential Development District CCRC - Continuing Care Retirement District	R-87 - 2 Acre Residential R-45 - 1 Acre Residential R-22 - 1/2 Acre Residential R-15 - 1/3 Acre Residential R-11 - 1/4 Acre Residential R-9 - 1/5 Acre Residential PRD - Planned Residential Development District CCRC - Continuing Care Retirement District
Commercial/ Business	C-1 - Community Business District C-2 - Highway Commercial District C-3 - Regional Commercial District C-4 - Regional Commercial District	CBD-1 - Central Business District 1 CBD-2 - Central Business District 2 C-1 - Community Business District C-2 - Highway Commercial District C-3 - Regional Commercial District C-4 - Regional Commercial District H-C - Hybrid Commercial
Industrial	I-1 - 1 Acre Industrial District I-1A - Industrial District I-2 - 2 Acre Industrial District I-3 - 3 Acre Industrial District	I-1 - 1 Acre Industrial District I-2 - 2 Acre Industrial District I-3 - 3 Acre Industrial District
Other	H - Historic Landmark District Zone	H - Historic Landmark District Zone C/R - Conservation/Recreation AG - Agricultural District H - Hospital
Overlay	N/A	N/A



Storm Resiliency, Smart Growth, Environmental Sustainability

The requirements of the Land Use Element of the Master Plan (MLUL, N.J.S.A. 40:55D-28(b) (2)) was recently amended to include “a statement of strategy concerning:

- i. Smart growth which, in part, shall consider potential locations for the installation of electric vehicle charging stations,*
- ii. storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure, and*
- iii. environmental sustainability.”*

Flood Resiliency

In 2017, the Federal Emergency Management Agency (FEMA) prepared the Preliminary Flood Insurance Rate Map (PFIRM) in order to give residents a look at their homes projected risk to flood hazards. The map has not yet been adopted, however it contains the most recent data of all high risk flood areas in the United States. This information allows municipalities to create informed decisions about how to deal with flood zones as well as implement flood plans to protect their community and residents.

The Legislature of the State of New Jersey in NJSA 40:48-1 et seq., delegates the responsibility of the municipality to adopt ordinances that are designed to promote the health, safety, and welfare of the community. In relation to flood ordinances, the New Jersey Department of Environmental Protection has created a model ordinance which many municipalities have adopted, “The Flood Damage Prevention Ordinance” that aims to protect citizens and minimize damage caused by flood events. The Township of Pequannock’s current flood ordinance was developed after the NJDEP’s Model “D” Ordinance.

According to the PFIRM, almost all of the Township of Pequannock’s homes along the Pompton River lie in the floodway. Generally, all homes east of Route 23 or southeast of Madison Street and Greenwood Avenue lie in the floodway. The Township of Pequannock’s current zoning code prohibits new development in this area due to the risk of a flood event carrying debris or potential projectiles. The Township of Pequannock should review the current flood ordinance in relation to the most recent PFIRM data in order to make appropriate revisions.

A significant number of parcels in the Pequannock Township

are located within Special Flood Hazard Areas (SFHA), particularly along the Route 23 corridor and adjacent neighborhoods. The SFHA also encompasses most of the southern commercial district and the Pio Costa property, and lands on either side of the East Ditch.

While new development or significant improvements on properties may not be completely prohibited by the SFHA, although they typically are within the floodway unless it can be demonstrated that such improvements would not lead to an increase in flood levels, the SFHA does impact the types and forms of development that may occur in order to mitigate potential impacts from flooding. There are also distinctions between standards for residential and non-residential.

In Pequannock Township’s SFHA, new residential construction or substantial improvements to existing residential dwellings requires the lowest floor, basement

“Resilience is the ability to prepare and plan for, absorb, recover from, and more successfully adapt to adverse events.”

Source: National Academies of Science

included, to be elevated three feet freeboard above the Base Flood Elevation (BFE), also known as the Design Flood Elevation (DFE). Non-residential construction also requires some measure of flood damage prevention, either having the lowest floor two feet freeboard above the BFE or providing other improvements such as dry flood proofing the structure ensure the structure is impermeable to water up to 2 feet above the BFE.

While home elevations will continue to be the most effective strategy in mitigating flood damage and ensuring stable residential neighborhoods, the more flexible standards for nonresidential developments is appropriate since there is less concern of evacuation in the event of a severe weather event. The Township should work with potential developers in the flood hazard areas to maximize their building resiliency while improving ratables along Route 23 and Alexander Avenue.

One strategy to combat against the effects of natural hazards is Smart Growth. Smart growth plans for development that attempts to curb worsening environmental conditions. The Township can take additional steps to ensure sprawl does not continue in the future and can take proactive steps to better environmental conditions.



Land Use Funding Sources

While land use and zoning activities are typically funded through the Township's Operating Budget, other funding sources (i.e. grants, programs) are available.

State Resources

New Jersey Department of Community Affairs (NJDCA) Local Planning Services (LPS)

The NJDCA provides planning services such as master plans, land use and mapping, economic development plans, and other special municipal projects to municipalities who qualify. Eligibility requirements for LPS assistance include municipalities who qualify for Urban Aid or Transitional Aid or NJRA Financing, municipalities designated in an Urban Enterprise Zone, Brownfield Development Program, or Main Street New Jersey Program, or the municipalities impacted by Superstorm Sandy or temporarily fiscally distressed due to unexpected circumstances.

New Jersey American Planning Association (APA-NJ) Community Planning Assistance Program (CPAP)

The New Jersey Chapter of the American Planning Association (APA-NJ) hosts a Community Planning Assistance Program aimed at providing volunteer support to municipalities. The program has completed 20 projects in the past three years. Email your municipality's unique planning problem to the CPAP Coordinator for more information.

Highlands Council Initial Grant Assessment

A large majority of Township of Pequannock is within the delineation of the Planning Area and a small portion within the Preservation Area of the Highlands Region. Conformance with the Highland's Council Regional Master Plan is voluntary for Planning Area communities. An Initial Grant Assessment would allow The Township of Pequannock to assess the requirements and benefits of Plan Conformance with the Regional Master Plan.



Land Use Element Recommendation Plan

Directions

“Check off” a completed Recommendation and mark the year of completion as a way to measure progress.

Short: complete in 1-2 years; **Medium:** complete in 3-5 years; **Long:** complete in 10+ years.

Land Use Element Recommendation Plan

Recommendation		Implementing Party	Timeframe	Completed	Year Completed
General					
1	Ensure the Township’s Code is compliant with the Municipal Land Use Law (MLUL).	Township Planner, Planning Board, Township Council	Ongoing		
2	Ensure the Residential Site Improvement Standards (RSIS) are correctly and appropriately cited in the Township code.	Township Engineer, Township Planner, Planning Board, Township Council	Ongoing		
3	Eliminate the cumulative or “nesting” of use permissions in the zoning code and state only what is permitted in each zone.	Planning Board, Township Council	Short		
4	Write Zone District Intents or Purposes for all districts within the Zoning Code.	Planning Board, Township Council	Short to Medium		
5	Collaborate with the Rutgers University Water Resources Cooperative Extension Service to conduct an Impervious Cover Assessment and Reduction Plan in zones adjacent to rivers.	Planning Board, Township Council, Town Engineer, Rutgers	Medium		
6	Review zoning permit procedures and fees.	Zoning Officer, Planning Board, Township Council	Short		
7	Amend several portions of the Zoning Code under Chapter 183.13 Signs.	Planning Board, Township Council	Short		
Residential					
8	Remove flag lot provisions from the Zoning Code, prohibiting them completely.	Planning Board, Township Council	Short		
9	Develop clear definitions for Multi-family Dwelling, Townhouse Dwelling Unit, Townhouse Dwelling Structure, and Stacked Townhouse Dwelling.	Planning Board, Township Council	Short		
10	Remove two-family dwellings as a conditional use in the C-1 zone district.	Planning Board, Township Council	Short		
11	Redefine the definition for Decks to remove reference of water flow.	Planning Board, Township Council	Short		
12	Remove deck coverage exceptions from the Zoning Code.	Planning Board, Township Council	Short		
13	Amend the code to make decks accessory structures.	Planning Board, Township Council	Short		
14	Rezone parcels in the R-9 district along the Pompton River in the Harrison Reserve to a Conservation/ Recreation Zone.	Planning Board, Township Council	Short		

Land Use Element Recommendation Plan

	<i>Recommendation</i>	<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
15	Rezone parcels in the R-15 district that front Route 23, generally in the area between Newark Pompton Turnpike and Boulevard, to the C-2 zone.	Planning Board, Township Council	Short		
Commercial					
16	Develop clear definitions for Retail Sales, Retail Services, Personal Services and Commercial Entertainment.	Planning Board, Township Council	Short		
17	Remove the ground floor percentage requirement and limitation on number of personnel for Professional Office.	Planning Board, Township Council	Short		
18	Permit apartments above Professional Office uses.	Planning Board, Township Council	Short		
19	Develop clear definitions for Home Occupation, Professional Office, and Medical Office.	Planning Board, Township Council	Short		
20	Regulate Medical Offices with stricter parking, screening and buffering standards.	Planning Board, Township Council	Short		
21	Draft Residential Appearance Regulations for Professional and Medical Offices. Such regulations would require that all buildings, including new, converted or existing structures, be residential in exterior appearance.	Planning Board, Township Council	Short		
22	Develop clear definitions for Sidewalk Cafes and Outdoor Dining.	Planning Board, Township Council	Short		
23	Permit Outdoor Dining as an accessory use in commercial zones that currently permit food establishments.	Planning Board, Township Council	Short		
24	Require Outdoor Dining follow the same rules and regulations required of Sidewalk Cafes.	Planning Board, Township Council	Short		
25	Add a definition for Shopping Center to the Zoning Code.	Planning Board, Township Council	Short		
26	Permit more than one principal structure per lot in the C-3 zone, to accommodate for pad sites.	Planning Board, Township Council	Short		
27	Amend the C-3 zone district to add pad site requirements regulating building elements, building line, landscaping, and parking and loading.	Planning Board, Township Council	Short		
28	Permit Big Box Retail in the C-3 zone district.	Planning Board, Township Council	Short		
29	Develop clear definitions for Shopping Center and Big Box Retail.	Planning Board, Township Council	Short		
30	Amend the C-1 zone district regulations in accordance to Table 3 provided within this plan.	Planning Board, Township Council	Short		
31	Amend the zone boundary of the existing C-1 zone near to Kent Place.	Planning Board, Township Council	Short		
32	Rezone the northern commercial district from C-1 to CBD-1 and CBD-2, and adopt the regulations associated with these new zones in accordance to Table 3 provided within this plan.	Planning Board, Township Council	Short to Medium		

Land Use Element Recommendation Plan

	<i>Recommendation</i>	<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
33	Rezone the parcels in the southern commercial district, west of the NYS&W Trail, as a CBD-1 zone.	Planning Board, Township Council	Short		
34	Rezone the parcels in the I-2 zone along Lincoln Park Road to the C-1 zone.	Planning Board, Township Council	Short		
35	Rezone Block 802 Lot 1 (777 Route 23) in the C-2 zone to the C-3 since it is large enough to accommodate Shopping Centers and Big Box Retail.	Planning Board, Township Council	Short		
36	Rezone the existing I-1 zone near to Woodland Lake as a Hybrid Commercial (H-C) zone district.	Planning Board, Township Council	Medium to Long		
37	Conduct an area in need of redevelopment and/or rehabilitation in the northern and southern commercial districts.	Planning Board, Township Council	Short to Medium		
Industrial					
38	Conditionally permit a wider range of non-industrial uses in the I-1 and I-2 industrial zones, such as pet care establishments, breweries/distilleries, and artisan industrial spaces/artists' studios.	Planning Board, Township Council	Short		
39	Remove metal and wood fabricating facilities and veterinary hospitals as permitted uses from the I-1 zone district.	Planning Board, Township Council	Short		
40	Permit contractor showrooms in the I-1 zone district.	Planning Board, Township Council	Short		
41	Permit research labs and product development labs in the I-2 zone district.	Planning Board, Township Council	Short		
42	Regulate Eating and Clinic Facilities; and Buildings for Indoor Sports Type Uses with stricter parking, and distance from heavier industrial use standards.	Planning Board, Township Council	Short		
43	Add Performance Standards for industrial zone districts.	Planning Board, Township Council	Short		
44	Remove the Pio Costa tract from the I-2 zone and rezone as Conservation/Recreation.	Planning Board, Township Council	Short		
45	Combine the remaining parcels within the I-1 and I-2 zone districts near to the Pio Costa tract, and zone as an I-1 zone district.	Planning Board, Township Council	Short		
46	Rezone parcels in the I-3 Industrial zone district on Beaverbrook Road to agricultural or leave as I-3 while permitting office and public buildings.	Planning Board, Township Council	Short		
Other					
47	Rezone hospital-owned properties from the R-22 zone to a newly created Hospital zone.	Planning Board, Township Council	Short to Medium		
48	Create a new zone district called the Conservation/Recreation zone.	Planning Board, Township Council	Short to Medium		



CIRCULATION ELEMENT



Goals

1. Provide a safe and efficient transportation system.
2. Encourage mobility by all modes.
3. Strengthen connections to the Township's historic assets, parks, open spaces, and community facilities.
4. Mitigate the local impacts of freight-related land uses.

Introduction

Transportation is an important consideration for the Township of Pequannock. An efficient system ensures residents can travel to work, school, and services reliably and safely; that businesses can get their goods for purchase, or manufacturers can ship their goods. The Township has a mature transportation network, generally built out over the past 300+ years. While the municipality has evolved from farming to a suburban community, roadways like Boulevard, Newark-Pompton Turnpike, Jackson Ave, and Jacksonville Avenue have retained their form and function providing local and regional mobility. Other roads gradually filled in and more homes were developed, either in a grid-like network, or conforming to the natural landscape which includes some changes in topography or the bends of the Pompton River.

In Pequannock Township, residents travel mostly by automobile, but during the Master Planning process, interest in making improvements to bicycling and walking was communicated, particularly as they relate to local trips and accessing the Township's local commercial districts. The Circulation Element of the Master Plan inventories Pequannock Township's transportation assets, identifies potential issues and opportunities for the system, and advances strategies to enhance the community's transportation network.

Travel

Unless otherwise stated, all data was analyzed using the American Community Survey 2013-2017 5-year Estimates. This data is a rolling average of 5-year estimates based on the decennial Census survey data collection, last conducted in 2010.

United States Census data provides important insight into the mobility needs of Pequannock Township's residents. This data may not reflect nuanced condition changes between Census time periods, nor may it be indicative of the usage or reliance on certain modes of transportation. For example, the Census measures journey to work by mode of transportation to work but does not account for an individual's usage of public transportation to go to school, shopping, or other services. The Census also does not reflect changes in mode of transportation. So, while a worker may walk or ride a bicycle to a bus stop to use public transportation, public transportation is the only mode reflected in that person's work trip. However, despite known limitations in the data, Census data does provide a reliable and valuable resource to generally understand how Pequannock Township residents travel.

Car Ownership

Of Pequannock Township's 6,299 households, approximately 43.1% own 0-1 vehicles. A key contributor to the higher than average households with zero or one vehicle is the number of 1-person households, of which nearly one-third of all households in the Township have this characteristic. As discussed in the **Land Use Element**, this is partially because of the retirement communities of Cedar Crest and Hearle Village. Nearly half (49.6%) of the households have 2-3 vehicles available, and 7.4% of households have 4 or more vehicles available. This distribution is about on par with the state's breakdown but the share of Pequannock Township households that own 4 or vehicles units is more on par with the county.

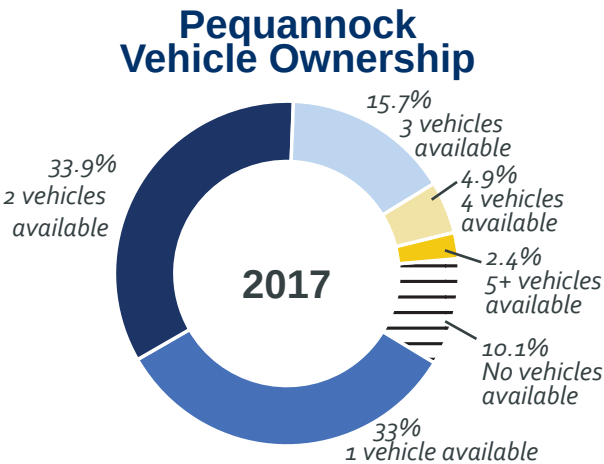
Table 5: Available Vehicles per Household

	Pequannock	Morris County	New Jersey
0-1 Vehicles	43.07%	32.57%	45.67%
2-3 Vehicles	49.58%	60.08%	48.82%
4+ Vehicles	7.35%	7.36%	5.51%

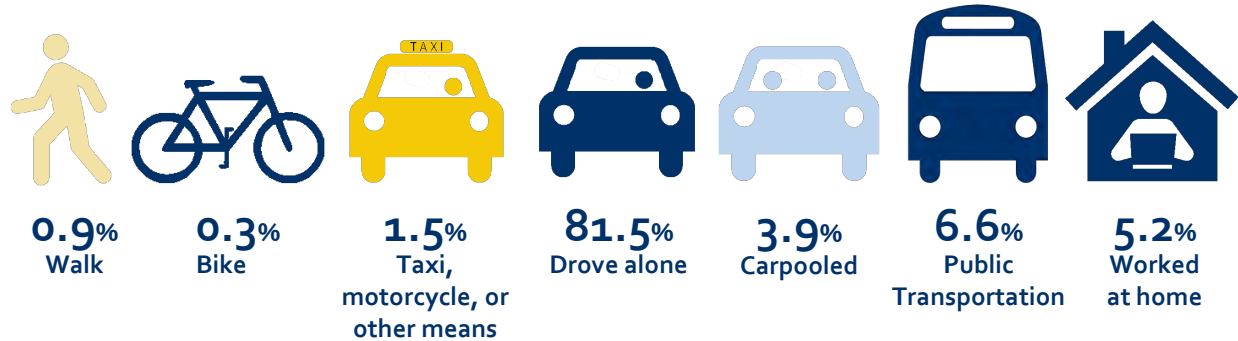
Source: US Census Bureau, American Community Survey, 2013-2017 5-Year Estimates.

Mode of Transportation

The predominant mode of transportation for workers (7,233) in Pequannock Township is the automobile. 85.5% either drive to work alone or carpool with others, a share that is on par with the county but less than the state's. The second most common mode of commuting is by public transportation (6.6%), where a majority travel by bus (4.8%), and the remainder generally travel by train (1.7%). While Pequannock Township does not have its own train station, it is located near the Mountain View-Wayne Station. Pequannock Township has a higher share of workers who use public transportation compared to many other Morris County municipalities, even those with train stations, ranking 11th in share of public transportation commuters in the county according to the ACS data. The third most common mode of commuting is working from home (5.17%). 1.5% commute by taxicab, motorcycle, or other means. Less than 1% of commuters walk (0.9%) or bike (0.3%) to work.



Pequannock Mode Choice, 2017





Place of Work

88.7% of all workers from Pequannock Township work within the State, where more than half (51.5%) of those workers work outside of Morris County. This share of workers traveling outside of Morris County but within New Jersey for employment is indicative of a reliance on adequate intrastate transportation service and facilities. More than half (57.2%) of the workers commuting out of state take public transit, where just over one-third (35.6%) drive. The higher share of public transit users is indicative of the benefit Pequannock Township residents receive from access to bus service and nearby train service.

Commute Time

The average travel time to work for Pequannock Township workers is 29.7 minutes, slightly less than the average commute time for Morris County residents (30.9 minutes) but more than New Jersey residents as a whole (21.5 minutes). With easy access to intrastate routes including I-287 and Route 23, and public transit options, Pequannock Township workers generally experience satisfactory travel times to work.



"More than half (57.2%) of the workers commuting out of state take public transit."

Roadway Jurisdictions

State

Interstate 287

Interstate 287 (I-287) is an Interstate Highway in the states of New Jersey and New York and is considered a partial beltway around New York City. The New Jersey portion of I-287, between the NJ Turnpike in Edison and U.S. 202 in Montville, opened in the 1960s and 1973, where the remainder of the NJ portion, north to the New York State border opened in 1994. The completion of I-287 resulted in a significant increase in truck traffic and new development patterns in adjacent municipalities.

There is no direct entrance or exit ramp from I-287 into Pequannock Township; Exit 52A onto NJ 23 in Riverdale provides the closest access into the Township.

Route 23

NJ Route 23 provides a high level of mobility (50 MPH speed limit) and can provide direct access to surrounding land uses. A six-lane divided highway within the borders of Pequannock Township, NJ 23 is used for local trips and for access to I-287 (in Riverdale). There are several local roads that access NJ 23, resulting in ease of access as well as the potential for cut-through traffic. North-south connections with access to NJ 23 include West Parkway, Boulevard (CR-511A), and Newark-Pompton Turnpike (CR-660). East-west roadways include Garden Place, Jackson Avenue (CR-680), Greendale Avenue, Village Road, Alexander Avenue, and Madison Street/Pequannock Avenue.

Morris County's 2018 Circulation Element of the County Master Plan forecasted NJ 23 will increase in volume by 8.2% between 2014 and 2040, noting that sections of the roadway may have lower or higher volume depending on location. RPA's 4th Regional Plan recognizes NJ 23 as a road that already supports some level of transit and that with the right kind of growth and investment, it could be developed with new nodes of mixed-use development where there are already concentrations of activity near transit.



County Roads

Jacksonville Road & Newark Pompton Turnpike (County Route 504)

Starting from the Pequannock/Wayne municipal border at the Pompton River crossing, County Route 504 (CR-504, a two-lane roadway) follows Newark Pompton Turnpike northward along a commercial corridor. At Irving Street, the roadway intermittently includes a center turn-lane and on-street parking along the southern curb line, continuing to be commercial in nature. At Oak Avenue, the roadway no longer permits on-street parking and at the Lincoln Park Road intersection, the roadway becomes residential in nature. At the next controlled intersection, County Route 504 turns left at Jacksonville Road, a two-lane roadway traversing along residential properties. At Beaverbrook Road, CR-504 delineates the border between the Township to the north and Lincoln Park Borough to the south. About 1,000 feet west of Jacksonville Road's intersection with Sunset Road, CR-504 exits Pequannock Township entering Lincoln Park. County Route 504 along Jacksonville Road is controlled by traffic lights at the intersections with Boulevard (CR-511A) and West Parkway.



Lincoln Park Road & Boulevard (County Route 511A)

County Route 511 Alternate (CR-511A) in Pequannock Township begins at the Pequannock/Lincoln Park municipal border where Ryerson Avenue in Lincoln Park becomes Lincoln Park Road in Pequannock (mid-block between Parsons Road and Slingerland Avenue) and continues northward along Boulevard, veering east at the Lincoln Park Road and Boulevard intersection. This two-lane north-south roadway is residential in nature with intermittent institutional uses. There are signalized intersections at Jacksonville Road (CR-504), Sunset Road, and Mountain Avenue. At the intersection with NJ-23, there are two-turn lanes, one lane for right or left-turn and the other dedicated as a left-turn lane only.

Lincoln Park Road & Oak Avenue (County Route 635)

Lincoln Park Road from Boulevard to Newark Pompton Turnpike (south to north) and Oak Avenue from Lincoln Park Road to Newark Pompton Turnpike (west to east) is known as County Route 635 (CR 635). CR 635 on Lincoln Park Road is primarily residential and does not permit on-street parking, where CR 635 along Oak Road is commercial in nature and permits on-street parking along northern Oak Street. Both segments of the county route are two-lane roadways.



Newark Pompton Turnpike (County Route 660)

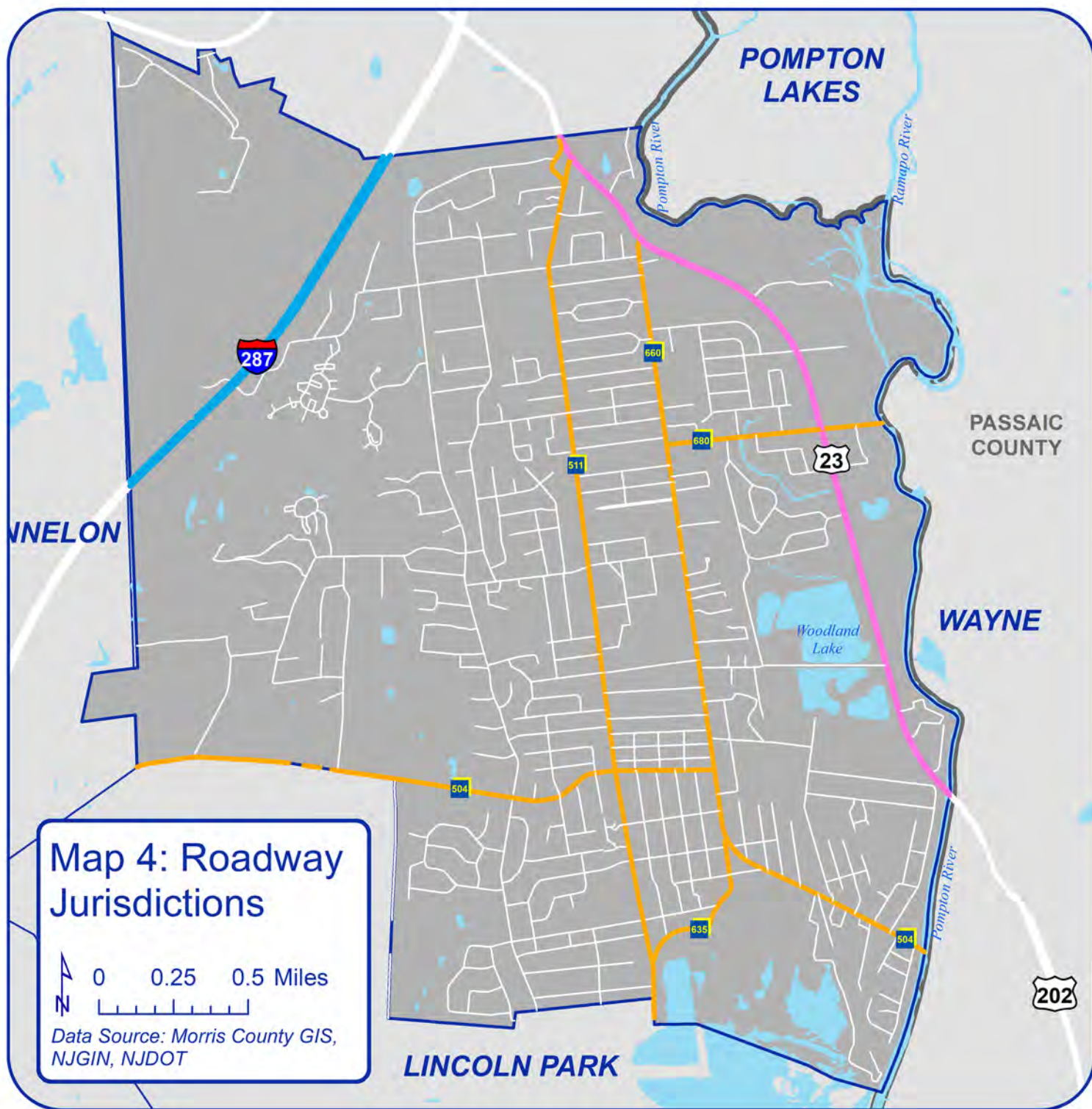
Starting south to north at the intersection of Jacksonville Road and Newark Pompton Turnpike, County Route 660 (CR 660) follows Newark Pompton Turnpike (a two-lane roadway) northward in primarily residential neighborhoods. The corridor also serves as a bus route for NJ TRANSIT #194. Continuing northward, a left-turn lane is provided south-bound at the intersection of Alexander Avenue. Commercial and institutional uses such as schools are intermittent along the residential corridor, until Center Street, where the start of the northern gateway district, or downtown area, begins. There is a traffic-controlled intersection at Jacksonville Road (CR 680) where a right-turn only lane is provided for northbound travelers. The downtown area permits on-street parking north of Jackson Avenue, but parking is not striped. The downtown ends in the general area of the Peck Avenue intersection, where the roadway begins to traverse through a primarily residential neighborhood. Again, intermittent commercial uses scatter the corridor north of the downtown area.

Jackson Avenue (County Route 680)

County Route 680 (CR 680) follows east-west oriented Jackson Avenue, beginning in the heart of Pequannock Township's downtown at the Newark Pompton intersection with a dedicated right-turn lane and dedicated left-turn lane for westward traveling vehicles. Heading eastward, the roadway approaches NJ-23, where a jug-handle from NJ-23 southbound feeds into the roadway. At the intersection, vehicles can either use the left only dedicated turn lane or either of the other two lanes to travel straight across NJ-23. The route continues as a four-lane roadway on the east side of NJ-23. On the east side of NJ-23 on CR 680, an off-ramp from NJ-23 northbound feeds into Jackson Avenue, with a choice to turn left or right. Coming from the east on CR 680 and approaching NJ-23 westward, travelers can either use a dedicated on-ramp for NJ-23 northbound, a left only dedicated turn lane or either of the other two lanes to travel straight across NJ-23. There is a traffic light-controlled intersection at the driveways for Stop & Shop (south of Jackson Avenue) and TD Bank (north of Jackson Avenue) with dedicated left-turn lanes. The county route ends at the Pequannock-Wayne municipal boundary and Morris-Passaic county boundary at the Pompton River.

Municipal Roads

All other roads are owned and maintained by Pequannock Township. The Township should ensure its roads are well maintained and in a good state of repair. Of the sixteen (16) traffic signals in Pequannock Township, twelve (12) are owned and maintained by the Township, while the remainder are maintained by the State. Morris County does not own or maintain traffic signals on county roads.



Roadway Jurisdictions

- State Highway
- County Route
- Interstate
- Local Road

Functional Classifications

The Federal Highway Administration (FHWA) defines classes of roadways based on their principal function of providing vehicular mobility (i.e. efficient movements of road travel with minimal connections to surrounding land uses and other roads) or accessibility, which provides more connection via direct or secondary access to land uses. Reference **Map 5** for roadway classifications in Pequannock Township.

There are three main categories of roadway classifications: arterials, collectors, and local roads. Arterials are further sub-categorized as interstates, other freeway/expressways, principal arterials, and minor arterials. Collectors are also sub-categorized as major collectors and minor collectors.

Arterials

Interstates

Interstates are designated by the United States Secretary of Transportation. They are the highest classification of arterials and were designed and constructed with mobility and long-distance travel in mind. These roadways tend to be limited access, divided highways with the intention of high levels of mobility between major urban areas. The interstate in Pequannock Township is I-287.

Freeways/Expressways

Freeways and expressways serve a purpose similar to that of interstates. These roads are intended to provide high levels of mobility, have limited access via ramp locations, and are not intended to directly serve adjacent land uses. There are no freeways or expressways in the Township of Pequannock.

Principal Arterials

Principal Arterials provide a high level of mobility, but unlike interstates and freeways/expressways, these roads provide direct access to surrounding land uses. State Route 23 is classified as a principal arterial in Pequannock Township.

Minor Arterials

According to the FHWA, minor arterials provide service for trips of moderate length, and serve lower level geographies than principal arterials. Similar to principal arterials, they are intended to provide higher levels of mobility (though not as high as principal arterials) and offer direct access to local land uses. In the Township of Pequannock, county roads Jacksonville Road and the portion of Newark Pompton Turnpike south of Jacksonville Road (collectively County Route 504), the remainder of Newark Pompton Turnpike (County Route 660), Boulevard (County Route 511A), and Jackson Avenue (County Route 680) are classified as Principal Arterials.

Collector Streets

Major Collectors

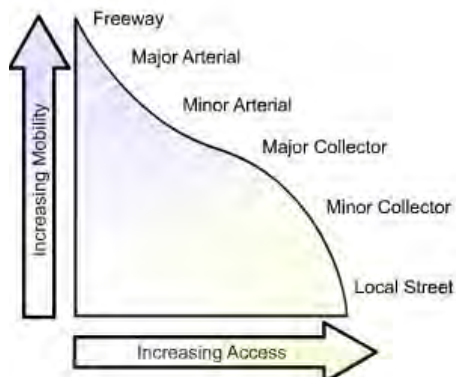
Major Collectors distribute and channel trips between local roads and arterials. They are roads that provide greater accessibility to surrounding land uses than arterials, connecting to higher density residential and commercial/industrial areas, though the FHWA notes that major collectors may “penetrate residential neighborhoods, often for significant distances.” Nearly all Major Collectors are Township-owned and include, Mountain Avenue, Sunset Road, West Parkway (south of Sunset Road), West End Avenue, and Alexander Avenue. Lincoln Park Road (County Route 511A and 635) is also classified as a Major Collector.

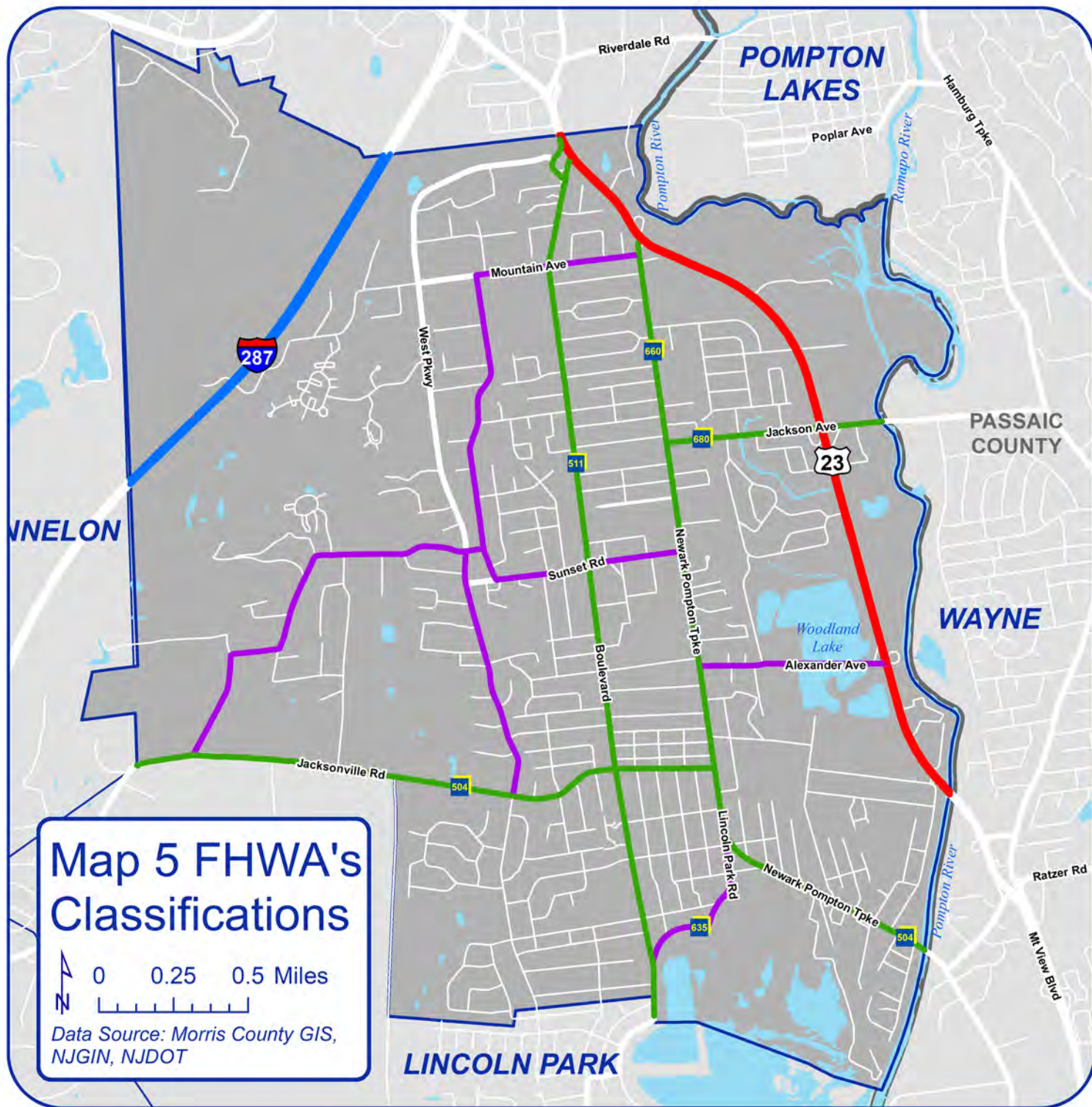
Minor Collectors

Compared to major collectors, minor collectors may have less travel lanes than major collectors, lower traffic volumes, and are shorter connections between local roads and arterials. There are no roadways classified as minor collectors in the Township.

Local Roads

Local roads generally make up the remainder of the roadway network, and account for the greatest percentage of all roadway mileage. They provide local access to land uses and higher-level road classifications. Most local roads tend to be residential in nature, typically not intended to carry through traffic.





Public Transportation

Morris Area Paratransit System (MAPS) Shuttle

A curb-to-curb transportation service is available for Morris County residents who are 60 years and older or adult residents who are disabled or temporarily disabled by illness or injury. Most vehicles are equipped with wheelchair lifts. Although the service is free, voluntary donations are encouraged. \$1.00 roundtrip general ride donation is encouraged, as well as \$20.00 a month for roundtrips to community employment or \$10.00 a month for roundtrips to Employment Horizons or other shelter workshops. Riders can reserve a ride by calling or emailing.

Five Town Dial-A-Ride

The 5 Town Dial-A-Ride service is a demand based human services transportation system available to Butler, Kinnelon, Lincoln Park, Pequannock Township, and Riverdale. The service is available to seniors over the age of 60 years old, or people living with disabilities who have no alternative means of transportation. The service can be used for a variety of purposes, but priority is given for non-emergency medical appointments. Reservations are required at least 72 hours in advance, and trips are limited to a half hour radius.

TransOptions

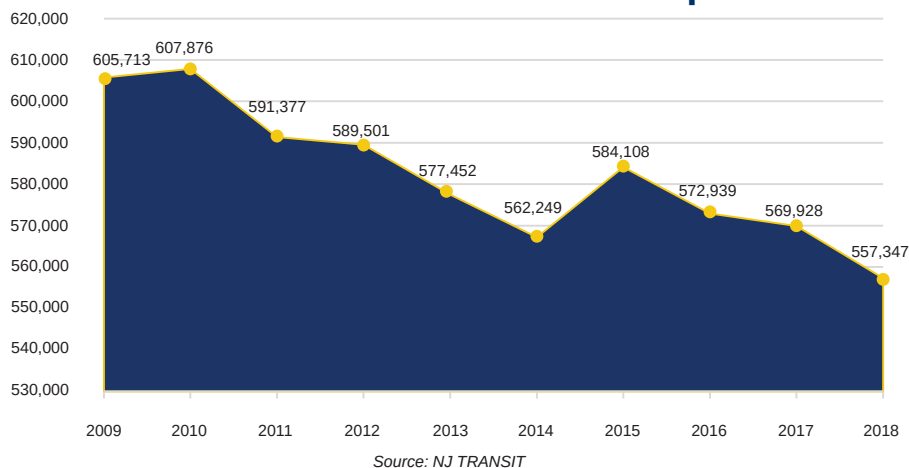
TransOptions is a Transportation Management Agency (TMA) operating in a number of counties in northwestern New Jersey that provides alternate transportation solutions such as shuttles or vanpool/carpool services. The TMA also offers an Emergency Ride Home program for commuters who rideshare or take an alternative commute such as carpool, vanpool, bicycle or mass transit, and need a ride home due to an emergency or unexpected illness.

NJ TRANSIT Bus

Pequannock Township is served by one (1) NJ TRANSIT bus route. Route 194 is a regional line that operates all days of the week. The 194 route runs fifteen (15) eastbound weekday trips and twenty (20) westbound trips between Hardyston (Stockholm Park & Ride) and the New York City Port Authority Bus Terminal, traveling through Bloomingdale, Butler, Hardyston, Kinnelon, Township of Pequannock, Pompton Lakes, Riverdale, Wayne, and West Milford. In Pequannock Township, the route runs along Newark Pompton Turnpike and on State Route 23 (see **Map 6**). In the Township, the eastbound route to NYC runs between 5:25am and 10:41pm on weekdays, with frequency ranging between 20 minutes and 60 minutes for the AM express routes (skipping Willowbrook Mall) and between 60 minutes and 122 minutes throughout the remainder of the day. On Saturday, the eastbound route runs every 1 to 2 hours between 6:26am and 10:41pm and on Sundays the route runs every 2 hours between 6:51am and 10:41pm. The total average commute time from Pequannock Township to NYC on weekdays is 60 minutes.

As the below chart indicates, the 194 route has generally decreased in ridership over time, a decline of 8.0% over the last 10 years. The system also does not appear to be heavily utilized by Township workers or residents. In a 3-day analysis, which included a weekday, Saturday, and Sunday, there were 38 northbound trips along the 194 route. Of these, only 4 time periods (Weekday Midday, Weekday Evening, Saturday PM Peak, and Sunday AM Peak) had one passenger alight at the Town Hall bus stop, while the Weekday PM Peak Period had a total of 16 passengers over 5 trips disembark at Town Hall from the 194. Thirteen other time periods had no passengers. It is likely the AM southbound period experiences the greatest number of southbound boardings, to match the northbound PM time periods. Based on the comparative Census data, it appears most public transportation users drive to a public transit facility before completing their commute rather than use the 194 service directly.

194 Route Annual Ridership





Transportation Facilities

Bus Stops

Pequannock Township has 10 bus stop locations for each the northbound and southbound routes for the 194 line on Newark-Pompton Turnpike (see Map 6). Only a handful have bus stop amenities, most of which include nearby street lighting. The main bus stop in Pequannock Township is located in front of Township Hall on Newark Pompton Turnpike. Amenities include street lighting, a gazebo shelter, and trash receptacle. With a high share of commuters who are transit users, in Pequannock Township should consider upgrading these bus stops with additional amenities, such as a covered bus shelter, bench seating, and pedestrian lighting.

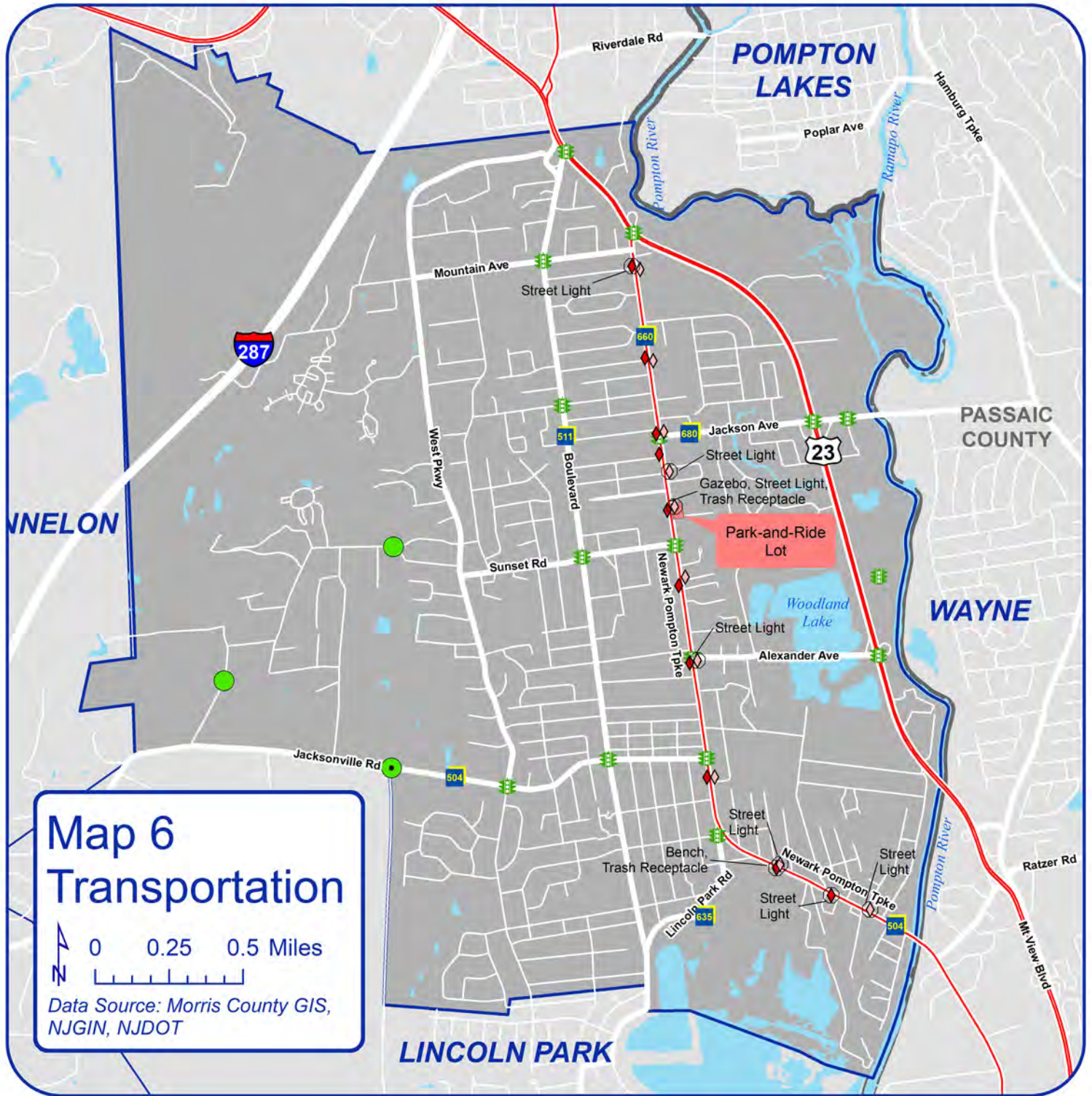
The Morris County Transportation Element of the Master Plan also speaks to the lack of ridership demand for bus service to Morristown, in the *Northeast Morris Bus Service Feasibility Study*, completed in 2001.



Park-and-Ride Lots

There is one park-and-ride lot in the Township of Pequannock located in front of Township Hall. It is restricted to permit parking with eight (8) marked parking stalls reserved as "Commuter Parking", none of which are reserved as ADA stalls. The spaces are located near to NJ TRANSIT's Route 194 bus stop, located directly in front of Township Hall.





Crashes

Vehicular Crashes

From 2013-2018 there were approximately 2,100 vehicular crashes reported in Pequannock Township. This equals approximately 1.2 crashes per day. The majority of these crashes occurred on state and county roads. State Route 23 and Interstate 287 experienced the highest numbers of crashes (**Map 7, page 67**). All county roads in the Township of Pequannock, which include County Routes 511, 660, 680, 504, and 635 had relatively high numbers of vehicular crashes. Most of the local roads in the Township had either none or a low number of vehicular crashes.

Many of the crashes occurred at or near the intersection of a state or county road. The highest number of crashes in the Township was at the intersection of State Route 23 and County Route 680 (Jackson Ave). This intersection accounted for approximately one-third of all the crashes in Pequannock Township from 2013-2018. Route 23 is a six-lane highway and County Route 680 varies from two lanes up to five lanes where it crosses Route 23. This busy intersection is controlled by a four-way traffic light and the speed limit on Route 23 is 50 miles per hour.

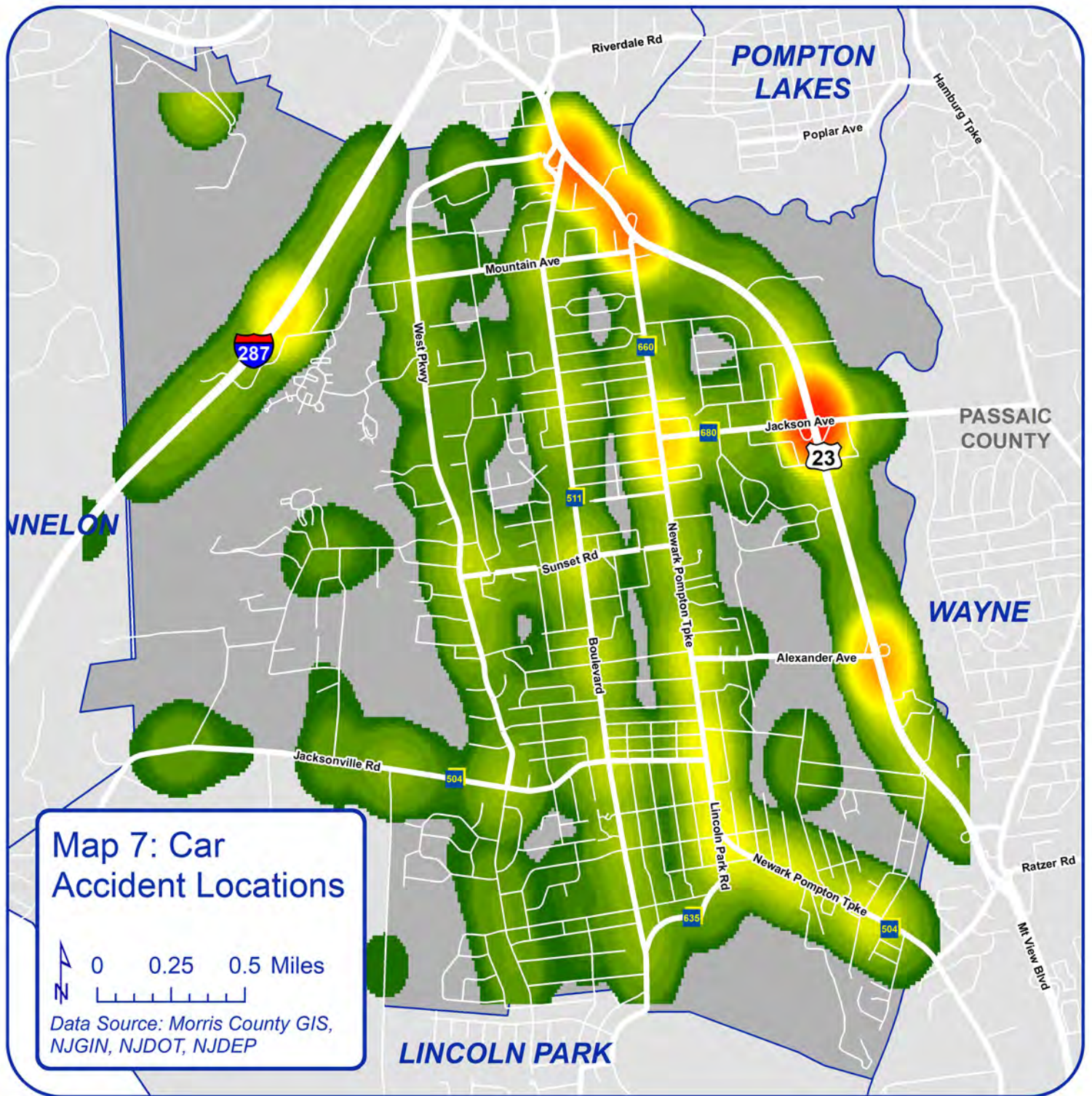
Another high-crash area along Route 23 is the area where County Route 660 and County Route 511 Alt (Boulevard) intersect Route 23. The two intersections are approximately one-third of a mile apart from one another and account for the second highest number of vehicular crashes in the Township. Both areas are three-way intersections controlled by traffic lights.

Pedestrian and Bicyclist Crashes

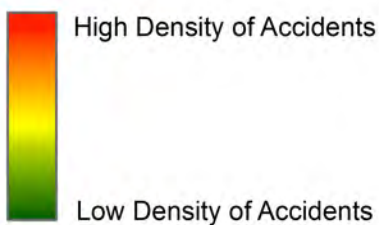
According to the Morris County Circulation Element, there were 11 crashes on County Route 504 (Jacksonville Road/ Newark-Pompton Turnpike) and 5 crashes on County Route 511 (Lincoln Park Road) involving a bicyclist, a pedestrian, or both from 2009 to 2013. From 2013-2018, there were 6 crashes on Route 504 and 3 crashes on Route 511 involving a bicyclist, a pedestrian, or both.

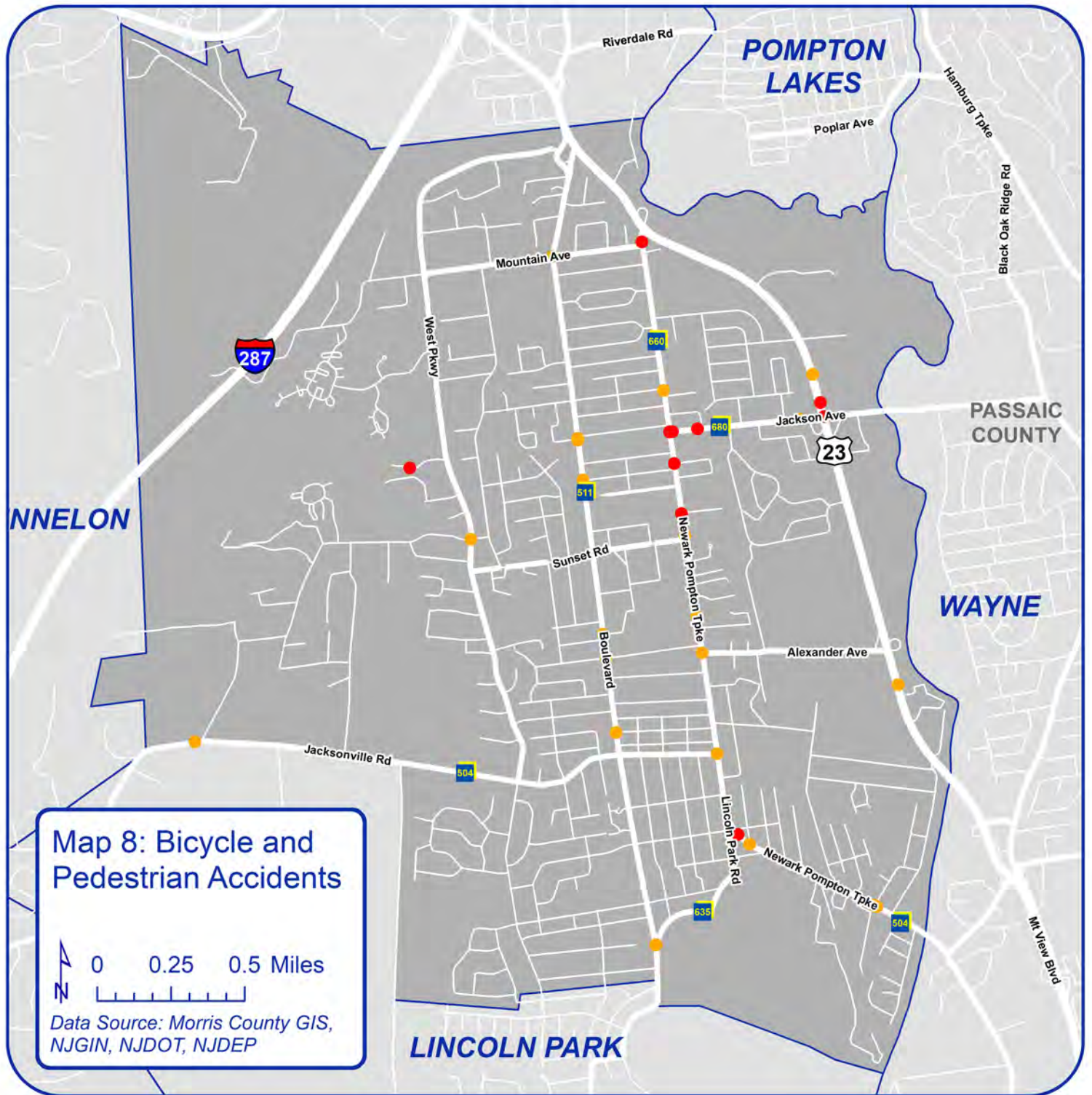
Pedestrian and bicycle-related crashes occurred mostly on County Roads (**Map 8, page 68**), with the majority occurring on County Route 660. The area around Newark-Pompton Turnpike/Jackson Avenue represents the Township's northern local commercial shopping district, and is especially important to promote pedestrian safety in this area if the Township is to develop it as a traditional downtown.





Vehicular Accidents - 2013-2018





Bicycle and Pedestrian Accidents - 2013-2018

- Pedestrian
- Bicyclist

Bicycling and Walking

Pequannock Township's historic pattern of development reinforces a grid street network, and because of the relatively flat topography, particularly between Newark Pompton Turnpike and West Parkway, the Township is a community where walking and bicycling can be accommodated, especially for short, in-town trips. While the Township is mostly built out from a development and transportation standpoint, there is opportunity to “fill in” the network by making improvements to bicycle and pedestrian mobility. This was recognized by the public as well, where bicycle and pedestrian safety was identified by 89% of survey takers as a “very important” or “important” issue, and where improving biking and walking conditions was the highest preferred strategy (selected by 59% of respondents) to improve mobility throughout the Township.

Existing Bicycle Facilities

While the Township does not currently have any dedicated bicycle facilities, the NYS&W Bicycle and Pedestrian Path is scheduled to begin construction in 2020. This 4.4-mile off-road path will be located along the former right of way of the New York, Susquehanna & Western Railway, which runs from Riverdale Borough south to Mountainview Station in Wayne Township. The line itself has been inactive for freight usage, and was purchased by Morris County in 2017 for \$4.2 million. Once complete, the path will be managed by the Morris Park Commission in the County's parks system.



Walkability

The Township of Pequannock held a Walkable Community Workshop in September 2010 along the southern “Main Street” area of Newark-Pompton Turnpike, which is also County Route 504. The workshop included a study of the area's existing conditions including pedestrian facilities, traffic counts, vehicular speeds and crash data, determining in the end that “the continuous flow of traffic with high travel speeds pose a dual threat to pedestrians and drivers along Newark Pompton Turnpike.” The following workshop recommendations were agreed upon, but have not been implemented:

1. Improve visibility of crosswalk locations
2. Traffic calming – reduce speeds
3. Reduce crashes and simplify circulation

Improving walkability in key locations, particularly commercial districts is particularly critical to making an area more comfortable for visitors to park, walk between stores

and across streets, and shop. Reducing vehicle speeds by way of traffic calming, improved pedestrian crossings, and an attractive streetscape with amenities are key strategies to employ when trying to improve the pedestrian environment in Pequannock's commercial districts.

Complete Streets

The term “Complete Streets” is used to describe a context-sensitive approach to roadway design that considers the needs of all users, including motorists, bicyclists, pedestrians, transit users, and people of limited mobility. The planning and design of a Complete Street also considers the access needs of the surrounding land uses. Physical elements of a Complete Street can include:

- Pedestrian infrastructure – sidewalks, crosswalks, ADA ramps, crossing island, curb extensions
- Bicycle facilities – bike lanes, wide shoulders, neighborhood greenways
- Public transportation access – bus shelters, dedicated bus lanes, bus pullouts
- Traffic calming – road diets (reduction of travel lanes), street trees, back-in angled parking, center medians
- Local deliveries – parking regulations, on-street loading zones

The Township of Pequannock has not adopted a Complete Streets Policy Resolution. While the policy itself is not a prerequisite to improving bicycling and walking conditions throughout the Township, it is an indication the Township is in support of such initiatives, and the existence of a Complete Streets policy can also improve the ranking of certain NJDOT grant applications. In addition, if the Township decides to seek certification through Sustainable Jersey, it can gain points for having a policy.



Complete Streets

Image Source: National Association of City Transportation Officials (NACTO)



The use of Bike Boulevard treatments on local roads like West Franklin Avenue can improve traffic calming and deter unwanted cut through traffic.

Developing a Bicycle Route System in Pequannock Township

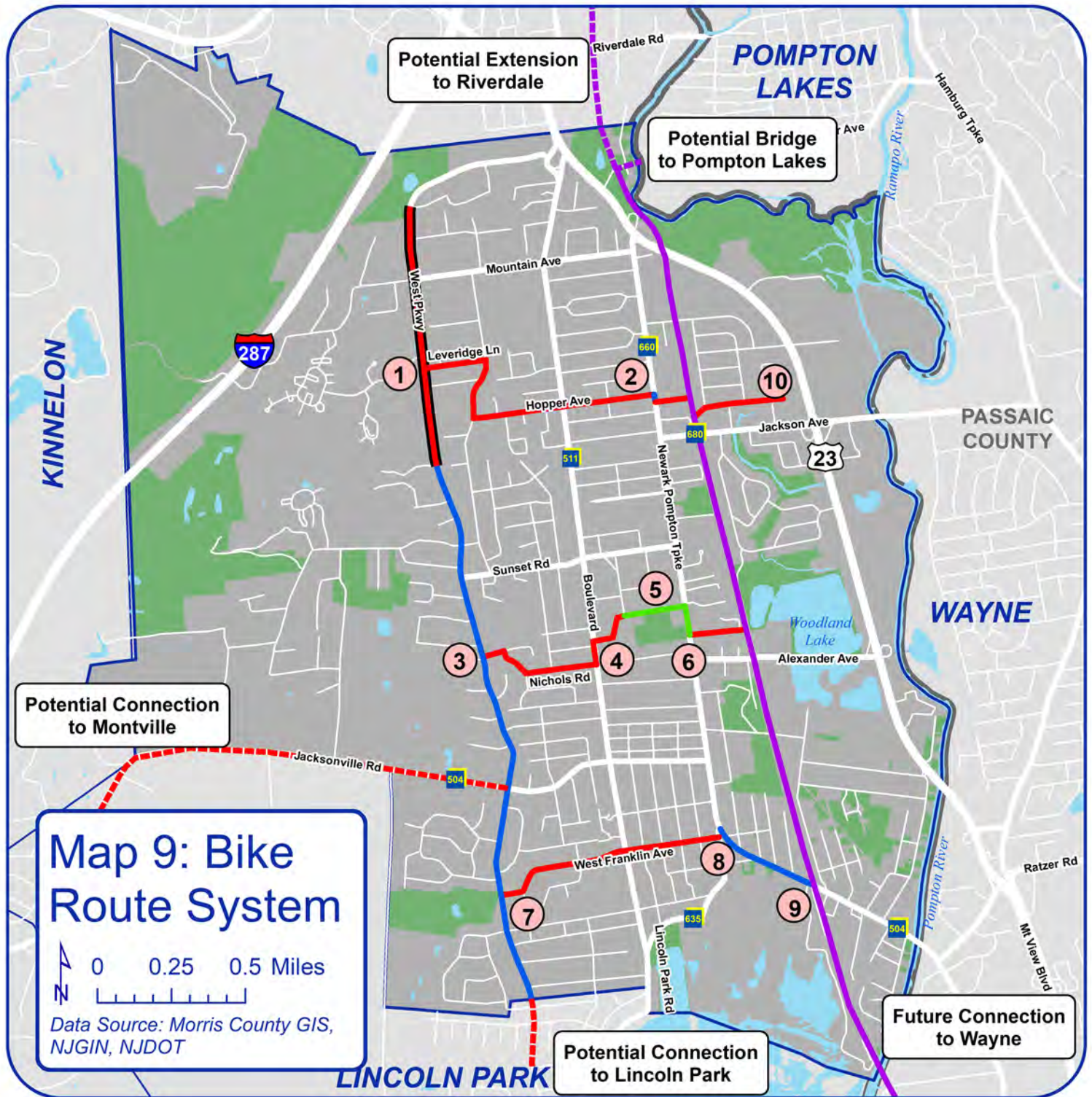
The Township of Pequannock is a highly bikeable community because of its mostly level topography and grid network of roadways. This provides an opportunity to establish a formalized bike route system within the Township that connects the neighborhoods to schools, parks, the commercial districts, and potentially a greater regional system of other key destinations. Based on a variety of factors such as roadway width, and public feedback on the desire to do traffic calming on certain streets, **Map 9** provides a potential bicycle route system to be implemented throughout Pequannock Township. Specific styles of treatments that correspond to the map are described in the following sections.

Bicycle Facilities

Bike Boulevard

Bicycle boulevard treatments are particularly suitable on low volume and low speed roadways and help to reinforce the quiet and often residential characteristics of the roadway that make them desirable for bicycle trips. Treatments can include signs, pavement markings, and other traffic-calming measures to discourage through-trips by motor vehicles, while accommodating local access. Essentially, a bicycle boulevard sends a message that pedestrians and bicyclists have importance along the corridor, and drivers need to be especially careful, or select an alternative route. As shown on **Map 9**, the Township's east-west bike route connectors should be considered for bike boulevard treatments.





Bicycle Facilities

- NYS&W Bicycle and Pedestrian Path
- - - Potential Future NYS&W Connection
- Bike Boulevard
- Bike Lane
- - - Potential Regional Connection
- Shared Lane
- Shared-Use Path

Additional Treatments

- | | |
|------------------------------|------------------------------------|
| ① RRFB & X-walk | ⑥ RRFB & X-walk |
| ② Bump-out & X-walk | ⑦ RRFB & X-walk |
| ③ RRFB & X-walk | ⑧ RRFB & X-walk |
| ④ RRFB & X-walk | ⑨ RRFB & X-walk |
| ⑤ Path through Hillview Park | ⑩ Connection to Martin Berry House |

Shared Lane Markings

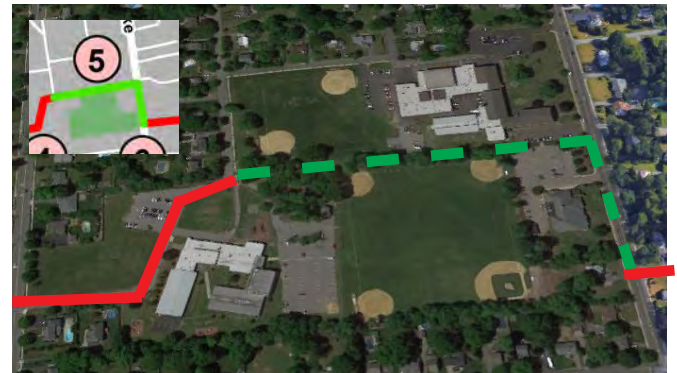
Shared lane markings are a low level treatment of bicycle infrastructure, not providing a dedicated space for bicyclists. Rather, they are intended to provide increased awareness to a driver that a bicyclist may be using this roadway in a shared manner. Similarly, shared lane markings can provide route guidance and wayfinding to bicyclists using the system. Shared-lane markings are typically in the form of a “sharrow” (share the ROW), which are marked with a bicycle and two chevrons showing the direction of travel for the bicyclists. In areas where on-street parking is permitted, they should be placed away from the parking areas and outside of the area where car doors may open into the street. These treatments may be appropriate in key areas of the Township where on-street parking is important to retain, and there is still a desire to acknowledge the bicycle route, such as along a segment of Newark-Pompton Turnpike, and West Parkway where the number of driveways along the roadway start to increase.



Park to Burnham Drive. While the installation of the bicycle lane would require parking be prohibited on the street, the length of this road segment has minimal curb cuts and in some areas, significant sections have none at all. This would permit a 5-foot bicycle lane located adjacent to the curb, with a 3-foot striped buffer and 12-foot travel lanes on both sides of the roadway.

Shared-use Path

Similar to bicycle lanes, shared-use paths provide a dedicated space for non-motorized travel modes including bicyclists. Unlike lanes, however, they are located outside of the roadway, and physically separated from all forms of vehicular traffic. One potential area is a section through Hillview Park, running between the bend at Atwood Avenue (proposed as a bicycle boulevard), and running along the tree line to Newark-Pompton Turnpike between the Middle School and the Library. The sidewalk could then be expanded south along Pompton Turnpike in front of the library to the driveway area of the Fire Safety Bureau, with an improved crossing treatment across Newark-Pompton Turnpike to Virginia Avenue, which would connect to the future NYS&W Bicycle and Pedestrian Path, and adjacent PV Valley Park and Woodland Lake Park.



West Parkway with Bike Lanes



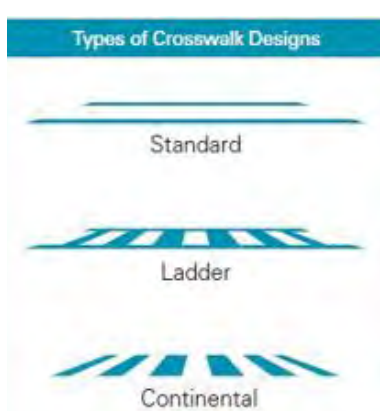
lane may be particularly suitable, notably between Foothills

Crossing Treatments

While crossings are primarily used to improve safety and visibility for pedestrians at road crossings, the implementation of improved measures can also aid bicyclists, particularly lower skilled riders such as children or families bicycling who may not otherwise feel as comfortable crossing certain roadways. The following describe some potential treatments that are recommended for certain areas along the bicycle route system.

High-visibility Crosswalks

Crosswalks are formalized crossings where drivers are required by state law to stop and remain stopped for pedestrians while they are in the crosswalk. Standard crosswalks are typified by two parallel solid white lines



Source: NJDOT Complete Streets Design Guide

crossing the road demarking the crossing area. These provide some level of visibility for where pedestrians are expected to cross. There are, however, higher visibility crosswalk patterns that could be implemented that provide an even greater level of visibility to pedestrians particularly in high crossing areas or in the case of the bike route system, areas where the

Township wants to reinforce safety and encourage usage. As shown in the image to the left, Ladder and Continental-style crosswalks are treatments that should be considered for implementation at road crossings throughout the bike route.

Curb Extensions

Curb extensions (or bump-outs) are particularly effective at promoting traffic calming and pedestrian safety. By creating an extension of the sidewalk, they narrow the roadway at intersections, forcing drivers to slow, and increase visibility for pedestrians. They can be combined with green infrastructure treatments such as rain gardens or pedestrian amenities like benches. They also provide good delineation for allowable street parking distances to the intersection. Accounting for required turning radius of larger vehicles like trucks, buses, and emergency vehicles are needed in the planning for curb extensions. While these extensions can be implemented on local roadways, Morris County generally has not permitted the implementation of “vertical treatments” on County roadways. Another method may be to create visual bump-outs, similar to those along Newark-Pompton Turnpike between the First Reformed Church and the municipal building.

Rapid-Rectangular Flashing Beacons (RRFBs)

Rectangular Rapid Flashing Beacons (RRFBs) are flashing pedestrian signs provide a dynamic indicator that a pedestrian is crossing a roadway, and only flash when actuated by the user (as opposed to a static flashing pedestrian crossing sign). The irregular timing of the flashing helps provide greater visibility of crossing pedestrians to drivers, and increases compliance with the requirement to stop for crossing pedestrians. Studies have shown that drivers stopping for pedestrians increase by more than 4 times with an RRFB as opposed to a standard marked crossing. These signals can be implemented at key crossings along the bicycle route, particularly at non-signalized intersections across main roads like Boulevard and Newark-Pompton Turnpike, or mid-block crossings like West Parkway to Leveridge Lane.



An RRFB in Glen Ridge, New Jersey



Example of painted curb extensions along Newark-Pompton Turnpike.



Photo of bridge abutment in Pompton Lakes, looking from Pequannock Township

Regional Connections

While the Township's bike route system envisions establishing a complete network throughout The Township of Pequannock, there are additional opportunities to connect to communities outside of Pequannock Township, and in some cases, to a larger regional bicycle network. Some of these opportunities are described below.

Riverdale

At one time, the NYS&W Bicycle and Pedestrian Path was planned to extend further north than its current terminus at River Road, up to Post Lane in Riverdale Borough. This section of track is still inactive, and the construction of the NYS&W path ensures that future rail service will not occur south of it railroad's current yard between Paterson-Hamburg Turnpike and Post Lane. The path will become part of the Morris Park Commission system when complete, and the Township should work collectively with Morris County and Riverdale Borough to expand the connection to the north into Riverdale. This extension would allow residents a safe non-motorized connection across 23 and into Riverdale where one does not currently exist.

Pompton Lakes

Near the northern terminus of the NYS&W path at River Road, there are bridge abutments which mark the location of a former bridge across the Pequannock River between the Township and the Borough of Pompton Lakes. There have been previous discussions held between the two municipalities and Morris and Passaic Counties to design and construct a pedestrian bridge that would connect the Township of Pequannock's trail system to Pompton Lakes' trails via this river connection. This idea should continue to be advanced.

Wayne

Wayne is situated to the east of Pequannock Township, the Pompton River acts as the main border between the two municipalities. While a roadway like Jackson Ave. connects both communities, the road is heavily traveled and requires a cyclist to cross Route 23. The NYS&W Bicycle and Pedestrian Path will establish a future off-road connection to Wayne, however, down to Mountainview Station off Route 23. Additionally, Passaic County identified the Mountainview Station area as part of a route for this Morris County Greenway through its Feasibility Study, providing a potential future connection to a much larger regional system when developed.

Montville

Jacksonville Road (CR 504), which intersects with West Parkway, provides the main opportunity to connect to Montville Township to the west. The roadway, however is relatively narrow, with limited to no shoulders. General signage directing Montville as a destination may be adequate, or the Township may look to coordinate with Morris County to install shared lane markings.

Lincoln Park

There are a number of potential connections to Lincoln Park to the Township's south, and the future NYS&W Bicycle and Pedestrian Path also ends in Wayne near the Lincoln Park border, but more immediately, bicycle connections could be made by extending the bicycle route along West Parkway south of West Franklin Avenue where West Parkway becomes Arthur Road at the border. This would also link to the John Street Playground, and allow some more local connections to Lincoln Park's downtown and the Lincoln Park train station.

Freight

In New Jersey, standards and procedures of truck operations are regulated by truck routing rules. These truck routing rules also established the National Network and the New Jersey Access Network. The New Jersey Access Network allows large trucks to travel on State highways and some county roadways. In Pequannock Township, roadways within the New Jersey Access Network include NJ-23, Boulevard (CR 511A), Jacksonville Road east of West Parkway (CR 504), and Newark Pompton Turnpike south of Jacksonville Avenue (CR 504). While trucks are permitted to travel on local unrestricted roadways, they may do so only if they are seeking food, fuel, rest, repairs, or to reach their destination. However, trucks are prohibited on Jacksonville Road west of West Parkway (County Route 504).

Industrial zones should be recognized as freight generators, and given the lack of freight rail lines in the Township, all shipments must be made by truck. It should, however, be recognized that commercial buildings like retail stores, or contractor showrooms also receive freight shipments for the end consumer. Two of the industrial areas are located on County roads, where truck traffic is not restricted unless the roadway is constrained by a bridge height or weight issue. As a result, heavy trucks may use roads like Boulevard or Newark-Pompton Turnpike without restriction if they are headed to their destination. Much like automobiles, truck as are likely to use Newark-Pompton Turnpike as an alternative to Route 23. The third industrial area in Pequannock Township is along the northerly section of West Parkway near Route 23. Unlike County roads, the Township may restrict truck access based on weight, which it currently does. During the community workshop and responses on the survey do indicate truck traffic uses West Parkway south of the industrial area, possibly as an alternative to I-287 into Montville.

Parking

The Township has no publicly owned parking facilities in commercial shopping areas, though as discussed in the public transportation section, a portion of Town Hall lot is used for a park and ride facility. Recently, Chase Bank, at the corner of Newark Pompton Turnpike and Jackson Avenue approved an agreement that would allow after hours parking in the bank parking lot for use by the community. In the commercial districts, each site has dedicated parking facilities, often to the rear of the property, meeting the parking ratio requirements of the zoning code. Despite this, there is a perception of a parking shortage in these areas, something that was communicated during the Community Workshop, in the survey, and in a meeting with the Township's Economic Development Advisory Committee. Some of the issues relate to the preference to park directly in front of the destination, rather than park behind the building, and where sight distances when having to pull onto Newark Pompton Turnpike is considered an issue. Additionally, the lack of publicly available parking can exacerbate the issue when on-street parking is not directly available in front of the destination. In reality, especially in the northern commercial

district, there is an overabundance of parking spaces, but they belong to individual lots, and the arrangement is not conducive to parking and visiting multiple locations.

The creation of a public parking facility is unlikely at this point, but instead the Township should enable shared parking arrangements. Shared parking agreements can help immediately address parking shortages while not necessarily creating new parking lots in the downtowns which may replace a functioning commercial or residential use. The goal would be to utilize existing lots, which may not be heavily utilized in the evening and on weekends, where demand for parking is often the highest. The Township may even work with the business community to permit Township signage marking certain spots as publicly available, even as they are owned by the private owner.

In addition, as the **Land Use Element** recommends, these areas should be zoned to permit greater development and mixed-use as a way to promote economic development and local economic health. Economic growth may be aided when permitting shared parking arrangements between developments. Rather than requiring a use to provide 100% of the parking on site based the required parking ratio, allowing for shared parking can allow a development to reduce the number of spaces provided if they can arrange for other parking offsite to meet their overall requirement. Table 6 provides a simplified example of how a shared parking arrangement between two uses could work.

Table 6: Example of Shared Parking Analysis

Time of Day	Parking Need (Residential)	Parking Need (Retail)	Actual Parking Need
12am-6am	25	0	25
6am-12pm	18	15	33
12pm-6pm	12	20	32
6pm-12am	25	5	30

One driver of imbalanced parking supply relative to actual site utilization (which leads to a number of unnecessary spaces) is the required parking ratios associated with the general businesses found within the Pequannock Township zoning code. This is especially evident in locations where there is relatively high turnover in parking spaces, like banks (listed as fiduciary institutions) which requires 1 space per 300 square feet of gross floor area. In reality, because of the availability of online banking, direct deposit, or even drive-thru services, the actual retail aspect of the bank is limited, and only a certain percentage of the actual floor area is used for customers and employees. As a result, this parking ratio should be adjusted as part of a zoning code update. Additional uses that should be reviewed for adjustments include offices, hotels, restaurants, retail stores, and shopping centers for example. In the proposed CBD zones, the availability of on-street parking should be a consideration for parking requirements for new developments and businesses, especially for commercial uses on the ground floor.

Circulation Funding Sources

While roadway and other transportation related funding projects are typically funded through a municipality's capital budget, there are also available grant or technical assistance programs available in aid in the planning and development of circulation improvements.

Federal Resources

Transportation Alternative Programs (TAP)

The TAP grant is funded through the Federal Highway Administration's Federal Aid Program and administered by the New Jersey Department of Transportation (NJDOT). The grant provides federal funds for community-based "non-traditional" projects related to surface transportation. Grants have been used to complete streetscape improvements, bicycle facilities, complete streets projects, among other kinds of projects.

Solicitations for applications open in May and applications are due in August. The grant is only available in even numbered years (i.e. 2020, 2022, 2024).

Local Safety Program

The Local Safety Program is administered by the North Jersey Transportation Planning Authority (NJTPA) as a way to fund construction of cost-effective, high-impact safety improvements on county and local roadways to increase the safety for drivers, bicyclists, and pedestrians. According to the NJTPA's Local Safety Program webpage, "Projects supported by this program include new and upgraded traffic signals, road diets, modern roundabouts, pedestrian safety including countdown signal heads, high visibility crosswalks, curb extensions, new and upgraded signs and pavements markings, bike lanes and other improvements."

A solicitation is made on an annual basis. Eligible projects must be located on high crash network screening lists or propose systemic safety improvements. Counties are limited to two applications per cycle, and meet several programmatic requirements. In Morris County, County Route 660 was ranked 3rd on the pedestrian/bicycle corridor screening list (CR-680 and CR-504 were also ranked 16th and 23rd, respectively). Pequannock Township appeared in the Top 25 on several other screening lists, indicating a need and eligibility for the administration of a local safety program in the community.

Planning for Emerging Centers

Planning for Emerging Centers is a program that provides technical assistance in support of efforts by municipalities to create more sustainable, transit-supportive and walkable communities using strategic planning approaches at the local level. The NJTPA provides consultant and staff support to municipalities to conduct various planning studies that support the goals of the Regional Transportation Plan (RTP). The program is free to municipalities selected for the assistance, but support by staff is expected.

Complete Streets Technical Assistance

This technical assistance program provides free planning through a combined relationship of Sustainable Jersey, Rutgers University, and the NJTPA. The planning program supports municipal efforts to implement complete streets in their community. Selected municipalities will receive free technical assistance to complete a specific task related to a complete streets initiative.

Street Smart Campaign

Street Smart is a public education, awareness and behavioral change campaign that uses high visibility enforcement, education, and grassroots public awareness to address pedestrian safety issues. The free education campaign is administered by TransOptions, the TMA in the Morris County region; however, the ability to support campaigns is limited based on availability.



State Resources

Safe Routes to School Program (SRTS)

The SRTS program is funded by the Federal Highway Administration's (FHWA) Federal Aid Program and is administered through the New Jersey State Department of Transportation (NJDOT) in partnership with the North Jersey Transportation Planning Authority (NJTPA). County, municipal governments, and schools are eligible to apply to the program. Types of projects funded include infrastructure projects such as for the planning, designing and construction or installation of sidewalks, signals, traffic-calming, and bicycle facilities, and non-infrastructure projects such as public awareness campaigns, walk and bike to school events and training, traffic education and enforcement, and student lessons on bicycle and pedestrian safety, health, and the environment.



NJDOT Local Aid

The Municipal Aid program is a competitive program intended to provide municipalities with transportation based grants to supplement their transportation programs. The Municipal Aid Program is administered consistent with a distribution system contained within the Transportation Trust Fund legislation that allocates funds by county based a formula that considers population and municipal roadway miles. Applications receive points based on various criteria including existing conditions, Average Daily Traffic (ADT), safety improvements, and access to services to public. Most recently, the Township received Local Aid monies for improvements along West Parkway.

NJDOT Bikeways

NJDOT's Bikeway Grant Program provides funds to

counties and municipalities to promote bicycling as an alternate mode of transportation in New Jersey. The main goal of the bikeways program is to provide funded from physically separated bicycle facilities (such as the proposed path through Hillview Park), but the construction of any new bicycle facility will be considered. In 2019, 3 municipalities were recipients of bikeways grants for a total of \$1 million.

NJDOT Bicycle and Pedestrian Technical Assistance

NJDOT offers free planning assistance through consultant on-call services to municipalities looking to improve bicycling and walking in their community, including planning projects related to Complete Streets. The program does not require a municipal match for the assistance, but the community is expected to be involved through a steering committee and has to indicate its commitment to implement the recommendations of the plan results.

Circulation Element Recommendation Plan

Directions

“Check off” a completed Recommendation and mark the year of completion as a way to measure progress.
Short: complete in 1-2 years; **Medium:** complete in 3-5 years; **Long:** complete in 10+ years.

Circulation Element Recommendation Plan

	<i>Recommendation</i>	<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
General					
1	Pass a Complete Streets Policy Resolution.	Township Council	Short		
Roadway					
2	Communicate to Morris County and NJDOT about vehicular safety issues along their jurisdiction roadways, such as the jughandles at Boulevard and Jackson Avenue.	Township Council	Short		
3	Improve signage and knowledge to businesses that trucks should head directly to Route 23, and not down West Parkway.	Township Council Manager, Public Works	Short		
4	Continue to pursue NJDOT Local Aid money for local road projects.				
Bicycle and Pedestrian					
5	Work with Morris County to apply the Local Safety Program for pedestrian improvements along Newark-Pompton Turnpike.	Engineer, Morris County Engineer	Short to Medium		
6	Continue to support the construction of the NYS&W Bicycle and Pedestrian Path.	Township Council	Short		
7	Implement a bike route system through Pequannock Township, linking the route to the NYS&W Bicycle and Pedestrian Path.	Township Council Engineer	Short to Long		
8	Pursue a NJDOT Bikeways grant to develop an off-road bike path through Hillview Park as part of the Township's bike route system.	Township Council Engineer	Short to Medium		
9	Explore the feasibility of dedicated bike lanes along West Parkway in areas with limited curb cuts and reduced need for on-street parking.	Engineer, Planner	Short		
10	Add high visibility crosswalks and RRFBS at major pedestrian crossing locations and where pedestrian connections are encouraged.	Engineer, Public Works	Short to Medium		
11	Work with Morris County, Passaic County, and Pompton Lakes to identify the potential for a pedestrian bridge across the Pequannock River between the two communities.	Engineer, Open Space	Medium to Long		
12	Work with TransOptions to conduct a Street Smart campaign for the business districts on Newark Pompton Turnpike.	Township Council Planner	Short to Medium		
13	Coordinate with the Pequannock Township School District to implement a Safe Routes to School program to encourage school-aged kids to walk to school.	Township Council Board of Education, TransOptions	Short		

Circulation Element Action Plan

<i>Action Item</i>	<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
14 Develop and implement streetscape improvement guidelines that can be used for cohesive improvements in the Downtown during new development projects or a TAP grant application.	Engineer, Planner	Short to Medium		
Public Transportation				
15 Increase knowledge of public transportation service available to Pequannock Township residents.	Township Council	Short		
16 Improve available amenities at bus stops, adding benches, trash containers, etc. where needed.	Public Works	Medium		
17 Continue to provide funding and support for the 5 Town Dial-a-Ride system.	Township Council	Short to Long		
Parking				
18 Develop a shared parking zoning ordinance to permit new developments to coordinate for additional parking offsite when available.	Planning Board, Township Council	Short		
19 Work with property owners in the commercial districts who have an abundance of unutilized parking spaces to sign them as publicly available parking spaces .	Township Council Manager	Short		
20 Work with Morris County to identify the benefits of re-establishing on-street parking along the northbound side of Newark-Pompton Turnpike in the southern gateway commercial district.	Township Council Engineer	Short to Medium		
21 Reduce required parking ratios to reflect modern parking standards, particularly for offices, restaurants, retail stores, shopping centers, and banks.	Planning Board, Planner	Short		
22 Develop a waiver system for businesses to meet parking requirements in the proposed CBD districts where the applicant may demonstrate there is an adequate supply of publicly available parking to meet the business' needs.	Planning Board, Planner	Short to Medium		



PARKS & OPEN SPACE

Goals

1. Promote the health and welfare of the Township of Pequannock residents through high quality recreational facilities and programs.
2. Enhance and expand the Township's trail system through upgrades to existing facilities and the development of new trails.
3. To protect and restore environmentally sensitive areas, such as wildlife habitats, steep slopes, wetlands and surface water quality.
4. Ensure all park facilities are in a state of good repair and well maintained before adding or expanding facilities.

The Municipal Land Use Law (N.J.S.A. 40:55D-5) defines open space as: "Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space, provided that such areas may be improved with only those buildings, structures, streets, and off-street parking and other improvements that are designed to be incidental to the natural openness of the land."

The following Open Space, Recreational, and Parks Element represents an update to the 2012 Open Space Master Plan. The 2012 plan remains in effect as adopted, while this element is designed to fit within the context of the 2019 Master Plan and can be used in conjunction with the 2012 Plan with updated information, goals and objectives, and recommendations for open space, recreational facilities, and parks.

Introduction

Parks, recreation and open space facilities are essential to communities as they not only improve the quality of life for residents by creating diverse amenity-rich environments, but they also improve water quality, guard against flooding, and maintain scenic views. Pequannock Township's unique location within the Highlands Region and adjacent to the Pompton River makes preservation of sensitive environments a priority for the Township and the region. Providing for parks, recreation and preserving open space is therefore not only essential to the Township's local quality of life, but also to regional environmental benefits.

Having parks, recreation facilities and open spaces is certainly beneficial to the community as a whole but knowing the types that exist is equally as important. Parks, Recreational and Open Spaces can be classified into four categories based on land use and how the space is used: active recreation, passive recreation, natural resource protection, or a utility resource. Understanding the kind of parks and open spaces can help the Township realize its recreational identity and recognize current inventory gaps.

A description of each of these parks can be found under the Township Parks & Open Space section of this element.

Beneficial Impacts of Open Space

1 QUALITY OF LIFE

- Retains existing residents & businesses
- Provides for a venue for neighborliness

2 ECONOMIC BENEFITS

- Enhances property values
- Promotes environmental tourism
- Prevents costly environmental degradation (i.e. loss from flooding, erosion, pollution)

3 ECOLOGICAL BENEFITS

- Improves water quality
- Guards against flooding
- Naturally filters pollutants & stormwater run-off
- Preserves species & habitats

4 TRANSPORTATION CONNECTIONS

- Trails offer alternative transportation routes

5 CULTURAL AWARENESS AND COMMUNITY IDENTITY

- Preserves historic sites, districts & landscapes
- Contributes to local identity & creates a sense of place

6 PUBLIC HEALTH

- Contributes to mental & physical health of residents
- Offers opportunities for active lifestyles

7 EDUCATION

- Provides opportunity for “hands-on” environmental classrooms
- Brings awareness to environmental issues (i.e. water quality)



Active Recreation...

often requires equipment, takes place at arranged locations, and may be formally organized or performed with others. Examples of active recreation include activities for tennis/ court games, baseball, soccer, track and field, or swimming, to name a few.



Passive Recreation...

activities do not typically include formal organization and may be relatively inactive or less energetic, including walking, sitting, picnicking, fishing, board/table games, or lawn games, for example.



Natural Resources...

are typically considered to be environmentally sensitive areas that may be designated or protected from activity that would significantly alter their ecological integrity, balance or character. These conservation areas may have steep slope characteristics, wetlands, floodplains, forest areas, or habitats for endangered species, for instance.



Utility Resources...

are less common but include public or privately held land such as rights of ways or easements used for distribution of water, collection and treatment of sewage and solid waste, or the provision of transportation. These areas are typically inaccessible to the public but can contribute to the natural environment.

Existing Parks, Recreation, and Open Spaces in Pequannock

Active Recreation	Passive Recreation	Natural Resources	Utility Resources
Parks			
• Foothills Park • Sunset Valley Golf Course • Greenview Park • Boys and Girls Club • Lyman Park • Washington Park • Hillview Field • Herbert C. Lyon Memorial Park • Pequannock Valley Park • Town Hall Fields	• Hidden Cove • Riverside Park • Pompton Riverwalk • Cherry Street Park • Woodland Park • Aquatic Park	• Mountainside Park • Rockledge Park • Madison Street Nature Preserve • Myers Brook • Harrison Reserve • The Glens HOA Open Space	• Various

Conditions Analysis

Map 11 shows the Township's 22 established parks and other publicly accessible open space and recreational facilities (i.e. school fields). Collectively, these resources provide a wide array of amenities from fishing and hiking to court and field games. They are widely viewed as one of the Township's major assets and are often seen as part of the community's identity. Ensuring Township parks maintain a high standard of excellence is a priority for Township residents, as their condition was identified as a "very important" or important issue by 92% of survey respondents.

The latest national guidelines published by the National Recreation and Park Association (NRPA) encourages each community to create its own custom standards to determine whether it is providing adequate open space to its residents. Below is an initial list and subsequent analysis of common land-use related metrics to determine the open space needs for Pequannock Township:

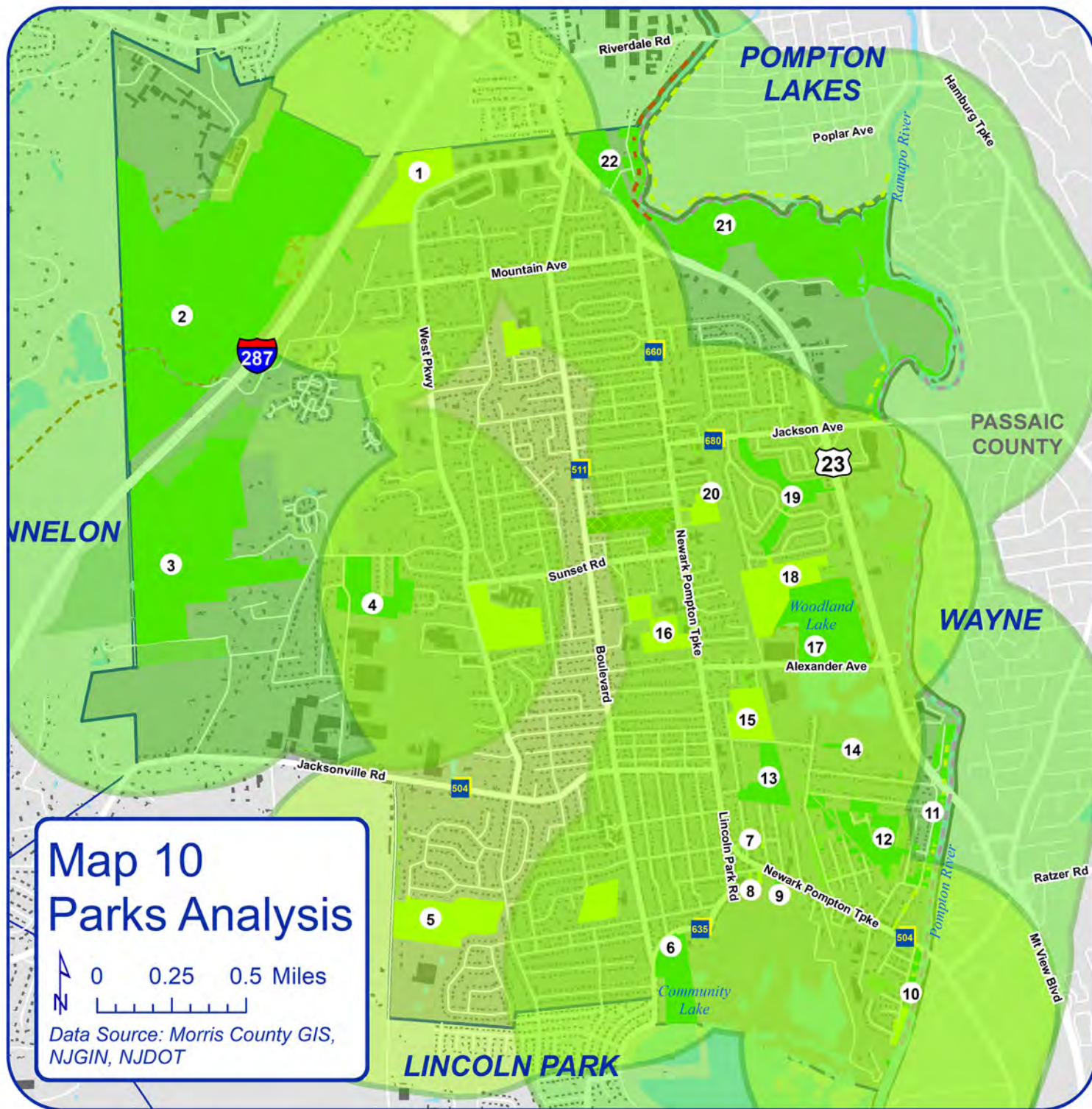
- 1. Acres per capita** – to determine if community has enough parkland
- 2. Facilities per capita** – To determine if a community has enough recreation facilities such as athletic fields, playgrounds, tennis courts, swimming pools, etc.
- 3. Building square footage per capita** – To determine if a community has enough indoor recreation space such as recreation centers, community centers, senior center, or gymnasiums

- 4. Access distance/time (bike, pedestrian, car, transit)** – To determine if parkland and facilities are easily accessible to residents via preferred modes of transportation including driving, transit, bicycling, or walking
- 5. Quality of facilities and experience** – To determine if park facilities and geographies are consistent

Several metrics regarding costs and revenues are not listed above but could be considered by the Pequannock Township Parks & Recreation Department. They include operating expenditures per acre managed, operating expenditures per capita, revenue per capita, and revenue as percentage of operating costs.

A secondary analysis of metrics #1-3 can also determine if parkland is equitably distributed based on population and geography and can be a strong consideration on any future decision by the Township to expand and improve upon its existing inventory. Open space opportunities and future potential acquisitions are discussed under **Future Open Space** on page 99.

"Ensuring Township parks maintain a high standard of excellence is a priority for Township residents, as their condition was identified as a 'very important' or 'important' issue by 92% of survey respondents."



Park & Open Space Resources - Analysis

Active Parks & School Fields
 Active Parks & School Fields - 1/2 Mile Buffer
 Passive Parks
 Passive Parks - 1/2 Mile Buffer

- | | | | |
|-----------------------------|----------------------------------|--------------------------|--------------------|
| ① Foothills Park | ⑧ Boys and Girls Club | ⑮ Washington Park | ⑳ Harrison Reserve |
| ② Mountainside Park | ⑨ Golden Panther Park | ⑯ Hillview Field | |
| ③ Sunset Valley Golf Course | ⑩ Riverside Park | ⑰ Woodland Park | |
| ④ Rockledge Park | ⑪ Pompton Riverwalk | ⑱ Pequannock Valley Park | |
| ⑤ Greenvview Park | ⑫ Lyman Park | ⑲ Myers Brook | |
| ⑥ Hidden Cove | ⑬ Cherry Street Park | ⑳ Town Hall Fields | |
| ⑦ Lyon Park | ⑭ Madison Street Nature Preserve | ㉑ Aquatic Park | |

Acres per Capita Metric

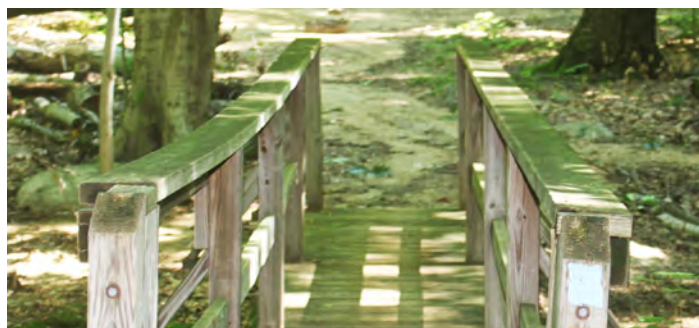
Based on the New Jersey “Balanced Land Use” Standards and the NRPA Standards discussed to the right, both of which use an acres per capita metric, the Township of Pequannock has a surplus of parkland. According to the 1988 Morris County Open Space Element, Pequannock Township had 429 acres of municipally-owned open space. Today the Township of Pequannock has grown its open space holdings to 626 acres (both ROSI and non-ROSI parcels). This number does not include parcels owned by the County or State DOT, nor does it include school fields owned by the Pequannock Township Board of Education, or other open space easement or conservation agreements with private property owners.

Facilities per Capita Metric

The facilities per capita metric helps determine if a community has enough recreation facilities. First-tier facilities are those that are municipally owned. Second-tier facilities include publicly accessible school athletic fields and other intermittent publicly accessible fields. Generally, the Township enjoys a mix of first and second tier recreational facilities. Again, the Township conservatively owns over 577 acres of first tier facilities. Pequannock Township residents are well served by park and open space facilities.

Building Square Footage per Capita Metric

The building square footage per capita metric helps determine whether there is sufficient indoor recreational space for Township residents. Similar to the facilities per capita metric, facilities are categorized as first-tier and second-tier. The Township of Pequannock offers its residents indoor recreational spaces located in the Township's Senior Center, categorized as a first-tier facility. Second-tier facilities include school buildings that may be available for community use or the Boys and Girls Club of New Jersey.



While there is no universal standard, there are two accepted sets of guidelines used to determine whether the Township is providing adequate open space to its residents:

New Jersey Balanced Land Use Concept

According to New Jersey's 2013-2017 Statewide Comprehensive Outdoor Recreation Plan (SCORP), the state embraces the “Balanced Land Use Concept”, which recommends at least 3% of a municipality's developed and developable area be the minimum amount of land that should be permanently dedicated as public open space and available for appropriate, direct public recreation uses. According to the concept, land that is protected for environmental purposes and do not permit direct public access do not count toward the public recreation land supply figure.

Pequannock Township's developable land area that does not include water bodies or roads is 3,973 acres. To meet the 3% minimum standard for dedicated open space, the Township would need to have at least 119 acres where there is a total of 626 acres of Township-owned open space and ROSI lands, or more conservatively, 577 acres of dedicated open space lands (Township-owned ROSI parcels only) – nearly 5 times more than the recommended standard.

National Recreation and Park Association (NRPA) Standards

According to the NRPA, “the typical park and recreation agency offers one park for every 2,266 residents served, with 9.6 acres of parkland per 1,000 residents.” With a 2017 population of 15,499 residents, Pequannock Township should have nearly 149 acres of parks. In comparison to the 3% standard used in the New Jersey Balanced Land Use Concept, in the context of the Township, the NRPA standard would equate to a nearly 3.8% minimum of dedicated open space. Again, Pequannock Township has 626 acres of Township-owned open space and ROSI lands, nearly 15% of the Township's land area (not including roadway or waterbodies). Or more conservatively, the Township has dedicated 577 acres of open space lands (Township-owned ROSI parcels only), which is approximately 14.5 % of the Township's land area.

Pequannock Township meets both standards set by the state and nationally.

"Pequannock Township has dedicated 577 acres of open space lands which is approximately 14.5% of the Township's land area."

Access Distance/Time Metric

The access distance/time metric is expressed as distance or amount of time spent to travel to a park or facility. Generally, parks are accessed by those living within a half-mile distance from a park.

Using the half-mile metric, a spatial analysis of Pequannock Township's existing facilities was conducted, revealing that there are no park facility gaps. When conducting passive park analyses and active park analyses separately from one another, however, it is clear that most active parks in Pequannock are located centrally on a general north-south axis, where passive parks are located near Pequannock's municipal boundaries. Pequannock may wish to integrate active facilities at passive parks to cover this active park gap, but in whole, Pequannock is well served by first and second tier park facilities and most Pequannock residents are within a ½-mile distance of a local park. These identified active and passive park gaps can aid Pequannock Township in future land acquisition decisions for future potential parks or open space locations.

A half-mile walk usually takes about 10 minutes.

Quality of Facilities and Experience Metric

While the above four metrics measure the Township's open space needs as a whole, the quality of facilities and experience metric determines whether individual parks and facilities are meeting the design and maintenance criteria established by the local community. Community-set design or maintenance criteria may include established park design guidelines including acceptable planting and material palettes. Other community-set criteria may include frequency of maintenance, safety inspections, or cleanliness. The Township of Pequannock should conduct a community survey to help identify community-set criteria before analyzing how each park measures up.

NRPA offers maintenance standards in its *Commission for the Accreditation of Parks and Recreation Agencies (CPARA) Standards* Fifth Edition, (2014) and *Management of Park and Recreation Agencies*.

A recommended design criterion for the quality of facilities and experience metric is diversified amenities that meet the needs of park users of all ages and all abilities. With minimal population growth in Township of Pequannock since 2010 and an aging population, shifts towards passive recreation needs and a possible trend away from typical youth activities such as team sports and court games are anticipated. An aging population may also mean greater adherence to the Americans with Disabilities Act (ADA) and **Universal Design Standards**. Identifying these gaps in

park amenities can help to increase park usage and quality of life for Township of Pequannock residents.

Universal Design Standards –

Inclusive play is the promotion of interaction between individuals and families of all ages and abilities. Playgrounds that support inclusive play provide opportunities for emotional, social, physical, and development with materials, structures, and experiences that are accessible for everyone. This may include children with special needs, older adults with mobility challenges, or adults with physical challenges that impact their ability to interact with their children at play. The integration of these characteristics in a playground support a more inclusive society and allow all participants to grow and experience what parks have to offer a community.

Providing for park amenities with varying degrees of physical activity (sedentary, moderate or vigorous) ensures diversified park use by people of all ages and abilities. Walking loops, for instance, increase park use by 80% including twice as many seniors, according to a 2018 study from the *National Study of Neighborhood Parks*. With increasing populations of senior citizens, this population will likely demand less physical activities and demand more wellness and fitness related recreation programs, educational programs and historic and environmental interpretive programming, according to the *2018-2022 New Jersey Statewide Comprehensive Outdoor Recreation Plan (SCORP)*.

The *National Study of Neighborhood Parks* also found that for every play element added to a playground, park use increases by 50%, which is of particular importance since a common reason for going to a park is taking children. Fitness Zones should also be considered. Equally important as what amenities are provided, the Township should also consider why users may stay away, such as a lack of amenities such as restrooms.

The 2018 study from the *National Study of Neighborhood Parks* also found that nothing increases park use as much as programming and on-site marketing (i.e. banners, posters, signs) and online outreach has proven effective at increasing park use. Pequannock Township's Parks & Recreation Department should analyze its programming and marketing efforts to increase park use.

Additional Metrics

The Township of Pequannock is a unique place and warrants additional metrics to those discussed above. To indicate park facility progress towards connectivity and walkability goals, the following metrics could be considered as well:

- Percentage of walkable commercial centers near to parks
- Percentage of multi-family complexes or high-density housing near to parks
- Scenic view locations
- Miles of trails
- ADA accessibility
- Multimodal bike/pedestrian/transit access
- Satisfaction Surveys

Pequannock Township should consider these additional metrics as the Township plans for and implements improvements to its parks and open space.

Metric Maintenance

Level of Service (LOS) metrics should be reviewed and calculated annually and updated every five years to ensure that they remain reflective of the Township of Pequannock's needs, values, and goals. They should be reviewed by staff, user groups, key stakeholders, the general public and elected officials to build consensus. Testing and updating these metrics regularly ensures that park and open space facilities are truly meeting residents' needs and generating the greatest benefits to its users.

Assessment

Based on the existing conditions analysis, the greatest needs for Pequannock Township's parks, recreational facilities and open space overall include:

- modern playground amenities
- diversified amenities (i.e. walking loops, fitness zones)
- supportive facilities at existing parks (i.e. parking, restrooms)
- trail connections to existing Township parks and open spaces
- facilities that support a range of ages and abilities (i.e. ADA accessibility, Universal Design)

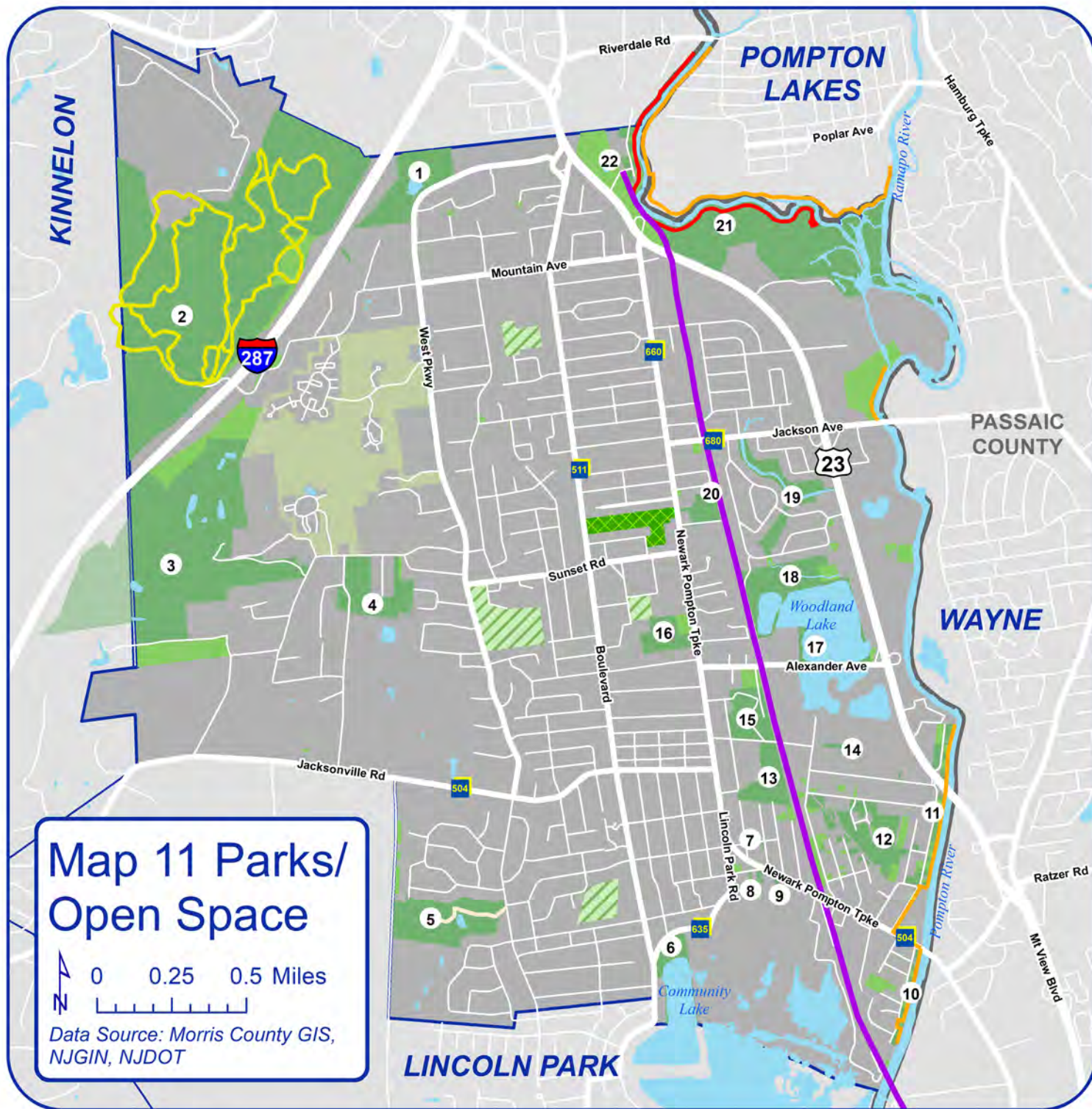
Public Opinion of Parks, Recreation & Open Space

Parks and Open Space was a popular and important topic (92% of respondents considered their condition a "very important" or "important" issue) during the Master Plan, and the survey reviewed some interesting results. Even though it was a topic of importance, the Township parks are rarely visited, as 43% of survey takers indicated they go once a month or less. Greenview Park was selected the most visited, 70% of the time, followed by Woodland Lake Park 31% of the time. Only PV Park (22% and Washington Park 21%), generated a response by more than 1 in 5 people. The plurality of respondents indicated they were too busy (43%), while 40% also said the parks did not have the type of facility they want. When asked for the main reason for going to a park, survey participants responded with the walking/running (29%), playgrounds/swings (23%), and relaxation (18%). 15% said for Sports, 8% for Hiking, and 3% for the Dog Park.

Public opinions of the skate park were measured through this Master Plan. The sentiment of the skate park was slightly in favor, at an average approval rating of 56/100, where 100 was strongly in favor and 0 was strongly opposed. It should be noted the overall score can be influenced by the scores on one side of the spectrum or the other. Out of the 293 responses, 55 gave a 100 score, while 29 gave the skate park a score of zero. The skate park has been addressed outside of this Master Plan by the Township Council with specific steps towards the implementation of the skate park. At this point, the skate park should continue to be considered by the Council if those steps are achieved, but there is not consensus within the community on the development of a skate park in the Township.

When asked what facilities, they might like to see the Township does not otherwise have, the following were provided:

- Bandstand/gazebo/amphitheatre for Township events such as concerts or outdoor movie nights
- Pickle ball courts
- Walking paths
- Pool
- Playground near the library
- Indoor center (i.e. fitness)
- Splash park
- Basketball courts (too crowded at Town Hall Fields)
- Botanical
- Exercise circuit/obstacle course
- Puzzle park (i.e. chess, checkers, twister)
- Playgrounds that are ADA compliant
- Generally diverse/varied parks.



Park & Open Space Resources

- The Glens Conservation Area
- Recreation and Open Space Inventory
- Other Open Space
- Cemetery
- School Fields

- | | |
|-----------------------------|-----------------------|
| ① Foothills Park | ⑦ Lyon Park |
| ② Mountainside Park | ⑧ Boys and Girls Club |
| ③ Sunset Valley Golf Course | ⑨ Golden Panther Park |
| ④ Rockledge Park | ⑩ Riverside Park |
| ⑤ Greenvview Park | ⑪ Pompton Riverwalk |
| ⑥ Hidden Cove | ⑫ Lyman Park |

Trails

- Greenvview Park Path
- Mountainside Park Trails
- NYS&W Bicycle and Pedestrian Path
- Aquatic Park Trail
- Pompton Riverwalk Trail

- | | |
|----------------------------------|----------------------|
| ⑬ Cherry Street Park | ⑲ Myers Brook |
| ⑭ Madison Street Nature Preserve | ⑳ Town Hall Fields |
| ⑮ Washington Park | ㉑ Aquatic Park |
| ⑯ Hillview Field | ㉒ Harrison Reservoir |
| ⑰ Woodland Park | |
| ⑱ Pequannock Valley Park | |

Township Parks & Recreation Inventory

The Township has fifteen (15) municipal parks and has many additional open spaces. Since 1988, Pequannock Township has added Golden Panther Park in 2006 and in more recent years has continued to acquire properties for Riverside Park and Pompton Riverwalk. The Township has made significant improvements to its other parks.

Foothills Park

25.22 acres, West Parkway



Description

Located off of West Parkway on the north end of Pequannock Township, Foothills Park acts as a visual gateway to the Waughaw Mountain ridgeline above. The park is equipped with playground equipment and has a sufficiently sized parking area. The park, however, has experienced flooding in the past few years, often resulting in muddy conditions, especially for the Bark Park. The flooding may be a result of especially high amounts of rainfall in 2018, and should be further monitored to determine if it becomes a recurring issue, with consideration given to a new location for a dog park in the Township if the flooding issue persists.

Existing Facilities

Playground, Fishing, Bark Park, Sledding

Recommended Improvements

The flooding of the Bark Park may be a result of especially high amounts of rainfall in 2018, and should be further monitored to determine if it becomes a recurring issue, with consideration given to a new location for a dog park in the Township if the flooding issue persists. The playground should be expanded with upgraded equipment, with some shaded areas (either via tree plantings or shelter) provided surrounding the playground area. Finally, the pond area should be cleaned out and formalized for that use, possibly to replace the fishing pond at Greenview Park.

Mountainside Park

264.78 acres, Mountain Avenue & Park View Road



Description

Mountainside Park is located on the Waughaw Mountain ridgeline above I-287. The 286-acre park is the largest outdoor recreation site in Pequannock Township with over 6 miles of natural trails and camping facilities. The park is accessed from Mountain Avenue off of West Parkway.

Existing Facilities

Mountains and Wooded Area, Hiking Trails, Camping by permit, Dogs permitted on leash

Recommended Improvements

Mountain Avenue, the access road to the Boy Scout camping area is in poor condition and does not provide easy access to the campground. This roadway should be improved to aid in better access.

Rockledge Park

20.46 acres, Sunset Avenue



Description

Rockledge Park is located off of Sunset Avenue and is mostly wooded. There is an open field and a basketball hoop located on Farm Road for public use. The Pequannock Township Community Garden is located on the other side of Farm Road and is considered part of Rockledge Park. There is no parking on-site although Farm Road can accommodate on-street parking.

Existing Facilities

Open Field, Basketball Court (½), Community Garden

Recommended Improvements

Generally, the western portion of the park is wooded and provides a buffer between some of the residential homes and DeGroot and Sons. This area should remain as is. The community garden should be considered for expansion if there is a demand for additional garden plots, and amenities such as benches and picnic tables to create a more communal space in the garden area, and possibly to hold “classes” on sustainable agriculture, plantings, and healthy eating. The basketball hoop is in poor condition, is likely not heavily used, and should be considered for removal. The open field on the eastern portion of the park should remain mostly unimproved, with the possibility of a “tot lot” playground that would serve the adjacent neighborhoods. According to the **Map 8 Park Analysis**, there is a gap in available active recreational facilities in the area around Rockledge Park, the closest being Greenview and Hillview Parks, both outside a half-mile buffer. A small playground would provide a local facility within walking distance of multiple neighborhoods without making it a major destination.

Greenview Park

30.57 acres, Robert Place & West Parkway



Description

Greenview Park can be accessed by Robert Place and West Parkway. The park is equipped with on-site parking and multiple sports fields. The park was the result of an approved cluster development for Greenview Estates in the 1970s. Of all the parks in Pequannock Township, Greenview Park is most visited by residents, according to the Master Plan Survey.

Existing Facilities

Soccer and/or Football Field (1), Softball Diamond (2), Handball Court (2), Tennis Court (6)*, Playground, Fishing, Ice Skating, Sledding Hill, Picnic Area, Restrooms

**all six (6) courts are lit*

Recommended Improvements

Greenview Park is considered a community park, and as such may be looked at for most community-wide improvements making it a destination for Township residents. The tennis courts are in poor condition and not heavily utilized. They should be rehabilitated, but because of the low use, some consideration should be given towards reducing the number of active tennis courts to 3-4, and converting the other courts to pickleball courts, or removing

the surface to build a new dog park if flooding at Foothills Park continues to be an issue. While the manmade pond is sometimes used for fishing and ice skating, feedback from Township officials indicated issues with maintaining the water body. The Township should assess the potential to fill it in and repurpose the area for more desired park amenities. One such possibility is a spray park, which was often suggested in the Master Plan survey, and was one of the most preferred public improvements voted on during the Family Hoedown activity. The park is also the most suitable for the proposed skate park, possibly located between the pond and playground near Lot A. In addition, as the park contains multiple playgrounds, making one ADA accessible should be considered the next time new playground equipment is required.

Herbert C. Lyon Memorial Park

0.1 acres, Hilton Street & E. Franklin Street



Description

Lyon Park is a small neighborhood pocket park with playground equipment, walkable to local residents.

Existing Facilities

Playground, Benches, Trash Receptacle

Recommended Improvements

Generally, the size of the park limits the improvements, and the current facilities are suitable for the purposes of a neighborhood park. The focus for this park should be on maintenance.

Golden Panther Park

0.44 acres, Newark Pompton Turnpike



Description

A small half-acre, Golden Panther Park, completed in 2008, is located off southern Newark Pompton Turnpike in the lower gateway commercial district. While some of the property is wooded, there is a clearing with a flagpole, benches, and picnic table. The original intent for purchasing the property, was for future access to the Pio Costa tract (Block 4401, Lot 14).

Existing Facilities

Flagstaff, Benches, Picnic Table

Recommended Improvements

The park has minimal utility, but given the proximity to the Township's southern commercial district, there is opportunity to "activate" the space with public art displays a sculpture garden, seasonal performances, and "interactive" displays for both children and adults as a way to entice people to the park and get them to visit the adjacent businesses.

Riverside Park

2.9 acres, Riverside Drive



Description

Riverside Park is primarily an open field with some shade trees located on the banks of the Pompton River and Riverside Drive, at the Lincoln Park-Pequannock Township municipal boundary. The park is equipped with playground equipment and is walkable to local residents.

Existing Facilities

Playground, Fishing, Canoe Accessible, Benches, Trash Receptacle

Recommended Improvements

As a neighborhood playground, minimal improvements are recommended. Instead, the focus should be on maintenance. There is some opportunity to "theme" the playground the next time equipment is required, giving a "wooded" or more natural feel to integrate it with the surroundings and the adjacent Riverwalk.

Lyman Avenue Park

21.6 acres, Roosevelt Street & Marlin Avenue



Description

Lyman Avenue Park can be accessed by car from Roosevelt Street and Marlin Avenue and from Lyman Avenue by foot. The area is relatively secluded, with basketball hoops in the parking lot, a playground surrounded by a grassy open field. Currently, part of the park is being used for construction equipment, staging for home elevations.

Existing Facilities

Playground, Basketball Hoops, Walking Trails, Open Field

Recommended Improvements

The park exterior is generally wooded, and may be considered for some formalized walking trails, and in general, the park should be made more inviting by modernizing it. The sign at Roosevelt Street should be replaced, giving it the same look as other Township signs. The basketball hoop should be replaced with a new court, separated from the parking area. Given the available space in the park, an upgraded and expanded playground should be considered. Finally, the construction equipment (with existing vehicle ruts repaired) should be removed from the park, as it detracts from the environment, and adds to the perception the park is uninviting, and neglected.

Cherry Street Park

12.43 acres, New Street



Description

Cherry Street Park is a primarily wooded park for walking and hiking with pedestrian access from New Street. The park is located adjacent to the future NYS&W trail.

Existing Facilities

Wooded Area, Walking Trails

Opportunities

It is recommended this area generally remain unimproved and natural.

[Washington Park](#)

14 acres, Adams Street & Jefferson Street



Description

Washington Park can be accessed by vehicle on Adams Street and by both pedestrians and vehicles on Jefferson Street. The park is a sports park with a lit baseball field and on-site parking. The park is located adjacent to the future NYS&W trail.

Existing Facilities

Little League Baseball Diamond (3*), Restrooms, Snack Bar, Monument

**one (1) is lit*

Recommended Improvements

Minimal improvements are needed or appropriate, given the environmentally sensitive nature of the location, now the sports field is installed at the former recycling center. Consideration should be given for expanded parking, using pervious materials, a small playground equipment to give children a place to play when not engaged in sports activities there, and some walking paths between the fields with a linkage to the NYS&W Bicycle and Pedestrian Path.

[Hillview Fields](#)

9.7 acres, Burt Avenue & Atwood Avenue



Description

Hillview Field is located between Hillview Elementary School to the west and Pequannock Library to the east. It is mainly used as a sports park.

Existing Facilities

Softball Diamond (3), Baseball Diamond (1)

Recommended Improvements

Minimal improvements are recommended here, with exception of a bicycle path between Atwood Avenue and Newark Pompton Turnpike, as discussed in the **Circulation Element**.

[Woodland Lake](#)

40.1 acres, Alexander Avenue



Description

Woodland Lake is located off Alexander Avenue and is available for fishing to Pequannock Township residents only.

Existing Facilities

Fishing, Boating, informal walking path

Recommended Improvements

The park is generally used for fishing and small boating. There are some picnic facilities, and sections of an informal trail that links to PV Park along the water. This path should be formalized and completed around the entire perimeter of the lake. This would require a public easement agreement or open space acquisition of multiple properties situated along Route 23, as identified in **Map 12 Future Open Space**. This path was the most preferred public project among the 10 options provided at the Township of Pequannock Family Hoedown community engagement exercise.

[Pequannock Valley Park](#)

25.63 acres, Marvin Road



Description

Pequannock Valley Park, commonly called PV Park, is located off of Marvin Road. The park is open to members only for beach access and swimming. The park is also equipped with a playground and picnic areas. The park has adequate on-site parking.

Existing Facilities

Swimming Lake with Beach, Swimming Lanes, Picnic Area, Playground, Membership required or daily fee

Recommended Improvements

While the conversion of PV Valley Park's swimming lake was a topic of discussion during the Master Plan for possible conversion into a public swimming pool, the capital cost of such a project and long-term maintenance would require further study. At this time, no changes are recommended to PV Valley Park.



Town Hall Field

5.9 acres, Newark Pompton Turnpike

Description

Located behind Township Hall on Newark Pompton Turnpike, Town Hall Field is a sports field with baseball diamonds and basketball courts.

Existing Facilities

Baseball Diamond (1), Basketball Courts (2)

Recommended Improvements

This location has been identified for a future new police station to replace the ball field, with the intention to keep the existing basketball courts. Depending on the design and size of the station, it is recommended to include the design of an outdoor amphitheater for performances, and establish a connection to the NYS&W Bicycle and Pedestrian Path.

Aquatic Park

104.9 acres, River Drive off Route 23

Description

Aquatic Park is 123-acre wildlife sanctuary located adjacent to the Ramapo River and behind Route 23 businesses, although there is no official point of access for the park. While the current parking area at the NJ DOT jughandle property (Block 901, Lot 1) is used unofficially, the lot is anticipated to be formalized when the NYS&W trail is constructed. You can also access the park from River Road off Route 23.

Existing Facilities

Wildlife Sanctuary, Fishing, Boating

Recommended Improvements

Aquatic Park is primarily a wooded and unimproved area, located in the floodway of the Pequannock River. As such, it is only appropriate for passive recreational opportunities. Entrances to the trail coincide with the River Road trailhead of the future NYS&W Bicycle and Pedestrian Path, and efforts should be taken to strengthen the connections to the two systems. At the end of River Road is the bridge abutment for a formal bridge to Pompton Lakes. Restoring a bridge connection would link the two communities' trail systems together.



Open Space Inventory

[Green Acres](#)

While Township parks are available for residents' use, there is no guarantee that these properties will remain as open space for the long-term. Those properties listed on the State's Recreation and Open Space Inventory (ROSI), however, limit development and ensures the properties listed are left as open space. Pequannock Township has done an excellent job at preserving its Township-owned parks and open space by placing them on the ROSI. Properties listed on the ROSI can also be called "Green Acre" properties. ROSI/Green Acre properties account for 689 acres of Pequannock Township (including waterbodies). A summary of these properties are indicated on **Map 11** and in **Table 7** to the right.

Table 7: Recreation and Open Space Inventory (ROSI)/Green Acres Sites

	<i>Facility Name</i>	<i># of Properties</i>	<i>Size (Acres)</i>
1	Aquatic Park	8	123.22
2	Boys & Girls Club Addition	2	0.92
3	Cherry Street Park	1	12.43
4	Flood Mitigation	6	1.24
5	Foothills Parks	2	25.3
6	Golden Panther Park	1	0.44
7	Greenview Park	1	30.46
8	Harrison Reserve	3	0.84
9	Hidden Cove	1	18.93
10	Hillview Field	1	9.7
11	Lyman Avenue	33	20.42
12	Lyman Park	3	1.86
13	Lyon Park	1	0.1
14	Madison Street Nature Preserve	2	25.71
15	Meyers Brook	3	16.67
16	Mountainside Park	11	286.09
17	Pequannock Valley Park	2	25.27
18	Pompton River Walkway	5	0.884
19	Pompton Riverwalk	40	9.29
20	Riverside Park	1	1.61
21	Riverwalk Reserve	5	0.82
22	Rockledge Park	5	19.98
23	Sunset Valley Golf Course	10	130.69
24	Town Hall Field	1	3.37
25	Washington Park	1	14.0
26	Woodland	1	40.13
Total:		150 Properties	689.68 Acres

Source: New Jersey Department of Environmental Protection, ROSI



Morris County Sunset Valley Golf Course

132.7 Acres, Sunset Road

Description

Located at 47 W. Sunset Road, the Morris County Sunset Valley Golf Course is an 18-hole course open to the public. The golf course was dedicated in 1974, prior to the construction of I-287 and has the Waughaw Mountain ridgeline of Kinnelon as a dramatic backdrop.

Existing Facilities

Golf Course (18 holes), Fishing Holes (3)

Hidden Cove

18.93 Acres, Lincoln Park Road

Description

Hidden Cove is a cove of the Lincoln Park Community Lake with access from Lincoln Park Road. The lake is located in both Pequannock Township and Lincoln Park Borough. Vehicles can park on-street in a gravel pull-off area opposite Slingerland Avenue. The cove has a nature trail and can be fished.

Existing Facilities

Fishing Lake, Nature Trail

Harrison Reserve

47.9 Acres, Harrison Road

Description

Located in a secluded neighborhood off Route 23, Harrison Reserve was once a residential neighborhood flooded by adjacent Pompton River. The Township purchased the flood-prone lots, and is converting the area to conservation space, now known as the Harrison Reserve. Located near to the NYS&W Trail, the area has the potential to act as an entrance with on-site parking, walking trails, fishing, and picnic areas.

Opportunities

The Township should continue to monitor the last remaining privately-owned parcel for inclusion in the open space area.

Boys & Girl Club

6.11 Acres, Oak Avenue

Description

The Boys and Girls Club of America is a non-profit organization that serves children ages 6-18 at little to no cost. The site today includes a refurbished second building, used as the clubhouse and the Randall Athletic Complex (completed 2004).

Existing Facilities

Randall Athletic Complex: Junior-Sized Football Field, Regulation Hockey Rink / Basketball Court (2), Utility Sports Field

Opportunities

Absent the development of a new Township community center, a partnership for an expanded Boys and Girls Club facility should be explored, allowing the Township to also provide some programming out of a new building.

Madison Street Community Nature Preserve

0.84 Acres, Madison Street

Description

Connects to Lyman Avenue Park by way of an existing forested path. It provides a natural buffer to the Legacy Castle.

Meyers Brook

30.9 Acres, bounded by Village Road, Brookside Avenue, Jackson Avenue, and Route 23.

Description

The area is a natural area with an open space buffer around Meyers Brook.

Trails & Greenways

Trails play a critical role in local quality of life. Trails can link municipalities, provide transportation networks, provide close-to-home recreation, fitness and wellness opportunities, and protect natural and historic resources. The Township has already taken strides towards establishing high quality trails and greenways. These ongoing efforts are described below.

Pompton Riverwalk

The Pompton Riverwalk is a multi-phase flood mitigation project that began to gain real momentum in 2002. Since 2007, the Township has been acquiring flood-prone properties around the banks of the Pompton River as well as the riparian corridor. Successfully carried out, this concept to acquire and preserve flood-damaged properties and convert them to recreational open space has come to be known as the “Pequannock model”. For the use of out-of-the-box thinking, the Pompton Riverwalk project won the 2013 New Jersey Future Smart Growth Award for Innovative Land-Preservation Strategy.

Existing Facilities

Walking path, kiosk at corner of Pequannock Avenue and Madison Street, picnic tables, benches.

Recommended Improvements

Generally, a small segment is complete from North Pequannock Avenue, under Route 23, to Riverside Park on Riverside Drive. The Riverwalk does require an on street connection south of Shade Street, as the homes along the Pompton River remain. As future open space acquisitions for the Riverwalk are expected to be minimal, public access and improvement agreements should be sought from property owners along the river north of Pequannock Avenue. At the end of East Garden Place, an access easement with North Jersey District Water Supply should be sought running diagonal towards Aquatic Park across Carlson Place to link the Pompton Riverwalk to the Aquatic Park Trail. South of Riverside Park, a similar access agreement should be sought to extend the Riverwalk down to the NYS&W as it crosses the Pompton River into Wayne.

NYS&W Bicycle and Pedestrian Path

4.4 miles, former freight rail line

Description

The NYS&W Bicycle and Pedestrian Path is a rails-to-trails conversion of a former freight rail line owned by the New York, Susquehanna & Western Railway. The line was acquired by Morris County in 2017 for the purposes of converting the line to a multi-use path for bicycles, pedestrians, and other non-motorized vehicles. The 10-foot wide permeable asphalt path will start construction in 2020, and run from River Road in Pequannock to Mountainview Railroad Station in Wayne. Multiple improvements are planned at road crossings and creating connections to the trail from other locations. Once complete, the path will become part of the Morris Park Commission system, and operated and maintained by them.

Opportunities

Once part of the original plan, the NYS&W should be extended further north up to Post Lane in Riverdale Borough, and to other trail systems around Township of Pequannock. Additionally, as discussed in the **Circulation Element**, the NYS&W should make up the eastern north-south bike route “spine” of the proposed bicycle route system.





FEMA & NJDEP Flood Control Buyout / Blue Acres

The Blue Acres Program provides funding to acquire flood damaged and flood prone homes, demolish them, and create open space that helps reduce flooding impacts. While the Pompton Riverwalk on Riverside Drive has been one area where flood buyouts have been used, Pequannock Township can continue to use this program in other areas of the Township.

Easements

Conservation Easements have been used in the past to preserve Pequannock Township's natural landscapes and should be used in the future where appropriate. Below is a list of conservation-specific easements that exist through the Township:

- Glens Homeownership Association (former Firestone Limited Partnership) property – undeveloped lands surrounding Glen development – 183 totals acres, 115 acres protected by the easement – Conservation easement granted as part of the Development Agreement on September 19, 1995 to Pequannock Township

Future Parks, Recreation & Open Space

Pequannock Township has several opportunities for future parks and open space whether through willing sellers, public or private partnerships, acquisition, Blue Acres or Green Acres programs, or conservation easements. The below potential projects were identified using the following: input from the Open Space Advisory Committee, the identified gap in the types of facilities Pequannock Township currently offers (page 85), the results from the publicinput.com survey and community outreach workshops and events, and areas of ecological importance not yet preserved.

Waghaw Mountain Connector Trail

While most of this area lies outside of Pequannock Township most of the area of the Waghaw Mountains is preserved and owned by the Morris County Park Commission, including a 306-acre area been I-287 and Brook Valley Road. Future trails are planned, and the Township should work with the Park Commission to establish a trail connection from Mountainside Park into these trails. The system could be further extended across Brook Valley Road to into the Turkey Mountain area of the Pyramid Mountain Natural Historic Area in Kinnelon, another park of the Morris County Park Commission.

Woodland Lake Park Trail Loop

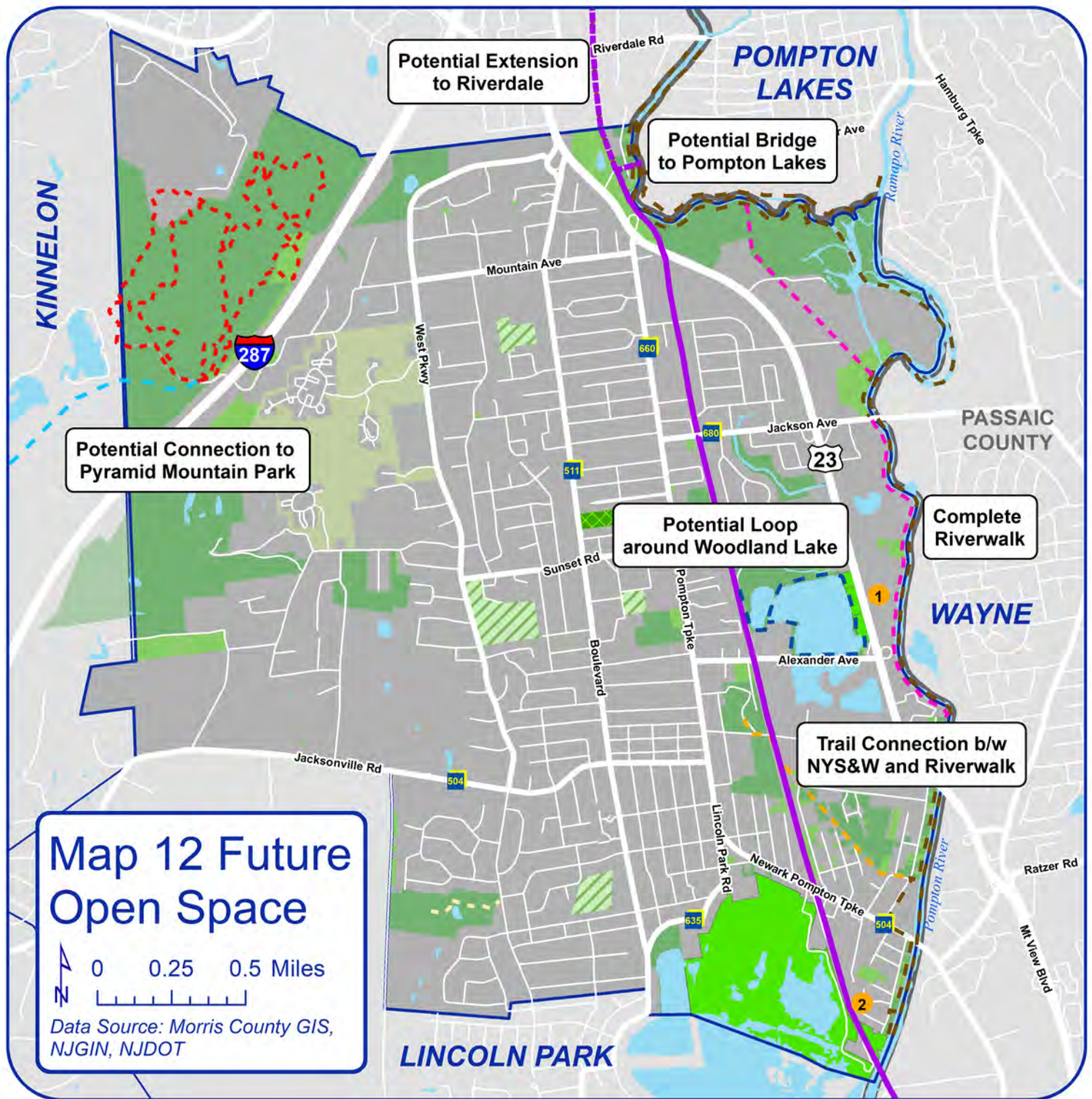
As previously discussed for Woodland Lake Park, the trail loop is a project with good public support, though it will require access easements or open space acquisitions from three properties that are located between the lake and Route 23. Given the current limited opportunities for open space acquisitions, these properties should be a priority, also leveraging available funding through Green Acres and the Morris County Open Space Trust Fund.

Lyman Park Connector Trail

An informal trail currently exists near the corner of Greenwood Avenue and Roosevelt Street, but as the NYS&W path is completed, a connector trail through the eastern edge of Lyman Park should be created, extending to the path west of Greenwood Avenue to create a linkage between the NYS&W and the Pompton Riverwalk, running over a short segment of Shady Street, between Fairview Avenue and Pequannock Avenue.

Establishing a Trails Maintenance Committee

As trails in Aquatic Park mature, and are supplemented by additional trail lengths identified in this Master Plan, there will be a need for formalized and continual maintenance. The establishment of a Trails Maintenance Committee can provide some direction and planning on what areas to address on an ongoing basis, and help manage available



Park & Open Space Resources

- Recreation and Open Space Inventory (ROSI)
- Other Open Space
- The Glens Conservation Area
- School Fields
- Cemetery
- Potential Acquisitions

Trails

- Existing Trails
- Proposed Lyman Park Connector Trail
- Proposed Pompton Riverwalk Trail
- Greenview Park Path
- Mountainside Park Trails
- Proposed Waughaw Mountain Connector Trail
- Proposed Woodland Lake Park Loop
- NYS&W Bicycle and Pedestrian Path
- Proposed Future NYS&W Connection

Potential Future Open Space

- 1 Block 2701, Lot 1
Block 2701, Lot 2
Block 2701, Lot 3
- 2 Block 4403, Lot 2
Block 4401, Lot 14

assistance from outside likes like Scouts, the New York/ New Jersey Trails Conference, and other volunteers. The volunteers are one aspect of the needed organization for maintaining trails, but it will still occasionally be necessary to gain assistance from the Township's DPW for larger projects, or when certain equipment is needed.

Future Acquisitions

The following parcels were identified for potential acquisition to complete a loop trail around Woodland Lake.

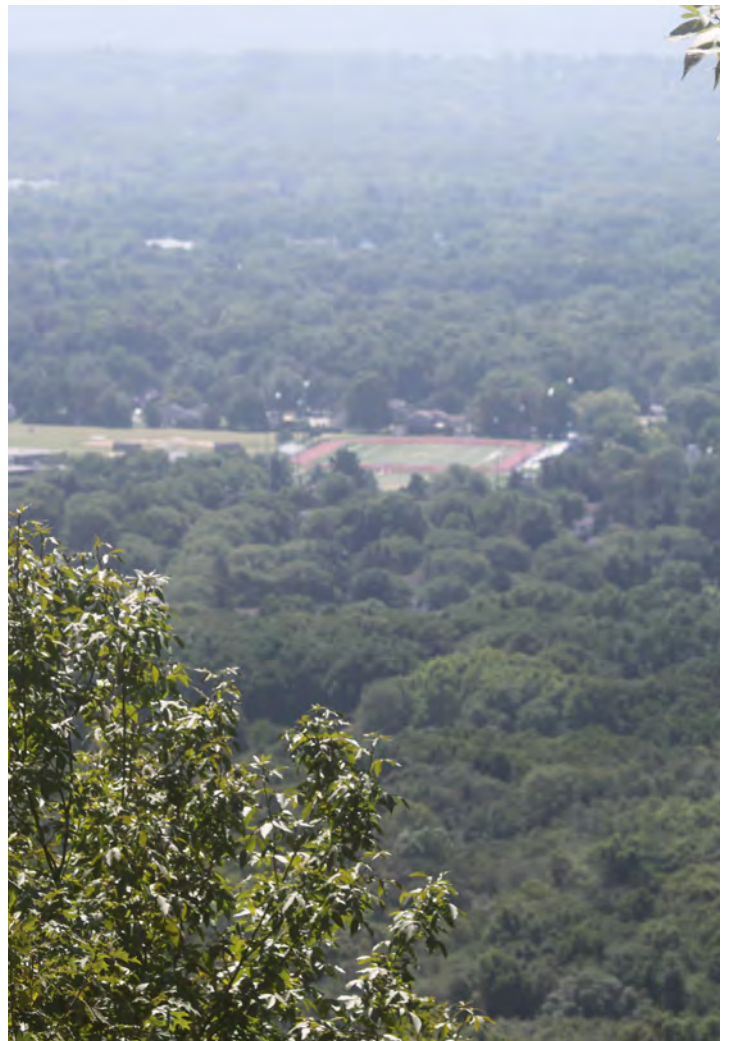
1. Block 2701, Lot 1
Owner: Kew Garden Realty, LLC
Acres: 1.25
Assessment: \$950,500.00
Taxes: \$21,813.97
2. Block 2701, Lot 2
Owner: Shotmeyer, Albert
Acres: 2.24
Assessment: \$204,300.00
Taxes: \$4,688.68
3. Block 2701, Lot 3
Owner: Shotmeyer, Albert
Acres: 2.24
Assessment: \$205,000.00
Taxes: \$4,704.75

In addition, the following parcels were identified by the Open Space Committee for future open space:

4. Block 4403, Lot 2
Owner: Schaefer Jr.
Acres: 3.5
Assessment: \$101,300.00
Taxes: \$2,324.84
5. Block 4401, Lot 14
Owner: Pequannock Property Development c/o Pío Costa
Acres: 152.28
Assessment: \$592,300.00
Taxes: \$13,593.28

Implementation

Pequannock Township is financially invested in its existing and future parks, recreation facilities and open spaces by way of the Open Space, Recreation, Farmland, and Historic Preservation Trust Fund, established in 2002. The trust fund is funded by the dedication of an amount determined annually by the Township Council, not to exceed \$0.02 per \$100.00 of assessed value. Currently, the Township collects \$.01 per \$100 of assessed, which amounts to, in 2019, \$238,622 collected into the Open Space Trust Fund. Over the last 10 years, expenditures have amounted to more than \$5.3 million for a variety of open space, conservation, and historic purposes, and as of this Master Plan there was a Trust Fund balance of \$120,102 with additional money awaiting recovery from NJDEP Green Acres. The Trust Fund (\$003.37.030) purposes are consistent with N.J.S.A. 40:12-15.1 et seq., providing a wide variety of permitted uses related to open space, recreation, farmland and historic preservation. As the successful use of the funding moves away from preservation through acquisition, the Township should assess these properties to create a plan to identify plantings and management to restore the floodplain and mitigate potential flooding impacts. Further consideration should be given to use the Trust Fund for parks improvements as needed.



Parks & Open Space Funding Sources

While open space, parks, and recreation activities are typically funded through the Township's Operating Budget, other funding sources (i.e. grants, programs) are available to support activities related to the outdoors.

State Resources

NJDEP Recreational Trails Grant

Receiving assistance from the Federal Highway Administration's Trails Program (RTP), the state of New Jersey awards grants to counties, local governments, and non-profit agencies for motorized, non-motorized and diversified use trail projects. There is a maximum grant award of \$24,000 for non-motorized projects for the construction of new trails, maintenance or restoration of trails, development and rehabilitation of trailhead facilities and trail linkages for trails (i.e. parking, signage, shelters, sanitary facilities), and the purchase and lease of trail construction and maintenance equipment. Trail feasibility studies are not eligible for funding. This grant includes a local match up to 20% of the grant. The NJDEP's Green Acres Program administers the program in New Jersey. Applications become available in March with a mid-May deadline and a notification date of December.

NJDEP Green Acres

The Green Acres program funds the acquisition of open space for recreation and conservation purposes, and the development of outdoor recreational facilities. Applications are considered on an annual basis, typically with a deadline in the first quarter of the year. To qualify to participate in many of the funding programs, the Township must have an open space trust fund and a Green Acres approved Open Space and Recreation Plan (OSRP).



County Resources

Morris County Trail Construction Grant

The Morris County Trail Construction Grant Program is a collaboration between the Morris County Office of Planning & Development and the Morris County Park Commission. The program provides grants to municipalities for the construction or enhancement of trails on preserved, public parkland to support or enhance the county's quality of life and cultural or heritage tourism efforts. Over \$1 million dollars have been awarded annually since the program's inception in 2016. Applications for this program become available in the Spring and are due in the Summer. There is a 20% local match, that may be provided via a combination of:

- Direct costs (labor, materials, equipment)
- Indirect costs (planning, engineering, permitting)
- Other leveraged grants and municipal funds (open space, capital, etc.)

Morris County Open Space Trust Fund

The Morris County Open Space Trust Fund is funded through the Morris County Open Space, Farmland, Floodplains Protection and Historic Preservation Trust Fund and funds the acquisition of land for recreation and conservation.

Other Non-Profit and Organizational Resources

National Recreation and Park Association (NRPA)

The NRPA is a national non-profit professional organization that promote the funding and improvements of recreational facilities, parks, and open space for health and wellness, conservation and social equity. The organization advocates and educates on the importance of open space in the community while providing resources and partnerships to municipalities and stakeholders. The NRPA also provides grants and hosts information on funding opportunities for parks and open space.

The Land Conservancy of New Jersey

The Land Conservancy is a non-profit organization dedicated towards the preservation of land and water resources, conservation of open space, and the development of stewardship in New Jersey. The conservancy provides technical assistance to landowners on preservation options, and to municipalities in community planning for land acquisition, recreation and design for a variety of open space, trails, and park management plans. They also assist in land preservation for towns through transactions and funding and provide assistance in certification for Sustainable Jersey.

Parks & Open Space Element Recommendation Plan

Directions

“Check off” a completed Recommendation and mark the year of completion as a way to measure progress.

Short: complete in 1-2 years; **Medium:** complete in 3-5 years; **Long:** complete in 10+ years.

Parks & Open Space Element Recommendation Plan

	<i>Recommendation</i>	<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
General					
1	Continue the Open Space, Recreation, Farmland, and Historic Preservation Trust Fund.	Township Council Open Space Advisory Committee	Ongoing		
2	As the opportunity arises, expand the use of the Trust Fund beyond acquisition.	Township Council Open Space Advisory Committee	Ongoing		
3	Seek grants to supplement the cost of open space projects.	Township Council, Township Manager	Ongoing		
Trails					
4	Complete the Pompton Riverwalk negotiating public easement agreements for properties north of North Pequannock Avenue.	Open Space Advisory Committee Township Manager Township Council	Short to Long		
5	Extend the Pompton Riverwalk south of Riverside Park through an access agreement to connect to the NYS&W Path at the Wayne crossing.	Open Space Advisory Committee Township Manager Township Council	Medium		
6	Work with Morris and Passaic Counties and Pompton Lakes to plan and construct a bridge over the Pequannock River linking the two towns' trail systems.	Open Space Advisory Committee, Township Manager Township Council	Medium to Long		
7	Explore the acquisition of Block 2703, Lots 1-3 or develop an easement agreement to develop a Woodland Lake Trail Loop.	Open Space Advisory Committee, Township Manager Township Council	Medium		
8	Construct a Woodland Lake Loop Trail.	Parks & Recreation Open Space Advisory Committee	Long		
9	Develop the Lyman Park Connector Trail.	Parks & Recreation	Short		
10	Work with Morris County Park Commission to develop a Waughaw Mountain Connector Trail to Pyramid Mountain County Park.	Open Space Advisory Committee Morris County Park Commission	Medium		
11	Establish a Trails Maintenance Committee.	Township Council	Short		
Parks					
12	Prioritize maintenance and needed upgrades to existing facilities over new improvements.	Parks & Recreation	Ongoing		
13	Upgrade playground equipment at Foothills Park.	Parks & Recreation	Medium		
14	Add shade (trees or structures) to Foothills Park.	Parks & Recreation	Medium		
15	Cleanout and formalize fishing pond at Foothills Park.	Parks & Recreation	Long		

Parks & Open Space Element Recommendation Plan

	<i>Recommendation</i>	<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
16	Improve access road to campground at Mountainside Park.	Parks & Recreation	Short		
17	Expand Community Garden as needed, adding additional amenities.	Parks & Recreation	Medium		
18	Remove basketball hoop at Rockledge Park.	Parks & Recreation	Short		
19	Develop small playground at Rockledge Park at the end of Copley Court.	Parks & Recreation	Medium		
20	Rehabilitate the tennis courts at Greenview Park and convert some to pickle ball courts.	Parks & Recreation	Medium		
21	Fill in the pond at Greenview Park and develop a Township spray park.	Parks & Recreation	Long		
22	Consider moving the dog park to Greenview Park.	Parks & Recreation	Long		
23	Monitor progress of skate park, and identify potential location for its siting at Greenview Park.	Parks & Recreation, Township Manager, Township Council	Long		
24	Convert playground near Greenview Park Lot A to an ADA accessible play structure.	Parks & Recreation	Long		
25	Develop public art installations and programming to encourage visits to Golden Panther Park and nearby businesses.	Parks & Recreation, EDAC	Short		
26	As playground equipment is needed to replace existing structures at Riverside Park, install “natural” themed playground equipment.	Parks & Recreation	Long		
27	Replace sign at Lyman Park making it consistent with other Township signs.	Parks & Recreation	Short		
28	Develop new basketball court at Lyman Park, separated from existing parking lot.	Parks & Recreation	Medium		
29	Upgrade and expand existing playground at Lyman Park.	Parks & Recreation	Long		
30	Have construction company remove existing construction materials and repair damage to Lyman Park.	Parks & Recreation, Township Manager, Township Council	Short		
31	Expand parking lot using pervious asphalt materials at Washington Park.	Parks & Recreation	Short		
32	Install small playground at Washington Park.	Parks & Recreation	Short		
33	Develop walking paths and connection to NYS&W Path at Washington Park.	Parks & Recreation	Medium		
34	Develop bike path through Hillview Park.	Parks & Recreation	Medium		
35	Construct an amphitheater at Town Hall Field near the NYS&W Path.	Parks & Recreation, Township Manager	Long		
36	Develop connection between Aquatic Park Trail and NYS&W Path.	Parks & Recreation, Open Space Advisory Committee	Medium		



ECONOMIC DEVELOPMENT

Goals

1. Continue to promote the Route 23 corridor as a regional commerce center.
2. Strengthen the commercial districts along Newark Pompton Turnpike as desirable places to live, work, and shop.
3. Improve the visual conditions of the Newark Pompton Turnpike commercial districts.
4. Leverage available incentives to encourage new development and redevelopment in the Township.

Introduction

While Master Plans tend to focus on planning topics such as land use or transportation, often the motive relates to improving economic conditions in a community. Land use decisions related to zoning can influence how much value a property can capture with development, or the type of uses that may locate in a particular area, while circulation patterns may impact whether someone has to drive to multiple stores, or feels comfortable to park and walk between locations, possibly discovering a new store or service in between. As these planning topics are inseparable, the vision for an economic development strategy must also be

part of that consideration. If the desire is to spur growth and be business friendly, barriers to new store entry must be lowered while giving them freedom from over-regulation to grow, and decisions made should be done in the context of how the Township wants an area to function. If the desire is to encourage a traditional and walkable downtown, sites that are auto-oriented in their design must be discouraged, and creative solutions to requiring off-street parking advanced. Further, the Township must also be willing to leverage its resources to create the framework for business investment, providing physical improvements in the public realm, or programming to draw people to a place.

Although it is an optional Master Plan Element, the Municipal Land Use Law (MLUL) stipulates that any Economic Plan Element should consider all aspects of economic development and sustained economic vitality. This **Economic Development Element** provides an overview of Pequannock Township's existing economy and economic development potential. It looks at various aspects including the labor force, local industry, national and state-level trends, and identifies existing Federal, State and local resources that are available to the Township. The Element also looks at opportunities and constraints that exist in addressing the Township's unique economic development challenges. The Element concludes with recommended strategies that may be implemented to address identified economic issues and concerns.

Existing Economic Profile

The following discussion of Township demographic conditions relies largely on the latest available data at the time of this report, Census 2010 data, and as such, may not accurately reflect current conditions in the Township. Most current data, 2017 American Community Survey (ACS) 5-year Estimates data (collected from years 2013-2017), is used where possible instead of using 2010 Decennial Census data.

It is important to understand economic demographic conditions in order to better plan for Pequannock Township's economic vitality. Identifying Pequannock Township's existing industry base and labor pool can assist in predicting future conditions and whether those conditions meet the trends forecasted for the State. These unique economic characteristics are identified by comparing the Township's demographics over time and to those of the county and the state.

Labor Force Characteristics

Between 2000 and 2017, there was a 3.9% increase in the Township's labor force, where there was a marginal decline in the County and a 5.5% increase in the State, by comparison. At the same time, Pequannock Township has seen a 35.6% increase in those who were unemployed and actively seeking employment during the same time period, where both the County and the State saw a 36.3% and 32% increase, respectively. The unemployment rate in Pequannock Township was worse in 2010 at the height of the recession (6.5%), but still less than the County (7.4%) and State (9.5%) rates. In 2017, Pequannock Township bounced back nearing its pre-recession unemployment rate, faring better than the State today, but not as well at the County.

Table 8: Annual Average Labor Force Estimates - 2000-2017

	2000	2005	2010	2015	2016	2017
PEQUANNOCK TOWNSHIP						
Labor Force	7,549	7,741	7,668	7,925	7,861	7,842
Employment	7,316	7,438	7,172	7,554	7,540	7,526
Unemployment	233	303	495	371	321	316
Unemployment Rate	3.10%	3.90%	6.50%	4.7%	4.1%	4.0%
MORRIS COUNTY						
Labor Force	260,858	267,019	264,830	262,029	261,143	259,911
Employment	253,914	258,297	245,198	250,565	250,925	250,447
Unemployment	6,944	8,722	19,632	11,464	10,218	9,464
Unemployment Rate	2.7%	3.3%	7.4%	4.4%	3.9%	3.60%
NEW JERSEY						
Labor Force	4,282,100	4,391,600	4,555,300	4,530,500	4,524,300	4,518,800
Employment	4,123,700	4,194,900	4,121,500	4,267,900	4,299,900	4,309,700
Unemployment	158,400	196,700	433,900	262,600	224,300	209,100
Unemployment Rate	3.7%	4.5%	9.5%	5.8%	5.0%	4.60%

Source: NJ Department of Labor and Work Force Development, Annual Municipal Labor Force Estimates 2000-2017

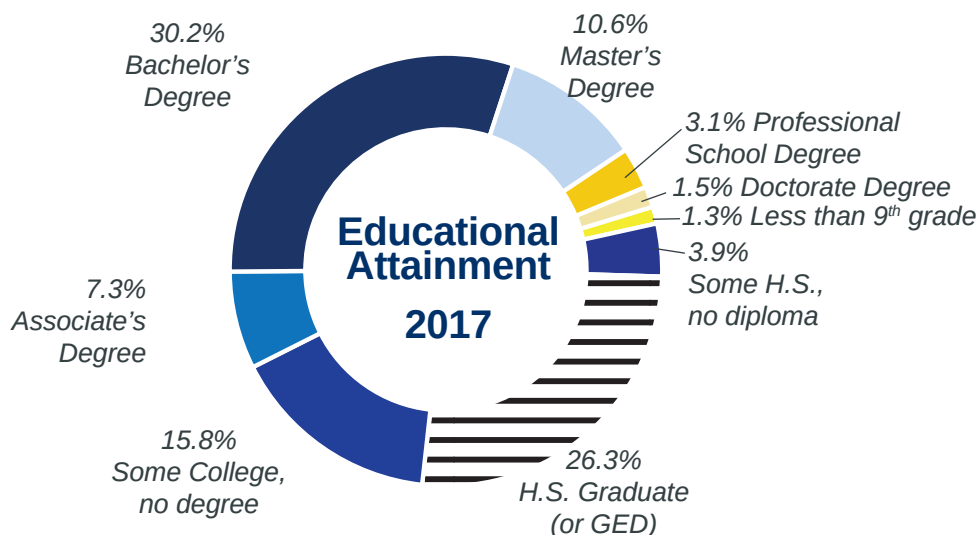


Educational Attainment

Pequannock Township residents aged 25 and over are highly educated, with nearly 95% of residents having received at least a high school degree. While Morris County has a higher share of residents who continue on to higher education institutions (52.7% Township of Pequannock, 59% County) and masters/professional degree/doctorate programs (15.24% Pequannock Township, 21.9% County) than Township of Pequannock, both the township and the county fare better than the state's share in those categories.

Pequannock Educational Attainment - 2017

(population 25+ yrs old)



Industry Employment

Pequannock Township residents were primarily employed in the following industries:

1. Educational Services, and Health Care and Social Assistance (30.49%);
2. Professional, Scientific, and Management, and Administrative and Waste Management Services (14.4%);
3. Retail Trade (10.64%);
4. Finance and insurance, and real estate and rental and leasing (9.36%); and
5. Manufacturing (7.27%).

These industries together accounted for nearly 78.6% of resident employment. The first two industries listed above are projected to grow, according to the *New Jersey Department of Labor and Workforce Development's 2016-2026 Employment Projections for NJ* (released October 2018). The Health Care and Social Assistance industry sector is projected to grow 17.4% over the 2016-2026 time period for New Jersey as a whole and 14.5% in Morris County, listing in the top 5 industry sectors with the highest gains for both

geographies. Pequannock Township, together with Chilton Hospital (part of Atlantic Health Systems) is primed to attract employees in this industry sector.

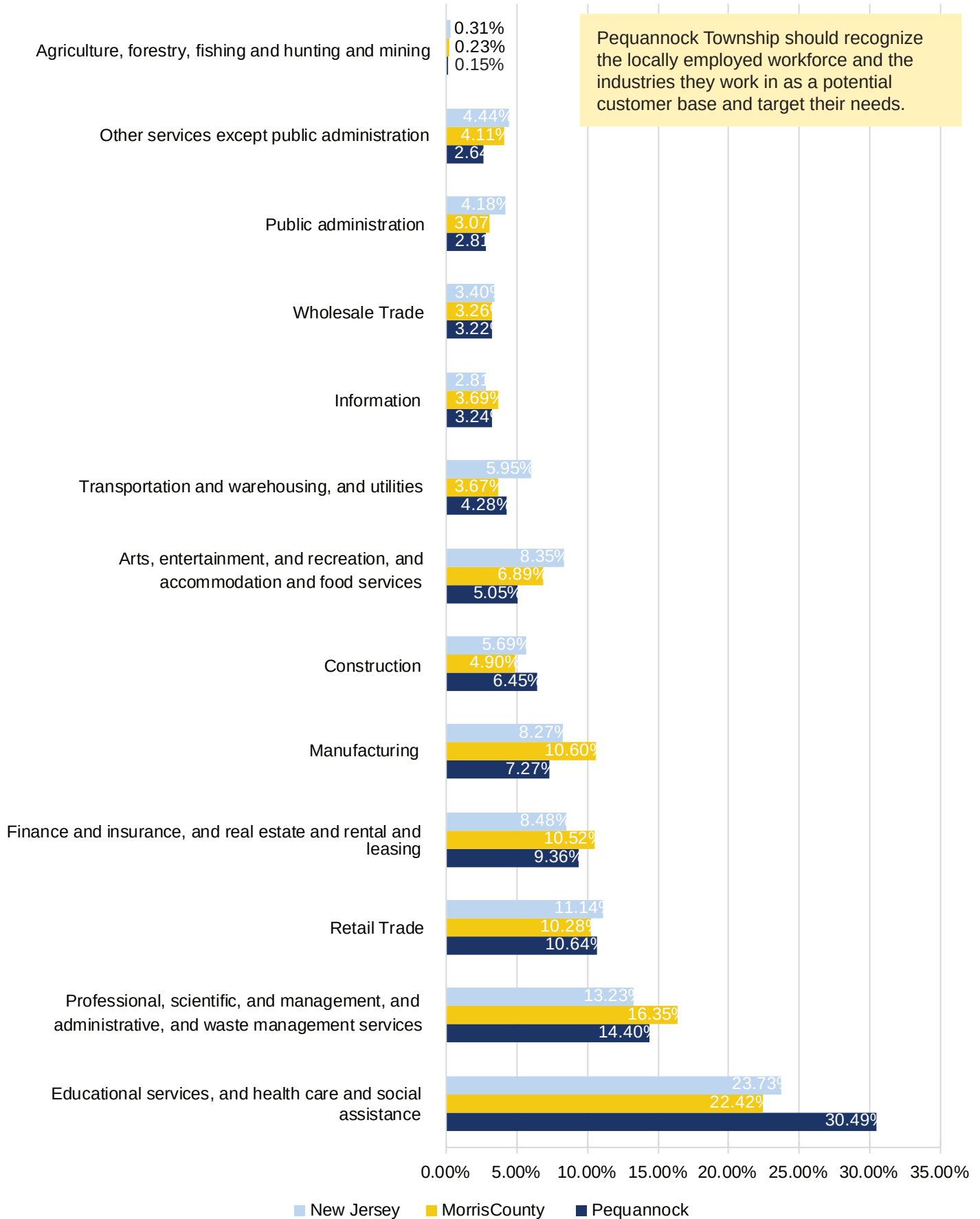
Educational Services is projected to grow 5.5% for Morris County and 3.4% for the state. Being home to public and private educational institutions, the Township should ensure educational services are supported.

Professional, Scientific and Technical Services are projected to grow 12.9% for Morris County and 9.9% for the state. Administrative and Support and Waste Management and Remediation is projected to grow 9.2% for Morris County and 10.6% for the state.

The other industries identified above are not projected to grow as significantly. Finance and Insurance is projected to grow 5.1% for the county and 3.2% for the state. In the bottom five industry sector gains for New Jersey and Morris County is Retail Trade (2.9% NJ, 1.2% Morris County) and Real Estate and Rental and Leasing (1.9% NJ, 2.8% Morris County). Manufacturing was in the bottom five for Morris County with a -6.5% loss, but with a 4.1% increase over time for New Jersey.

Employment by Industry 2017

(Civilian Employed 16+ yrs old)



Pequannock Township's employment can be further analyzed beyond the Employment by Industry Chart on the previous page, by looking into the type of occupations employees hold within each industry sector (see **Table 9**). Of the top five industry sectors in Township of Pequannock, most occupations are either in Management, business, science, and arts occupations or in Sales and office occupations (white collar jobs).

According to the *New Jersey Department of Labor and Workforce Development's 2016-2026 Employment Projections for NJ* (released October 2018), Home Health Aides is the top occupation projected to grow in Morris County from 2016-2026 (44.1%) and is the second top occupation in New Jersey (49.2%).

Table 9: Occupation by Industry - 2017 (Civilian Employed 16+ Yrs Old)

	<i>Industry Total</i>	<i>Management, business, science, and arts occupations</i>	<i>Service occupations</i>	<i>Sales and office occupations</i>	<i>Natural resources, construction, and maintenance occupations</i>	<i>Production, transportation, and material moving occupations</i>
Total Civilian employed population 16 years and over	14,518	49.12%	11.63%	26.60%	6.61%	6.03%
Educational services, and health care and social assistance	790	68.74%	12.76%	14.39%	0.62%	3.49%
Professional, scientific, and management, and administrative and waste management services	458	63.08%	14.86%	20.37%	1.68%	0.00%
Arts, entertainment, and recreation, and accommodation and food services	440	31.73%	56.53%	11.73%	0.00%	0.00%
Retail trade	438	13.54%	2.15%	73.16%	3.54%	7.59%
Manufacturing	411	50.00%	0.00%	25.93%	6.30%	17.78%
Public administration	182	21.05%	46.89%	23.92%	0.00%	8.13%
Information	155	59.34%	0.00%	24.90%	15.77%	0.00%
Finance and insurance, and real estate and rental and leasing	153	54.82%	2.73%	41.01%	0.00%	1.44%
Other services except public administration	146	25.00%	35.71%	8.16%	9.18%	21.94%
Construction	130	33.82%	0.00%	5.85%	56.58%	3.76%
Transportation and warehousing, and utilities	88	14.15%	0.00%	24.53%	22.01%	39.31%
Wholesale trade	70	35.98%	0.00%	64.02%	0.00%	0.00%
Agriculture, forestry, fishing and hunting, and mining	0	0.00%	0.00%	0.00%	0.00%	0.00%

Source: US Census Bureau, American Community Survey, 2013-2017 5-Year Estimates. C24050: Industry by Occupation for the Civilian Employed Population 16 years and over

Occupational Outlook

Occupational concentrations such as white- and blue-collar workers can be a gauge of a market's taste preferences. Most employed Township residents were employed in white collar positions (75.7%), about on par with the percentage for Morris County (74.9%) and higher than the State (65.8%). There is a lower share of blue collar workers in the Township of Pequannock (6%) than in the County (6.9%) and the State (10.5%). Pequannock Township residents were mostly employed in for-profit jobs (71.4%).

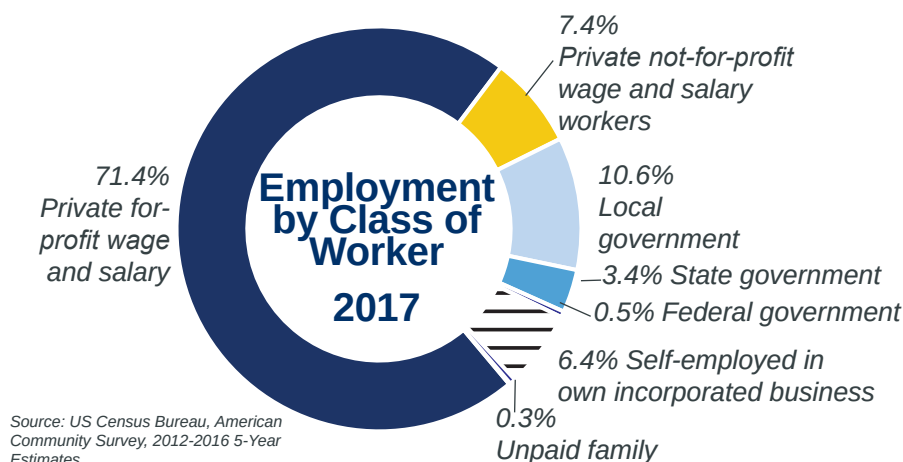


Table 10: Occupation by Classification - 2017 (Civilian Employed 16+ yrs old)

	Pequannock		Morris County		New Jersey	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
2017 Est. Pop 16+ by Occupation Classification	7,428	100.00%	262,461	100.00%	4,388,024	100.00%
Blue Collar	448	6.03%	18,056	6.88%	460,973	10.51%
White Collar	5,625	75.73%	196,670	74.93%	2,886,567	65.78%
Service	864	11.63%	33,892	12.91%	727,533	16.58%
Farm	491	6.61%	13,843	5.27%	312,951	7.13%

Source: US Census Bureau, American Community Survey, 2013-2017 5-Year Estimates, B24080: Sex by Class of Worker for the Civilian Employed Population 16 Years and Over

Employment Inflow/Outflow

The U.S. Census Bureau's On the Map Data for 2015 shows that 9.1% of Township of Pequannock residents (620) live and work in the Township. The remaining 90.9%, or 6,203 residents work outside of the Township. *On The Map* data also shows that 3,575 employees, or 85.2% of the 4,195 employees working in Township of Pequannock, live outside the Township but travel to the Township for work.

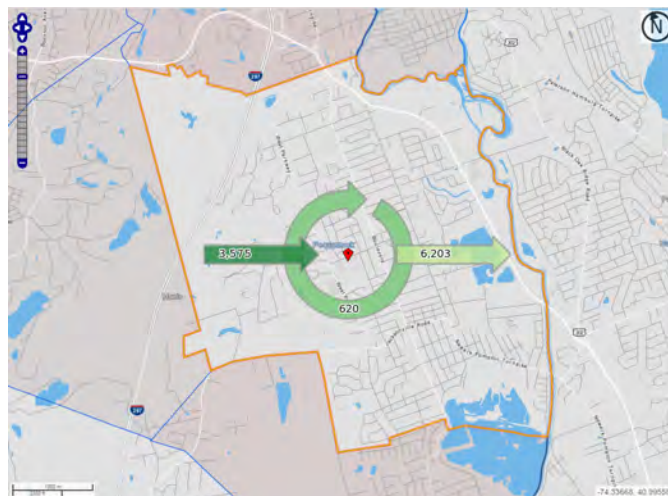


Image: U.S. Census Bureau's On The Map

The locally employed workforce (4,195 workers) who either live and work in Pequannock Township or live outside of the Township but come to the Township for work, comprise of individuals primarily between the ages of 30 and 54 years old (49.9%) and the majority of the local workforce are female (52.2%). The share of the employed workforce in Township of Pequannock that earn (before taxes or deductions) less than \$1,250 per month (approximately \$15,000 annually) is approximately 21.38%. The share of those who earn between \$15,000 and \$40,000 annually is 35.45% and the share of workers employed in Township of Pequannock who earn more than \$40,000 annually is 44.17%.

Business Summary



Cedar Crest Village was listed as one of Morris County's top major employers in 2017 (546 employees, ranked 27th). The Atlantic Health System, comprised of many locations throughout Morris County including Morristown Medical Center and Chilton Hospital (Township of Pequannock), is ranked second on the list with 5,455 employees. Pequannock Township should recognize employers and its employees and target their needs as a potential customer base, while also engaging these employers as potential partners to make Township of Pequannock a great place to work, visit and live.

While Township of Pequannock is fortunate enough to have such a large employer in the Atlantic Health System at the Chilton Hospital and in Cedar Crest Village, many

Table 11: Profile of Workers Employed In Pequannock - 2015

	Count	Percent
TOTAL PRIMARY JOBS: 4,195		
JOBS BY WORKER EARNINGS:		
\$1,250 per month or less	897	21.38%
\$1,251 to \$3,333 per month	1,445	34.45%
More than \$3,333 per month	1,853	44.17%
JOBS BY AGE:		
Age 29 or Younger	996	23.74%
Age 30 to 54	2,093	49.89%
Age 55 and older	1,106	26.36%
JOBS BY WORKER SEX		
Male	2,005	47.79%
Female	2,190	52.21%

Source: U.S. Census Bureau OnTheMap Application. LEHD Origin-Destination Employment Statistics (2003-2015). Washington, DC. Census Bureau, Longitudinal-Employer Households Dynamics Program, accessed on 12/07/2018 at <https://lehd.ces.census.gov/data/#lodes>. LODES 7.3

local businesses are much smaller in size. Approximately 78.37% of all 869 businesses in Township of Pequannock have less than 10 employees. Additionally, most businesses occupy less than 5,000 square feet (66.17%). Pequannock Township should ensure local businesses are supported, by offering smaller scaled commercial and office space that fits their needs. Additionally, 85 businesses in Pequannock Township, nearly 10% (9.78%), are home businesses. While Pequannock Township cannot provide financial or technical support, these small businesses may benefit from a variety of small business programs (see **Funding Sources** section at the end of this Element). The Township should also encourage school-business partnerships, in which school-aged children of the legal age to work could be employed by local businesses as part of an internship or apprenticeship program.

Table 12: Employee Size Range

null	37	4.26%
1-4	512	58.92%
5-9	169	19.45%
10-19	80	9.21%
20-49	43	4.95%
50-99	23	2.65%
100-249	3	0.35%
1000-4999	2	0.23%
TOTAL	869	100.00%

Source: InfoGroup

Table 13: Square Footage

null	118	13.58%
1-1,499	290	33.37%
1,500-2,499	159	18.30%
2,500-4,999	126	14.50%
5,000-9,999	68	7.83%
10,000-19,999	42	4.83%
20,000-39,999	29	3.34%
40,000-99,999	25	2.88%
100,000+	12	1.38%
TOTAL	869	100.00%

Source: InfoGroup

Buying Power

Disposable income can be an economic indicator for those who have the “buying power” and which consumers Pequannock Township businesses should be targeting. The 2017 median disposable income for Pequannock Township residents is \$94,237, however, surrounding municipalities (Kinnelon, Riverdale, and Wayne) have greater median

household incomes, meaning much of the “buying power”, or the ability of households with higher amounts of disposable income to spend, currently lie outside of Pequannock Township. Businesses in Pequannock Township should be targeting those households with this strong buying power.

Pequannock's Households Income 2017

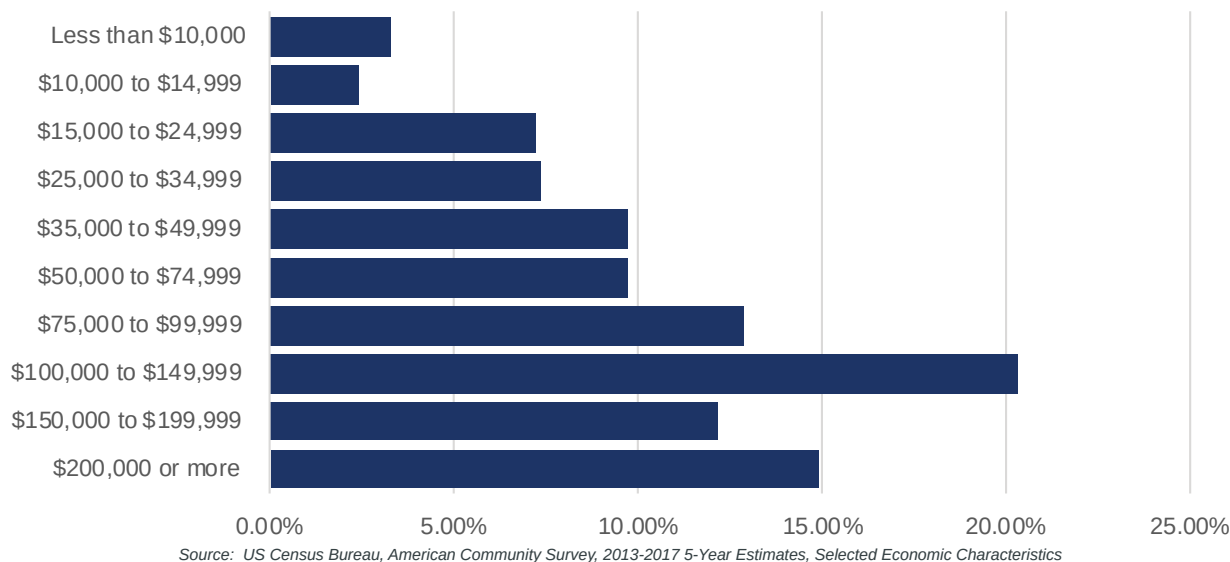


Table 14: Local Area Income

<i>Municipality</i>	<i>Median Household Income</i>	<i>Median Family Income</i>	<i>Median Non-Family Income</i>	<i>Family Per Capita Income</i>
Pequannock Twp.	\$94,237	\$126,375	\$38,275	\$50,563
Surrounding Municipalities (Morris County)				
Kinnelon	\$147,627	\$164,962	\$74,063	\$61,792
Lincoln Park	\$91,285	\$101,328	\$63,090	\$36,124
Riverdale	\$100,602	\$123,409	\$74,135	\$51,946
Surrounding Municipalities (Passaic County)				
Pompton Lakes	\$92,952	\$106,474	\$60,982	\$38,925
Wayne	\$108,092	\$130,773	\$51,089	\$47,922

Source: US Census Bureau, American Community Survey, 2013-2017 5-Year Estimates, DP03: Selected Economic Characteristics

Economic Development Process

There is no standard definition for economic development, and there is no one strategy, policy, or program for achieving successful economic development. This Master Plan Element uses a **four-step economic development process** to identify how the community can improve its capacity to grow and develop economically, socially, educationally, and culturally.

Step 1 – Place Audit

Step 1 of the Economic Development Process requires identifying a place's strengths and weaknesses (real or perceived) of the local trade area (Table 15). as part of these findings, the following section discusses the existing conditions of Pequannock Township's commercial and industrial areas.

Business Groups

Pequannock Township has some business groups to support economic development initiatives and goals.

Township of Pequannock Economic Development Advisory Committee

Pequannock Township has an active Economic Development Advisory Committee whose mission is to attract strong and diverse corporations that will add to the township's already strong and diverse business mix. The primary focus of the Economic Development Advisory Committee is to promote occupancy of existing vacant commercial sites and to work with currently occupied developed properties toward revitalizing those properties to aid in enhancing current tax rates.

Economic Development Process

- 1 **Place Audit** - Identify strengths & weaknesses
- 2 **Vision & Goals** - What do residents want Pequannock to become?
- 3 **Strategy & Development** - What strategies will help community reach their goals?
- 4 **Implementation** - How do you implement these strategies?



Pequannock Regional Chamber of Commerce

Formed in 1993, the Pequannock Regional Chamber of Commerce is a membership organization that aims to support growing businesses. Some projects undertaken by the chamber include engraved "Welcome to Pequannock Township" signs located on Route 23, "Pequannock Township" banners and American flags along Newark Pompton Turnpike, and two town clocks, one located at "the point" in the southern commercial district. The chamber also hosts an annual street festival in June.





Commercial

Pequannock Township has multiple commercial areas ranging from neighborhood commercial to downtown commercial to regional commercial.

Northern Downtown Commercial Area

The northern downtown commercial area is located primarily on Newark Pompton Turnpike, generally in the area of Jackson Avenue, extending north-south from Peck Avenue to Center Street. Generally, buildings are one to two-stories in height and have retail or office on the ground floor with apartments above. Buildings are older and some are not well maintained or are in need of rehabilitation. While there are some stretches of the downtown with adjoining buildings, other parts of the downtown have stand-alone or single-use buildings, which breaks up the “street wall” and makes for a visually uninteresting streetscape. While some buildings are located along the street, thus activating the street edge, others are situated further back on the lot and have front yard parking, which discourages pedestrian activity. Sidewalks are of adequate size in the downtown and can accommodate walking pedestrians, utilities such as telephone poles and streetlights, and has the potential to accommodate other street furniture such as benches, trash receptacles, planters and outdoor dining in some instances.

While there is some rear yard parking, most lots are privately owned and maintained, although informally used by the public. Newark Pompton Turnpike is also a county-owned roadway, meaning Pequannock Township does not have jurisdiction over traffic patterns or street improvements. There is one traffic light at the corner of Newark Pompton Turnpike and Jackson Avenue. However, there are no other street calming mechanisms in the area. There are some crosswalks for pedestrians, but there is an opportunity to provide more. The downtown is served by one NJ TRANSIT bus route with several stops.

There is excellent access to the future NYS&W Trail but there are no other parks or public gathering spaces. Community facilities located in this area include the fire station for Fire House No. 1 on Jackson Ave. and the Township Museum located in the historic train station on Evans Place. The Post Office, Senior House, and Town Hall are located to the south of the downtown area, off the Turnpike.

There is also good access to neighboring residential and existing commercial properties pose little to no impacts to surrounding residential neighborhoods, although screening could improve in some locations.

Southern Downtown Commercial Area

The southern downtown commercial area is located primarily on Newark Pompton Turnpike, in the area of Oak Avenue and Lincoln Park Road. Similar to the northern downtown commercial area, buildings are one to two-stories in height, are older and some are not well maintained and in need of rehabilitation, and some stretches of the downtown have adjoining buildings while others have stand-alone uses. Sidewalks are wider in this downtown area than in the north and can accommodate outdoor dining and street furniture.

Similar to the northern downtown commercial area, parking lots are privately owned and maintained, although when the lots are located to the rear of buildings, they are informally used by the public. When compared to the northern downtown area, the southern area has more instances of parking being located between the building and the street. This downtown area is also located on Newark Pompton Turnpike, meaning the Township does not have jurisdiction over traffic patterns or street improvements on the county-owned roadway. There are no installments that would slow traffic along the length of this roadway and speeding along this stretch is more prevalent than in the northern downtown area. There are some crosswalks for pedestrians but they are located in areas of high potential vehicular-pedestrian conflict. This downtown area is also served by the same NJ TRANSIT bus route, with several bus stops.

There is access to the future NYS&W Trail and there are other parks and open spaces located nearby including “the point” (created by Franklin Ave, Lincoln Park Rd, and Newark Pompton Turnpike), Golden Panther Park (a pocket park), the Randall Athletic Complex at the Boys and Girls Club, and nearby Lyon pocket park (playground). Other community facilities located in the area include the fire station for Fire House No. 2 and the post office.

There is also good access to neighboring residential and existing commercial properties pose little to no impacts to surrounding residential neighborhoods, although screening could improve in some locations.

SWOT Analysis

The below SWOT analysis (acronym for Strengths, Weaknesses, Opportunities, and Threats) is a planning tool which can be used as a starting point to facilitate an action plan for both “downtown” commercial areas. Generally, the SWOT analysis applies to both areas, except where indicated.

Table 15: SWOT Analysis

Strengths	Weaknesses
• Good sidewalk infrastructure, both in width and condition • Accessibility to/from some residential neighborhoods • Access to future NYS&W Trail • Access to a public transportation bus route • High visibility on well-traveled county roadway • Location of most parking is near to rear of buildings • Near to historic resources such as the train station (northern commercial district) • Location near to neighboring Wayne • Abundance of households with disposable income in Township and surrounding towns	• High vehicular traffic • Vehicular speed uncontrolled • Areas for cut-through traffic from Route 23 • Vehicular crashes occur at Newark Pompton Turnpike and Jackson Avenue • High potential for pedestrian-vehicular conflicts • Lack of jurisdiction over county-controlled roadways • Parking oriented towards the street (southern commercial district) • Some buildings not well maintained • Poor aesthetics of building facades • Lack of sign continuity • Lack of design standards • Lack of streetscape amenities (i.e. bench, trash receptacles) • Second story residential does not meet modern market demands for living • No commercial identity • Lack of diverse stores and services • Permitted uses inconsistent with traditional downtown • Lack of public gathering spaces
Opportunities	Threats
• Gateway destination to nearby municipalities • Upper level (2-3 story) expansion possible • Wayfinding signage (i.e. parking, parks, historic resources) • Multiple reasons for visiting downtown (second point-of-sale) • Programming (i.e. street festivals, sidewalk sales, entertainment) • Township-initiated shared parking arrangements among property owners • Greater development potential in area of Newark Pompton Turnpike and Jackson Avenue • Downtown branding • Downtown placemaking • “Good bones” for aging in place	• Cut-through traffic from Route 23 • Truck traffic (south of Jackson Avenue) • Increased competition from E-commerce and the closings of brick-and-mortar stores • Increased competition from surrounding downtowns • Competition amongst Route 23’s major retailers • Dispersed commercial activity centers located in two downtown locations





Regional Commercial - Route 23

Township of Pequannock's regional commercial corridor is located on New Jersey State Route 23, stretching north-south from West Parkway to the Pompton River. While some of the corridor remains wooded vacant land, the developed portions have a variety of commercial retail and office uses in both stand-alone buildings and in shopping centers. Parking is often times shared across lot lines. The uses along this corridor are generally more auto-oriented and some can be considered convenience retail. As such, parking is located between the building and the street. This stretch of Route 23, being located in Pequannock Township, does not permit drive-thrus. While the entire corridor has a mix of uses, car dealerships are generally co-located at the northern end of Route 23; the largest shopping center in the Township, Plaza 23, is located near Jackson Avenue; and The Legacy Castle, a wedding and event venue, and a Wyndham hotel is located near Alexander Avenue.

Generally, properties to the west of the roadway are smaller in size and abut residential neighborhoods. Properties to the east of the roadway are larger in size, often times very deep, and abut the Pompton and Pequannock Rivers.

Industrial

Pequannock Township has multiple industrial areas, all of which are generally light industrial in nature with little to no heavy industry.

West Parkway

Located on West Parkway, from Route 23 to Foothills Park, is an industrial area with several stand-alone industrial or office buildings and some planned industrial parks, which are large buildings with multiple tenants. The buildings are between two and three stories tall and are set back from the street, with grassed or landscaped street edge along West Parkway. Some sites have landscaped parking areas. Many of the buildings have loading bays hidden from the street and as such, drive aisles and driveways are wide to accommodate for truck turning. The buildings and sites

are well maintained but could provide additional amenities to employees. The area abuts residential neighborhoods to the south, but is well screened and buffered by wooded areas.

Alexander Avenue

On Alexander Avenue, located between Woodland Lake and the future NYS&W Trail are two large industrial parks with multiple tenants. The buildings are between one and two-stories in height. Like the area on West Parkway, the buildings are setback from the street with grassed or landscaped street edge, although more plantings would soften the current appearance. Loading bays are hidden from the street in most instances. Being large parcels located on Alexander Avenue with regional access via Route 23 and local access to Woodland Lake, the NYS&W Trail, Washington Park, Pequannock Valley Park, and other areas of the Township via Alexander Avenue, as well as the scenic views on Woodland Lake, these properties are currently being underutilized.

Industrial Road

East of the NYS&W Trail and south of Newark Pompton Turnpike is another industrial area, located on Industrial Road. With smaller lots than the two previously discussed industrial areas, a majority of uses in this location are located in single-use buildings. This area also differs, in that it has a wider mix of uses, with office, light industry and contractor showrooms/outdoor storage. The most notable difference, however, is that it is well hidden from view of major public roadways. Properties in this area abut the NYS&W Trail to the south and west and is adjacent to a residential neighborhood to the east.

Step 2 – Vision & Goals

Step 2 of the Economic Development Process is to identify what Township residents see for the future of Pequannock Township. Through the Master Plan’s public outreach process, residents, workers and business owners of Pequannock Township were able to express their Vision for Township of Pequannock’s future economic development. The results of the Master Plan survey (**Appendix A**) indicate that the Township’s character is mostly defined by its quiet, suburban residential character.

The Township of Pequannock must strategize a way to attract businesses, dwellers, and visitors to its local commercial nodes and be a place where people will want to live, work, play, and shop. The following sections will begin to address Step 3 of the Economic Development Process: Strategy Development.

Economic Development Process

- 1 Place Audit - Identify strengths & weaknesses
- 2 Vision & Goals - What do residents want Pequannock to become?
- 3 Strategy & Development - What strategies will help community reach their goals?
- 4 Implementation - How do you implement these strategies?



Step 3 – Strategy & Development

Step 3 of the Economic Development Process begins to develop strategies to help Township of Pequannock reach its self-identified goals in Step 2. This section of the Economic Element discusses how commercial and industrial areas might improve using the place audit from Step 1 of the Economic Development process above, and looks at national and local trends affecting business and commerce.

Downtown Trends

New and emerging trends are dramatically altering traditional notions about business and commerce and are influencing future land use decisions nationally and locally. From mixed-use buildings to the “downtown comeback” to the evolution of retail, the built environment in commercial districts are starting to look much different than it had in the not too distant past.

1. Downtown as Centers of Place

One trend making a comeback is downtowns as centers of place. Downtowns have traditionally offered residents places to shop, places to worship, and opportunities to civically engage. While downtowns thrived as places to congregate, the rapid suburban growth of the 1950s not only brought a boom of single-family residences, but with it strip mall retail and big box stores. Downtowns during this time became neglected and deteriorated over time. Pequannock Township’s two downtown commercial districts on Newark-Pompton Turnpike have been overshadowed by this strip mall development on nearby Route 23. Today, downtowns are back and thriving once again, as centers of place, offering a variety of amenities, activities and conveniences for all ages.

Downtowns across the nation are supporting business communities, attracting “downtown dwellers”, encouraging arts and culture, and providing activities for residents and consumers with programs like Yoga in the Square (Pittsburgh, PA), 2nd Sundays (Westfield, NJ) or Gallery Walk (Paseo Arts District, Oklahoma City, OK). Downtowns will continue to thrive as they provide unique experiences not found in Big Box or strip retail of yesteryear.

2. Evolution of Retail

With a changing population, both on the national and local level, comes changed shopping preferences. The new wave of consumers today are less inclined to buy consumer goods than consumer experiences. The Millennial and iGen are not buying as much goods as their Baby Boomer counterparts, in part due to these “Millennial Buyer” preferences and in part due to financial considerations, where Millennials have less disposable income today when compared to Baby Boomers at the same age. Compounding these buyer preferences and limited buying power is the fact there will be less consumers in the future than today, as the US Census Bureau projects that by 2035 older adults aged over 65 will outnumber children. These older adults are past their peak spending years (average age 42) and will spend less in the marketplace as they age. Retailers are beginning to feel these effects as national retailers are closing their doors from increased competition amongst a smaller and less rich consumer base.

In addition, even people who do purchase consumer goods, the shift is towards “e-commerce” and away from traditional brick and mortar retail stores. Over the past several years, ecommerce spending has grown by about 15% each year, and now represents about 14% of total retail sales in the United States. Of that online spending (\$517.36 billion), 40% is attributed to Amazon. While the 14% figure is relatively small today, more than half of all retail sales growth is online. So not only are small businesses needing to reflect changing consumer spending patterns, larger traditional retailers (Walmart and Target as “category killers”), they must also differentiate themselves to the consumer who has the power to buy anything from anywhere from their home or smartphone.

With this increased competition, property owners and landowners now need to create themed entertainment marketplaces, providing customers an experience beyond quality price and product variety. In addition to creating these unique experiences inside their stores, retailers are now looking for asset-rich places to locate, where customers are more inclined to wander and shop longer. Municipalities play a large part in attracting retailers and consumers by providing these outdoor experiences. Municipalities should look to improve streetscapes, make it easy for shoppers to navigate an area such as finding parking easily, and create an overall pleasant and safe pedestrian environment. Creating unique place identities will attract retailers and will advance economic viability in these areas. These pleasant shopping experiences are also not limited to downtowns and can be applied through improved site design at shopping centers and big box retail properties.

Strategies

Enhancements to the public realm in Pequannock Township's commercial downtowns can significantly transform the perception of these areas. These public realm enhancements include improved streetscape, placemaking, downtown branding, ease of navigation, and a pleasant and safe pedestrian environment. Another strategy is to provide for a mix of land uses.

1. **Improved Streetscapes.** Amenities such as resting areas, plantings, lighting, and art/culture/history in strategic locations will encourage shoppers to walk around and shop longer or initiate a second point-of-sale. Pequannock Township's commercial downtowns currently lack street trees, resting areas including benches, planters, and other pedestrian realm amenities shoppers enjoy. Improving the pedestrian realm and streetscape not only helps make the downtowns "centers of place", but it also works towards creating a unique shopping experience in the wake of changing shopping preferences and the evolution of retail.
2. **Placemaking.** Placemaking creates public spaces that promote people's health, happiness, and well-being while also capitalizing on a community's assets, inspiration, and potential. Pequannock Township's assets include its history, and high-quality parks, recreational facilities, and open spaces. Within the northern commercial downtown area, the Township Museum/historic railroad station is a perfect location for placemaking. Located on both a quieter, less traveled roadway (Evans Place) but with high visibility from Jackson Avenue, and with pedestrian traffic from both shoppers, walkers, and bikers from the future NYS&W Trail, this location would capitalize on some of Pequannock Township's existing community assets: its park system and rich history. To create a unique public space at this location, Township of Pequannock should look to install signage for the NYS&W Trail and downtown Pequannock Township, consider installing brick pavers with outdoor seating, and should encourage pop-up shops and food trucks to locate here. The Township might also consider art installations. The Township should look for other placemaking opportunities throughout town.



3. **Branding.** To set Pequannock Township's downtowns apart from businesses located on Route 23 and from other nearby downtowns in neighboring municipalities, the Township should look to brand and market its downtown areas. Branding can take a variety of forms, but the most prominent may be banner signs, streetscape improvements, planters, and annual events such as Farmer's Markets and street festivals. The downtown areas may also benefit from an online marketing presence, with the help of the Pequannock Regional Chamber of Commerce or the Township's Economic Development Advisory Committee.
4. **Ease of Navigation.** A significant consideration in a shopper's experience is accessibility, such as available parking or overall ease of navigation to parking. Improved navigational signage for parking will benefit both retailers and shoppers. The Township should consider initiating shared parking arrangements for parking areas currently privately owned. Such an arrangement would make parking available for public use and transfer maintenance (i.e. paving and snow plowing) to the Township. At such a time that private parking is made public, the Township should consider making a map of the available municipal parking and distribute widely to residents, visitors, and business owners.



5. Pleasant and Safe Pedestrian Environment. A Façade Improvement Program would reactivate and welcome shoppers into the commercial downtowns, by enhancing the varied building facades while creating a pleasant and unique shopping environment. Large storefront windows would augment the shopper's experience in the public realm, encouraging the impulse to walk around and continue to shop. Another way to encourage walkability among visitors is to ensure safety. Currently, Newark Pompton Turnpike is the main thoroughfare through both commercial downtown areas, where vehicles are often found cutting through to by-pass Route 23 traffic or are found to be speeding on the roadway. In the southern commercial downtown especially, there are no stopping points or other traffic calming techniques to slow vehicles down. Oftentimes, pedestrians are unsure whether they will be seen by drivers in crosswalks. The Township should coordinate with Morris County to ensure the county-owned roadway does not negatively impact the pedestrian realm and pedestrian safety.
6. Mixed Use Downtowns. Another way to generate activity nodes in the commercial downtowns is to attract residents to the area. There is a current trend to live in downtowns as more people are choosing to live in core neighborhoods with walkable amenities.

With access to commuter bus service, downtown businesses, access to the NYS&W Trail, and nearby historic sites, "downtown dwellers" would enjoy what Pequannock Township has to offer. While the Township's zoning code current permits apartments above commercial, these apartments should be analyzed to ensure that quality residential units are available, that meet the modern needs of future residents.

In addition to permitting residential into the downtown "mix", a variety of other land uses should be permitted. Office, retail sales, retail services, personal services, and commercial entertainment uses should be permitted, while auto-oriented or convenience type land uses should be prohibited from these walkable, pedestrian-oriented environments. Commercial entertainment uses would benefit the downtown because this "experiential retail", in which customers are purchasing experiences rather than goods or services, is the current retail trend. Examples of commercial entertainment include any indoor entertainment or recreation, such as escape rooms, arcades, billiard halls, art galleries, bowling alleys, performance theatre, or other similar uses.

Commercial Corridor Trends

3. Mixed Use

While mixed-use buildings originated in downtown settings, typically seen as retail below with apartments above, mixed-use buildings are becoming increasingly popular outside of the downtown. Apartments above strip retail along major traditional commercial corridors but near to residential is being developed. For example, the pre-1960s era Monmouth Mall in Eatontown, NJ is being transformed into a “live, work, play” shopping mecca with a mix of apartments, shopping, dining, entertainment uses, and medical office space. Older suburban office buildings are being converted to mixed-use buildings with retail, office and residential across the nation. Permitting mixed-uses on the same site can potentially change the way zoning codes are written in the future and should be explored in Pequannock Township, at all building scales.

Strategies

Mixed-use enhancements to Pequannock Township's neighborhood commercial centers and commercial corridors could revitalize these areas. Strategies include mixed use in neighborhood commercial areas and improved site design in commercial corridors.

1. Mixed Use Neighborhood Commercial. Pequannock Township's neighborhood commercial areas include those zoned for C-1, as shown on **Map 3: Future Land Use** on page 49. These areas permit professional office with apartments above, permit shopping centers, as well as conditionally permit multi-family residential land uses. These locations would be suitable for a mix of uses, such as the Lofts at Garwood (pictured left/right).

2. Improved Site Design. Similar to the Improved Streetscape strategy for downtowns mentioned previously, improved site design for regional commercial corridors, shopping centers and big box retail sites, would help create themed entertainment marketplaces and unique shopping experiences in the wake of changing shopping preferences and the evolution of retail. To do so, the Township should permit more than one use per lot, to accommodate for pad site structures that can line and activate the street, rather than have a wall of parking line the roadway. Required landscaping along the street will soften the appearance of the site. Shared parking scenarios would allow the site's tenants to make efficient use of existing parking stalls. Another benefit to allowing pad sites is the activation of the site's interior, by requiring pad site entrances not face the roadway. Permitting larger sidewalks along storefronts and requiring landscaping and pedestrian refuge islands within the parking area would not only soften the appearance of the site, but would also encourage pedestrian friendly ways to get from one store to another. Larger sidewalks could also accommodate outdoor dining and seating areas. Façade improvements to existing shopping centers would additionally improve the site's overall appearance and aesthetic. Improving site design on these larger parcels will create pleasant and unique shopping experiences and will attract businesses to these locations. Pequannock Township should work with property owners to encourage these site design improvements.



The Lofts at Garwood, Garwood, NJ



Office & Business Trends

4. Non-Traditional Workplace

Traditional centralized workplaces are not as common today as they were in the age of suburban office parks of the 1980s and 1990s. Instead, companies are increasingly using freelancers or contractors to complete tasks, a new “gig economy”, where these temporary employees do not need to go to a centralized office location to complete their work. Remote work, also referred to as telecommuting or teleconferencing, for permanent employees is also on the rise, breaking traditional proximity requirements. In Pequannock Township, 5.17% of workers work from home, about on par with the county's share. The future workplace no longer looks like a cubicle, but rather a home office, a café, or co-work space. Co-work spaces are shared work environments for employees not employed by the same organization, but who work independently and share similar values, and offers solutions for work from home distractions and isolation. Even traditional workplaces are providing their employees with alternate options to their desks such as standing desks, work bars or cafes built into traditional work environments. Increasingly, these spaces are becoming more popular, changing the way we have traditionally thought of workplace environments.

"The future workplace no longer looks like a cubicle, but rather a home office, a café, or co-work space."

Strategies

Diversifying office spaces in Pequannock Township and offering amenities that meet the needs of today's employers and employees are some strategies Township of Pequannock can implement in response to this national and local trend.

1. Diversified Office Spaces. Pequannock Township already offers diversified office space through home occupations, professional office buildings on Newark Pompton Turnpike, small-scale office centers, and office buildings on West Parkway and Route 23. Pequannock Township should continue to offer these varied office spaces. However, because 78.37% of businesses in Township of Pequannock have less than 10 employees, 66.17% occupy less than 5,000 square feet, and nearly 10% (9.78%), are home businesses, Pequannock Township would benefit by offering modern, smaller scale office spaces.
2. Office Amenities. Today, companies are providing workplace amenities to their employees in the wake of the trend towards a non-traditional workplace. Pequannock Township should ensure that there are no regulatory barriers to this trend. For instance, the Township should permit office cafes in office centers and buildings. The Township should also ensure that offices have adequate access to Township amenities such as the commercial downtowns, to the NYS&W Trail, fitness zones, walking paths, or outdoor seating for lunch.

Step 4 – Implementation

Step 4 of the Economic Development Process is Implementation. The following two sections, the Recommendation table and Funding Sources section, address how Pequannock Township should implement strategies going forward.

Economic Development Funding Sources

While economic development activities are typically funded through the Township's Operating Budget, other funding sources (i.e. grants, programs) are available to support activities related to economic development. There are other resources available to businesses as well.

State Resources

Municipal Aid Program

The Municipal Aid program is a competitive program intended to provide municipalities with transportation-based grants to supplement transportation programs. The New Jersey Department of Transportation (NJDOT) administers the program. Projects must fall under one of seven categories including: bikeway, bridge preservation, mobility, pedestrian safety, quality of life, roadway preservation, or roadway safety.

New Jersey Economic Development Authority (NJEDA)

The NJEDA is an independent state agency that provides access to capital and real estate development assistance to businesses, non-profits, municipalities, and developers. The NJEDA's mission is to "finance small and mid-sized businesses, administer tax incentives to retain and grow jobs, revitalize communities through redevelopment initiatives, and support entrepreneurial development by providing access to training and mentoring programs."

Since 2010, one Pequannock Township business benefited from NJEDA support – a gas station on Route 23 received Disaster Recovery Assistance for the Retail Fuel Station Generator Incentive. EDA programs, like the ones discussed above, are geared specifically for:

- Small and Mid-Sized Businesses;
- Large Businesses;
- Manufacturing Businesses;
- Emerging Technology and Life Science Businesses;
- Energy Resources; and
- Not-for-Profits

New Jersey Business Action Center (NJBAC)

NJBAC is housed under the New Jersey Department of State and is considered a "one-stop" shop for businesses. NJBAC can provide financing, incentive and regulatory assistance as well as site selection services.

Membership Organizations

- New Jersey Chamber of Commerce
- New Jersey Business & Industry Association

Local Resources

SCORE

SCORE is a nonprofit resource partner with the US Small Business Administration (SBA) and has a mission to foster vibrant small business communities through mentoring and education. The local SCORE Northwest New Jersey chapter serve Morris, Sussex, and Warren Counties.

The New Jersey Small Business Development Center (NJSBDC)

NJSBDC was established by Congress in 1978 as part of a nationwide pilot project. All SBDCs throughout the US provide three core services to all small to medium sized businesses in all industry categories: Consulting, Training, and Research. The local NJSBDC Northwest New Jersey chapter serve Morris, Sussex, and Warren Counties.

Morris County Economic Development Corporation (MCEDC)

The MCEDC is a partnership of government, businesses and allies, together growing the economy of Morris County. Businesses must join the MCEDC for access to its benefits. The MCEDA Municipal Grant Program, however, provides grants between \$500 and \$2,500 to municipalities for projects that advance economic development initiatives, and help raise the profile of economic development in communities and the municipal economic development committee (if applicable).

Your Local Library

Morris Automated Information Network (MAIN) is a northern New Jersey cost-sharing consortium of 38 public libraries in Morris, Somerset, and Warren Counties. MAIN, in collaboration with the Morris County Economic Development Authority and local SCORE chapter are making access to Gale Small Business Builder (GSBB), which is available for library card holders. GSBB is a step-by-step online planning tool for starting, managing, and optimizing a business or nonprofit organization. Volunteers from SCORE are also ready to help users stuck on any of the sections in GSBB. Any library in the MAIN network offers free access to other useful resources for businesses such as Reference USA.

Economic Development Element Recommendation Plan

Directions

“Check off” a completed Recommendation and mark the year of completion as a way to measure progress.

Short: complete in 1-2 years; **Medium:** complete in 3-5 years; **Long:** complete in 10+ years.

Economic Development Element Recommendation Plan

Recommendation		Implementing Party	Timeframe	Completed	Year Completed
Infrastructure and Buildable Land Supply					
1	Conduct an Area in Need of Redevelopment or Rehabilitation in the commercial downtowns to incentivize development and rehabilitation.	Planning Board, Township Council	Short		
2	In conjunction with a Redevelopment Plan, develop streetscape design guidelines and a façade improvement program with the goal of reactivating the sidewalk and creating a more welcoming environment in the Township's downtown areas.	Planning Board, Township Council	Medium		
3	Incorporate street furniture and plant street trees in the Township's downtown areas, where space is available.	Planning Board, Township Council	Short		
4	Explore areas for placemaking in all areas of the Township.	Pequannock Regional Chamber of Commerce, Economic Development Advisory Committee, Township Council	Short to Medium		
5	Locate wayfinding signage for parking and destinations, at strategic areas throughout the Township.	Planning Board, Township Council	Medium		
6	Support small businesses in Pequannock (< 10 employees and occupying space <5,000 SQFT) by ensuring adequate commercial and office space that fits their needs.	Pequannock Regional Chamber of Commerce, Economic Development Advisory Committee, Township Council	Short to Medium		
7	Continue to support businesses operating out of homes in Pequannock Township by continuing to permit home occupations in all residential districts.	Planning Board, Township Council	Ongoing		
8	Permit the construction of pad sites on properties with Big Box Retail or Shopping Centers and adopt related regulations.	Planning Board, Township Council	Short		
9	Support shopping centers wishing to undertake façade improvements.	Zoning Officer, Township Council	Ongoing		

Economic Development Element Recommendation Plan

<i>Recommendation</i>		<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
Business Development and Retention					
10	Seek county, state and federal grants to seek technical resources and assistance for local businesses and entrepreneurship.	Morris County Economic Development Corporation, Local Businesses, Township Council	Short		
11	Advertise the Pequannock Township Public Library as a repository for business resources.	Township Library	Short		
12	Work with the New Jersey Business Action Center to connect Pequannock Township businesses with technical and financial resources.	Pequannock Regional Chamber of Commerce	Short		
13	Create partnerships with local, regional, state and private financial intermediaries, to provide business development support services and funding for local projects.	Pequannock Regional Chamber of Commerce	Short		
14	Work with business owners to ensure that there are no regulatory barriers to businesses.	Pequannock Regional Chamber of Commerce, Economic Development Advisory Committee, Township Council	Short		
15	Continue to work with major employers in Pequannock Township (i.e. Chilton Hospital, Cedar Crest Village) to ensure they will continue to stay in Pequannock Township.	Morris County Economic Development Corporation, Major Employers, Township Council	Ongoing		
Business Attraction					
16	Recognize the locally employed workforce and other visitors (i.e. recreational users) as a potential customer base and target their needs.	Pequannock Regional Chamber of Commerce	Short		
17	Ensure quality, modern residential units for “downtown dwellers” that would result in downtown activation.	Property Owners, Planning Board, Zoning Officer	Short to Medium		
18	Develop a branding identity and marketing strategy for Pequannock’s commercial downtowns.	Pequannock Regional Chamber of Commerce, Economic Development Advisory Committee, Township Council	Short		

Economic Development Element Recommendation Plan

	<i>Recommendation</i>	<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
19	Initiate shared parking arrangements among property owners in the downtown commercial areas.	Property Owners, Township Council	Short to Medium		
20	At such a time that formal public parking is arranged, create a public parking map and make it available on the Township's website.	Township Council	Medium to Long		
21	Publicize Pequannock as a business-friendly community.	Pequannock Regional Chamber of Commerce	Short		
22	Enhance the Township's gateways at municipal borders and the entrances to the Township's commercial downtowns with appropriate signage, landscaping, street amenities, and provisions for maintenance to create a sense of arrival.	Pequannock Regional Chamber of Commerce, Township Council, Public Works	Short		
23	Implement the Land Use and Circulation recommendations for the Township's commercial downtowns, to make attractive and accessible environments where businesses will want to locate.	Township Council	Ongoing		

Workforce Education & Training

24	Support school-business partnerships and similar programs, such as the "New Jersey Apprenticeship Network", a path for state residents to enter high-skilled careers through paid apprenticeships that may include college credit.	Pequannock Regional Chamber of Commerce, Pequannock Township Board of Education, Township Council	Short to Medium		
----	--	---	-----------------	--	--

Quality of Life

25	Host shopping and entertainment events, with music and activities in close proximity to the Township's downtown areas.	Pequannock Regional Chamber of Commerce, Township Council, DPW	Short to Medium		
26	Ensure adequate signage and access to the Township's parks, recreational facilities, open spaces and historic resources from the commercial downtowns (i.e. NYS&W Trail).	Township Council, Parks and Recreation Department	Short to Medium		



COMMUNITY FACILITIES

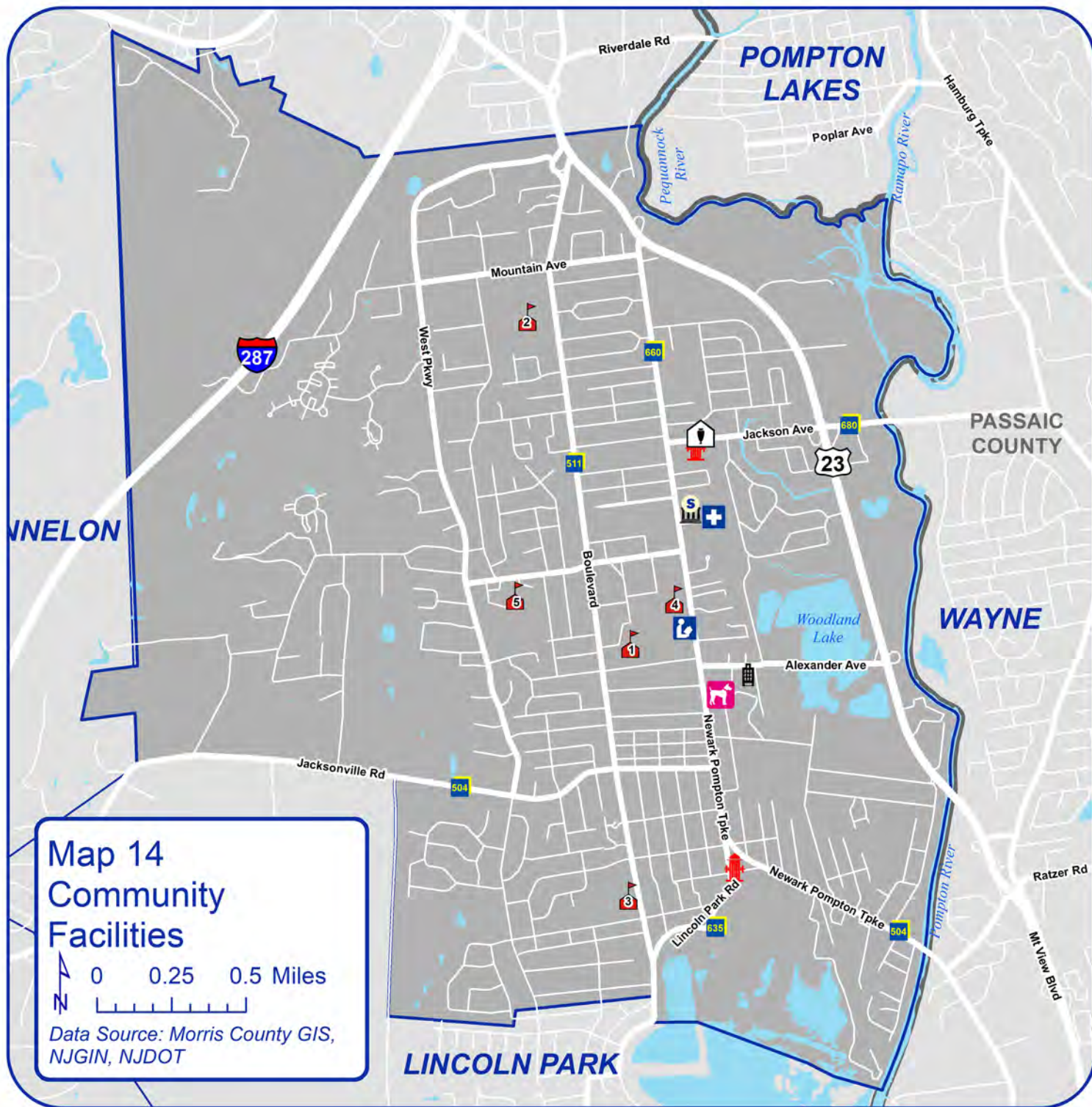


Goals

1. Provide high quality safety and security services to Township of Pequannock residents and visitors.
2. Maintain existing community facilities, and explore opportunities for expansion or shared use when feasible.
3. Support local knowledge by ensuring the Public Library is well funded and meets the future needs of Township residents.
4. Act in a fiscally responsible manner when considering new facilities and programs.

Introduction

The **Community Facilities Element** provides an inventory and evaluation of facilities in Pequannock Township, including educational, municipal, infrastructure, emergency, and cultural facilities. These essential services (i.e. school buildings, Township Hall, Township Library, Police, Fire, Senior House, EMS, Public Works Yard, etc.) house the services that serve Township residents and can have a significant impact on residents' quality of life. This Master Plan Element evaluates these facilities and identifies strategies to ensure they remain accessible to all residents.



Township Schools

- 1 Hillview Elementary School
- 2 North Boulevard Elementary School
- 3 Stephen J. Gerace Elementary School
- 4 Pequannock Valley Middle School
- 5 Pequannock Township High School

Public

- Town Hall
- Municipal Annex
- Senior Center
- First Aid Squad
- Fire Engine Company #1
- Fire Engine Company #2
- Library
- Museum
- Animal Shelter

Educational Facilities

Pequannock Township School District

Although Pequannock Township public school buildings are maintained and budgeted under the authority of the Pequannock Township Board of Education, separately from the Township Council, these schools and the impacts they have on their surrounding neighborhoods are important to identify in a Master Plan. Any significant proposed land use changes may have an impact on township population and the population of school-aged children, for example and would raise concerns about school building capacity. The Pequannock Township School District maintains one (1) administrative building and five (5) schools of which there are three elementary schools, one middle school, and one high school.

Hillview Elementary

The Hillview Elementary School, built in 1962, is located at 206 Boulevard and serves kindergarten and first through fifth grades in the 45,000 square foot building.

North Boulevard Elementary

North Boulevard Elementary School, built in 1954, is located at 363 Boulevard and serves pre-k, kindergarten and first through fifth grades in the 45,902 square foot building.

Stephen J. Gerace Elementary

The Stephen J. Gerace School is an elementary school located at 59 Boulevard. It serves kindergarten and first through fifth grades. Built most recently of all school buildings in 1969, it is the smallest of the elementary schools (34,854 square feet).

Pequannock Valley School

The Pequannock Valley School is the oldest school building in Pequannock Township, having opened its doors in 1950. It is an 84,754 square foot middle school building that serves sixth through eighth grades. It is located at 493 Newark Pompton Turnpike.

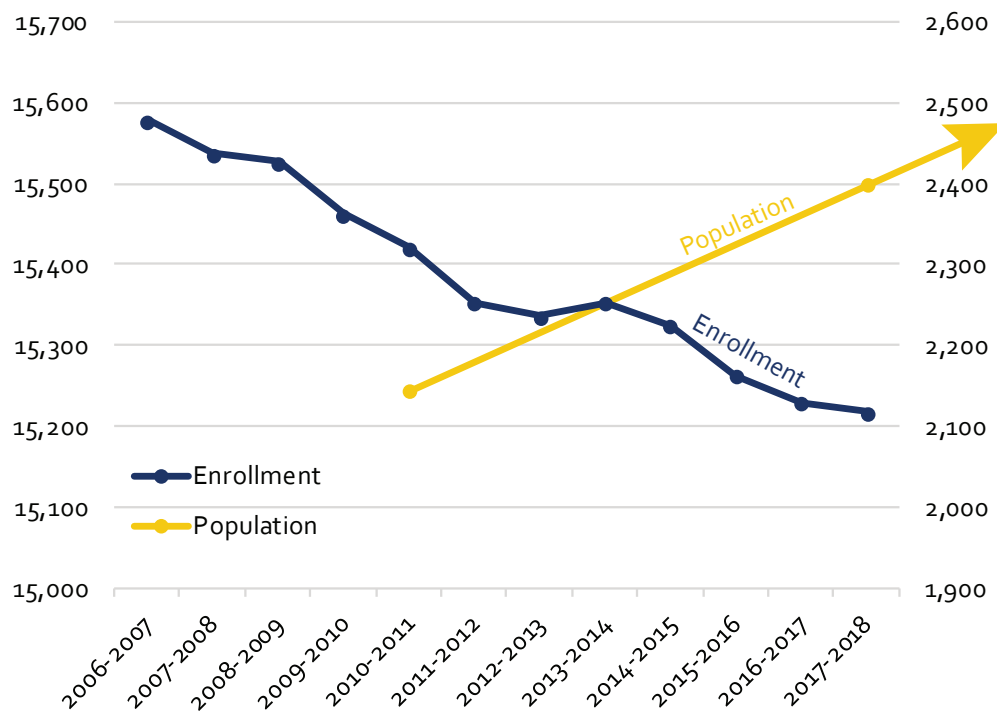
Pequannock Township High School

Pequannock Township High School, which was constructed in 1957, is the high school for the entire Township. The 130,547 square foot building is located at 85 Sunset Road. It serves ninth through twelfth grades.

Administration Buildings

The Board Office is approximately 2,700 square feet, and is located at 538 Newark-Pompton Turnpike, co-located in the Post Office building next to Township Hall.

Enrollment Over Time
for Pequannock School District





School District Facility Needs Assessment

The Pequannock Township School District enrollment has been gradually declining district-wide since the 2006-2007 school year (-15.9%). Comparatively, Morris County and the state's overall school enrollment has also declined during the same time period, but at a slower rate than Township of Pequannock (-6.8% county, -1.3% state). Township of Pequannock's population between 2010 and 2018-2019 increased by 254 residents, a 15% growth, where student enrollment declined during that same time period (-235 students, -12.59%). Since the 2006-2007 school year, enrollment in the school district has declined by -17.4%, or 235 students. Of these, 170 are in the Elementary schools. With three elementaries, the School District may consider the value of consolidating grades K-5 into two buildings, possibly utilizing Stephen A. Gerace as a Township community facility since it is the smallest of the elementary schools.

Other Schools

Although the schools discussed below are not directly under the purview of the Pequannock Township School District, these other school buildings are located in the community and are therefore a part of the fabric of the Township of Pequannock. The Township should continue to work with these schools to ensure a positive relationship and mitigate any potential impacts these schools may have on its Pequannock Township neighbors.

CEA Schools

A CEA School (which stands for Center for Educational Advancement) is a New Jersey Department of Education approved private school located within a public-school setting and serves middle and high school students with disabilities. The CEA school in Pequannock Township is located within the Pequannock Township High School

building. Until such a time that capacity issues arise at the high school for Pequannock Township school-aged children, the CEA school poses no negative impacts.

Chancellor Academy

The Chancellor Academy is a middle/high private school licensed by the New Jersey Department of Education as an Approved Private School for Students with Disabilities (APSSD). The school is located at 157 West Parkway, located behind the Our Lady of God Church. The school poses no negative impacts to neighbors since it well buffered to neighboring residential properties.

Milestone Montessori

The Montessori Milestone school is a private daycare and pre-school serving infants through age six years old. The school is located behind the Lutheran Church of our Savior at 670 Newark Pompton Turnpike. The property is located within the proposed CBD-2 zone, and the NYS&W Bicycle and Pedestrian Path buffers the adjacent residential properties on Elm Road.

Netherlands Reformed Christian School

The Netherlands Reformed Christian School is a private religious school located at 164 Jacksonville Road. The school serves pre-kindergarten through twelfth grades. There are no negative impacts to neighbors since the school property abuts two greenhouse properties.

Holy Spirit School

The Holy Spirit School is a private catholic school located at 330 Newark Pompton Turnpike, serving pre-kindergarten through eighth grades. The affiliated church and school building is located on a self-contained block between Newark Pompton Turnpike, Jefferson Street, and New Street, and therefore poses no impacts to surrounding neighbors.



Municipal & Other Services

Township Hall

Township Hall, located at 530 Newark Pompton Turnpike, is a 2-story building constructed in 1956. The building, which was once the location of the Township library, houses Municipal Court, Parks and Recreation, Police Department, the Administrative and Clerk's offices, and various other Township Departments.

Municipal Annex

The municipal annex is located at 99 Alexander Avenue and houses employees of the Engineering Department, Planning & Zoning Office, Water Department, and the Department of Public Works and its yard.

Fire Department Stations

The Pequannock Township Fire Department provides fire protection and other related fire services for the citizens and employees within the Township of Pequannock. Pequannock Township has two volunteer engine companies within its Fire Department.

Engine Company No. 1 is located at 30 Jackson Avenue and serves the area north of Tilley Avenue (off of Newark Pompton Turnpike). The company includes 4 apparatus, 2 boats, a 2.5-ton truck, a dive team trailer, and a fire chief



vehicle. Engine 1-1 is a Quint style vehicle with a 75-foot ladder capable of reaching to the top of a 5-story building. While the facility is more modern, it occupies important space at the edge of the downtown, which may be better utilized for redevelopment or

usable civic space associated with the NYS&W Bicycle and Pedestrian Path. This would also provide an opportunity for additional indoor space for vehicles to protect them from cold weather and other elements.

Engine Company No. 2 is located at 24 Oak Avenue and serves the area south of Tilley Avenue. Engine Company No. 2 operates out of one station with 6 apparatus, three boats and one 5-ton vehicle. The facility is older than Engine Company No. 1's building, and should be considered for a new facility, potentially at a new location.

An ISO Rating is a third-party numeric evaluation for the quality of service fire departments provide to the community they serve. Class 1 rating is the best fire department a community could have to Class 10 which means there is not much, if any department. The lower the ISO Rating, the better the price of fire insurance in a community with lower premiums. Pequannock Township Fire Department's ISO Rating is Class 4.

Fire Safety Bureau

The Fire Safety Bureau is separately located at 469 Newark Pompton Turnpike, adjacent to the Township Library. The bureau provides safety inspections of smoke alarms, carbon monoxide alarms, and fire extinguishers for home sales and business occupancies.

Table 16: Fire Calls to Date

	<i>Engine Company No. 1</i>
2019 (to date)	110
2018	348
2017	293
2016	275

Police Department Building

The Police Department is located at 530 Newark Pompton Turnpike, in Township Hall. Currently, the Police Department maintains a staff of 32 sworn police officers, 4 full-time certified police dispatchers, and a full-time records clerk/administrative assistant.

The department is also involved in community policing. The police provide a School Resource Officer (SRO) for the school district. The officer speaks to administrators, faculty and students where most situations are handled informally without involvement of the juvenile justice system. L.E.A.D., an anti-drug program, is another initiative between the department and educators to teach youth the important lessons about drugs. The department also hosts a Junior Police Academy once a year in the summer.

The Police Department maintains a Mountain Bike Squad which is most often deployed during street fairs/events and during the summer months to monitor parks and wooded areas. The Squad's purpose, however, is to have more personalized contact with the community, stopping and talking to youths and business persons. The Department also maintains a K-9 unit.

First Aid Squad

Ambulance service in Pequannock Township was first established for residents beginning in 1951. Today the Pequannock Township Volunteer First Aid and Rescue Squad, a private non-profit organization, serves Pequannock Township, small portions of Kinnelon (readily accessible from Jacksonville Road), and a small portion of Riverdale (on Harrison Road). The squad building is located at 528 Newark Pompton Turnpike, behind Township Hall and next to Town Hall Fields. The building has four ambulance bays (two to the front and two to the rear) renovated in 2008, and a second floor with crew lounge, bunk room, and restroom facilities. The ground floor also has a training/meeting room, administrative and operational offices, and a full commercial kitchen. The squad maintains

six apparatus (3 ambulances, one special response truck, one special response all-terrain vehicle, and a vehicle in use by the Chief). The squad, on average between 2011 and 2017, have responded to 730 calls a year. Although the first aid squad is not funded by the Township and is a separate non-profit organization, it has a long history serving the needs of Township residents.

Table 17: First Aid Calls to Date

	<i>No. of Calls</i>
2019 (to date)	72
2018	764
2017	749
2016	674
2015	579
2014	691
2013	662
2012	777
2011	946

Shared Services

Township of Pequannock participates in Shared Service Agreements (SSAs) which consolidates municipal services in order to reduce local expenses and reduce property taxes. Shared services allows municipalities to contract for employees or equipment to meet a statutory requirement or need without having to bear the full cost of such a service.

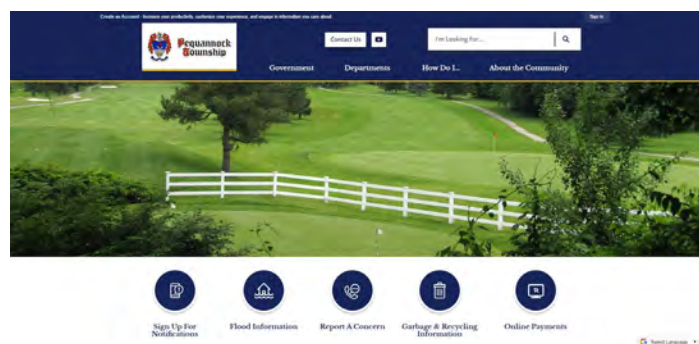
Expenditures

- Township of Pequannock established a SSA with the Borough of Bloomingdale (Passaic County) in 2013 for animal control services whereby Bloomingdale provides the services of its Animal Control Officer on an as needed basis to Pequannock Township, until the agreement is terminated. The use of the officer shall be a 3-hour minimum call at the cost of \$90, after which an hourly rate is applied.

Revenues

- Contracts for Dial-a-Ride with Butler, Kinnelon, Lincoln Park, and Riverdale
- Interlocal Agreement for Health Services with Kinnelon, Bloomingdale, Riverdale, Florham Park
- Board of Education Field Maintenance
- Board of Education Vehicle Maintenance
- County Road Plowing and Salting

Gov2.0 Technology/Municipal Website



In August 2019, the Township relaunched its municipal website under a new platform. The website provides an easier user interface and experience, while also having an adaptive display (can be viewed more easily on mobile phones and tablets). With the new site, users now have the ability to sign up for direct emails for news, Township alerts, and when agendas and minutes are updated. The site also includes online request forms, such as reporting a property maintenance issue, potholes, tree branch removal, and other quality of life items. Residents can also make property tax, water/sewer, and solid waste payments online. There is a customizable option where account users can more easily find the information they care about, and subscribe to an online calendar which automatically updates with new events and meetings when they are added. Further capabilities are expected to be added as the website matures.

Community Gathering Places

Pequannock Library

The Pequannock Township Public Library is located at 477 Newark Pompton Turnpike. The building is one-story, and the site has adequate on-site parking and bike rack parking. The building underwent renovations with an expansion of the children's wing, completed in May 2018. The library has a meeting room available for Pequannock Township based organizations with a maximum occupancy of 90 people. The room is available only during the hours that the library is open (M-Th: 9am-9pm, Fri: 9am-5:30pm, Sat: 10am-4pm [or until 2pm from Sept. through June]).

Senior House

The senior center or Senior House is located next to Township Hall and is open to non-residents. Members must be 55 years or older to join certain clubs. Monthly calendars are provided at the Senior House, library, and Town Hall.



Township Museum

The 1872 railroad station serves as the Township museum and is located at 33 Evans Place. The historic train station was added to the National Register of Historic Places in 2008 and contains historic documents and artifacts. The museum is free, open on the second and fourth Sundays of most months and is additionally open by appointment.

Ideally located on the corner of a quieter, less traveled roadway (Evans Place) and on a visually prominent roadway with higher traffic volumes (Jackson Avenue), the museum, albeit small, has potential for strategic placemaking. Placemaking creates public spaces that promote people's health, happiness, and well-being while also capitalizing on a community's assets, inspiration, and potential. Since the museum is located directly off of the NYS&W trail and near to Pequannock Township's downtown, the structure can easily capitalize on pedestrian traffic from both shoppers, walkers, and bikers. To create a unique public space at this location, Township of Pequannock should look to install signage for the NYS&W Trail and downtown Pequannock Township, consider installing outdoor brick pavers with outdoor seating, and should encourage pop-up shops and food trucks to locate here. The Township might also consider art installations at this location.

Post Offices

The United States Postal Service (USPS) has a facility located at 190 Newark Pompton Turnpike that serves the unincorporated community known as Pequannock, which includes the northern half of Pequannock Township. The building is two stories with adequate on-site parking. It is located near to Township Hall, Senior House, and downtown.

The southern half of the Township is known as the unincorporated community of Pompton Plains and is served by the post office facility located at 538 Newark Pompton Turnpike. The facility is a one-story building with on-site parking accessed from New Reade Street. The facility is located in the southern commercial downtown district.

Farmer's Market

The Parks and Recreation Department of the Township has hosted a Farmer's Market in previous years. A Farmer's Market should be considered by the Township and could be located at the Township's Hall front parking lot (or 530 Newark Pompton Turnpike).

Semi-Public and Private Community Facilities

The Boys and Girls Club of America is a non-profit organization that serves children ages 6-18 at little to no cost. The Boys and Girls Club of Pequannock Township formed in 1993 and was the second Boys and Girls Club to form in New Jersey (after Wayne). The clubhouse is located at 19 Oak Avenue in the heart of the southern commercial district, in the old Pequannock School. The school (erected in the late 1800's with additions in 1923 and second building constructed in 1954) was used as a school building until 1992 whereby it stood vacant for three years, until purchased by the Boys and Girls Club in 1995. The site today includes a demolished first building and refurbished second building, used as the clubhouse and the Randall Athletic Complex (completed 2004) which includes a junior-sized football field, regulation hockey rink with the ability to convert to two basketball courts, and a utility sports field.



Future Community Facilities

The Township is working to design a new Police Department building, to be located at Town Hall Fields. The new building would remove the currently existing baseball field but retain the existing basketball courts. At such a time police personnel are relocated from Town Hall to the new Police Department building, Township employees currently working at the Municipal Annex may have the ability to instead work out of Town Hall. Any future design of the building should incorporate an outdoor plaza area between the Police Department and Town Hall.

The Township should also consider an indoor recreation community center building for Township of Pequannock residents. Input gathered through the Master Plan survey expressed a desire for a youth/teen center, and was the second most supported public investment when presented with ten potential options during the 2019 Family Hoedown (further information can be found in the **Community Engagement** section of the Master Plan). Location to this potential community center is key and this Master Plan identifies possible locations. In such event the Stephen Gerace School is longer used as a school due to declining enrollment and consolidation of school facilities, this building could be adaptively reused as an indoor recreation community center. With existing fields on site, the property could also be used as a Township park. This location could also accommodate Engine Company No. 2, relocating the fire department from the small fire house building on Oak Avenue to this larger complex, while still serving residents within its jurisdiction.

Another potential location for a community center is the vicinity of Woodland Lake and Washington Park. Pequannock's Township DPW Yard (over 2 acres in size) could be a viable, with the DPW moving to the existing Grite site in the I-3 zone on Beaverbrook Road. This general area is an excellent choice for a community center since it is located adjacent to open space resources including the NYS&W Rail Trail, Woodland Lake, and Washington Park, and is also not too far from the Township library. This area has the potential to become the Township's civic heart for open space. The Township might also consider trail development connections, linking these open space resources, such as connecting the trail around Woodland Lake to a future community center and also to Washington Park.

Community Facilities Funding Sources

While community facilities are typically funded through the Township's Capital Improvement Program (CIP), other funding sources (i.e. grants, programs) are available.

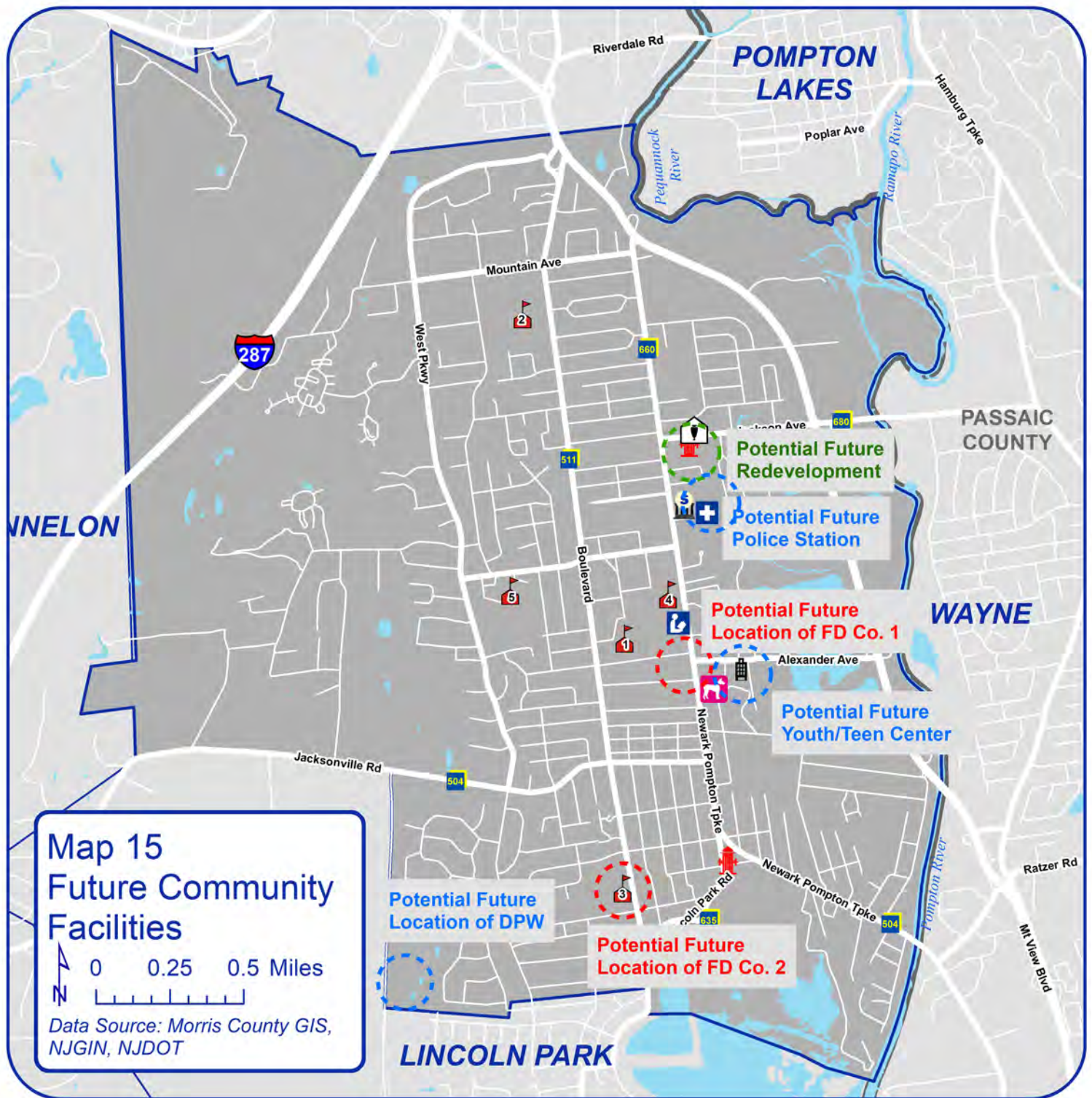
Library Grants

1. The **Library Services and Technology Acts (LSTA)** is the only federal program exclusively for libraries. There is a requirement for a state match.
2. The **Institute of Museum and Library Services (IMLS)** administers competitive discretionary grant program of libraries.
3. The **National Endowment for the Humanities** has program grants available to libraries.
4. The **Per Capita State Aid program** is largest public library grant program is administered by the New Jersey State Library. The New Jersey State Library can administer additional grant programs when available and will be featured on the "Grants for Libraries" page of the state library website when available.
5. The **New Jersey Historical Commission**
6. The **New Jersey Department of Labor and Workforce Development**
7. The **New Jersey Council of the Humanities**

Senior Center Grants

1. The Older Americans Act (OAA) authorizes funding for the operation, "acquisition, alteration, or renovation of existing facilities" of multipurpose senior centers. Contact New Jersey's Department of Human Services (DHS) Division of Aging Services (DoAS) or the Morris County Division on Aging, Disabilities and Veterans to find out about local funding.





Township Schools

- Hillview Elementary School
- North Boulevard Elementary School
- Stephen J. Gerace Elementary School
- Pequannock Valley Middle School
- Pequannock Township High School

Public

- Town Hall
- Municipal
- Senior Center
- First Aid Squad
- Fire Engine Company #1
- Fire Engine Company #2
- Library
- Museum
- Animal Shelter

Community Facility Element Recommendation Plan

Directions

“Check off” a completed Recommendation and mark the year of completion as a way to measure progress.

Short: complete in 1-2 years; **Medium:** complete in 3-5 years; **Long:** complete in 10+ years.

Community Facilities Element Recommendation Plan

Recommendation		Implementing Party	Timeframe	Completed	Year Completed
Educational Facilities					
1	Maintain a positive relationship with the Pequannock Township Board of Education and other private schools in the Township and minimize their impacts to surrounding neighbors.	Pequannock Township Board of Education, Private Schools, Township Council	Short		
Community Facilities					
2	Equip public facilities that are considered warming centers with back-up generators.	Township Council	Short		
3	Continue to provide accessible community facilities which meet the standards of the Americans with Disabilities Act (ADA).	Township Council	Short		
4	Draft a Capital Improvements Program for the needed upgrades to Township Hall.	Township Council	Short to Medium		
5	Continue to promote shared service opportunities with other municipalities as a way to provide increased services and save taxpayer money.	All Departments, Township Council	Short		
6	Ensure that the Fire and Police Departments are appropriately staffed to meet the current and future needs of the Township, which is forecasted to increase in population over the next decade.	Police, Fire, Township Council	Short		
7	Relocate the Police Department out of Township Hall and construct a new facility on Town Hall Fields.	Police, Township Council	Medium to Long		
8	Plan for the long-term relocation of Engine Company No. 1 out of the Township's northern commercial district.	Township Council Town Manager, Fire	Long		
9	Study the need for a new Fire House for Engine Company No. 2.	Fire, Township Council	Medium to Long		
10	Continue to support the Township Library.	Library staff, Township Council	Short		
11	Explore the potential for a new youth/teen center, either at the location of the current DPW facility, or through the re-use of Gerace Elementary if the schools consolidate facilities.	Township Council Town Manager	Long		
12	Permit residents and local organizations to use the library and Senior House for children, teen, or senior programming.	Library staff, Senior House staff, Township Council	Short		
13	Continue to support the Township Museum and consider placemaking strategies in this location, such as a creating an outdoor seating plaza, permitting pop-up shops, or permitting food truck vendors.	Township Council Planning Board, Historic Society	Short to Medium		

Community Facilities Element Recommendation Plan

	<i>Recommendation</i>	<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
14	Study the need for an indoor recreation community center to meet the needs of residents of all ages.	Township Council Recreation	Short to Medium		
15	Continue to pursue grants to improve existing services and develop new safety initiatives.	All Departments, Township Council	Ongoing		
16	Hold annual committee “retreats” to discuss the committees current and planned initiatives as a way to find ways to improve coordination among the groups.	Township Council Township Committees	Short		
17	Consider re-establishing a Farmer's Market.	Township Council Parks & Rec.	Short		



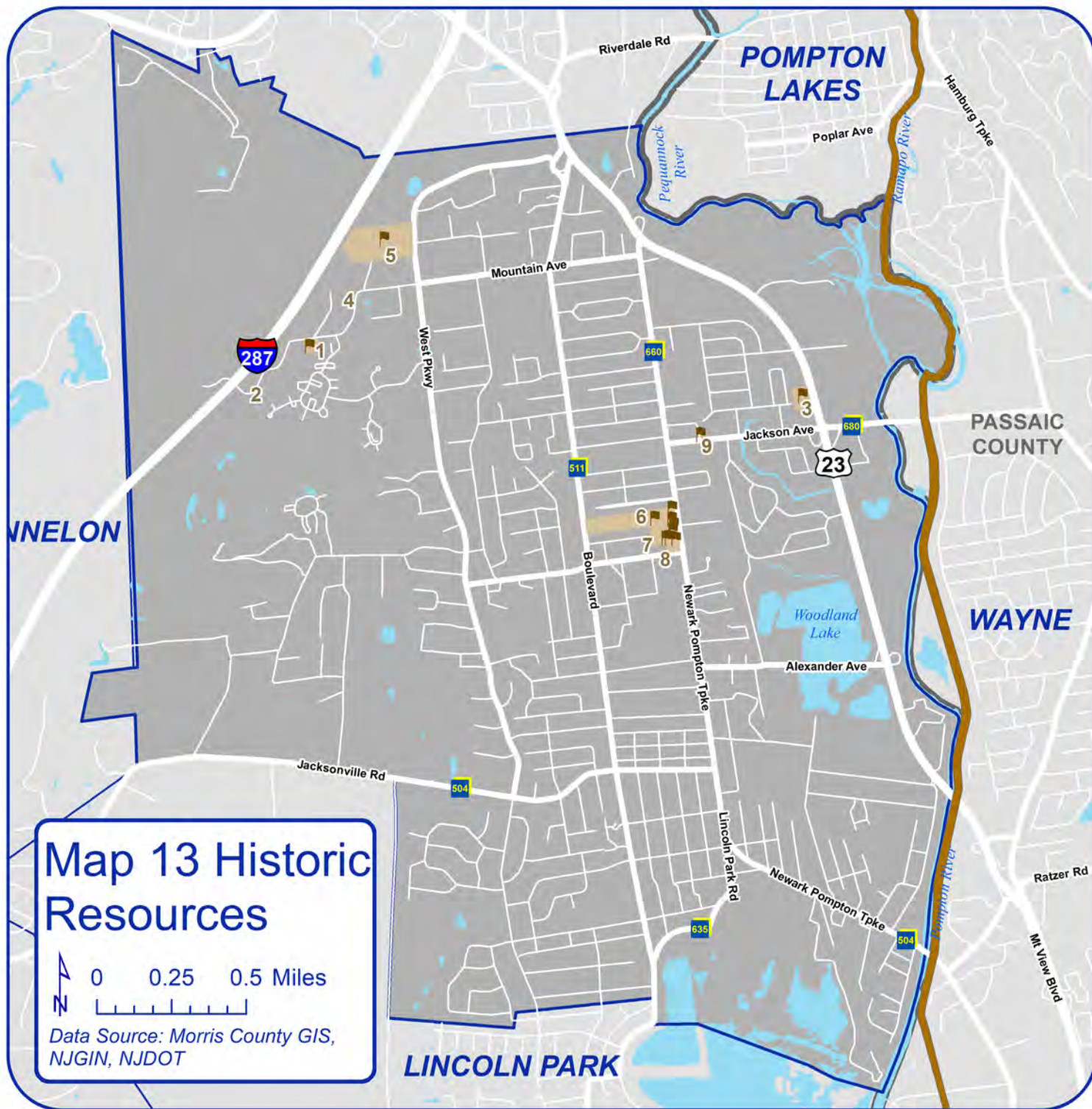
HISTORIC PRESERVATION

Goals

1. Preserve and enhance existing historic assets.
2. Increase knowledge of Township of Pequannock's heritage.
3. Balance new development with historic preservation efforts of significant landscapes and buildings.

Introduction

The Township of Pequannock's historic resources include both older character-rich buildings and bucolic farming landscapes encapsulating the Township's unique community character and rich history. This Master Plan Element focuses on both the preservation of historic buildings and historic landscapes. While there is some overlap with the **Parks & Open Space Element** of the Master Plan, this Element identifies historic resources already preserved, resources that are potentially eligible to be preserved and explores preservation techniques for use by the local government. These historic resources play a valuable role in Pequannock Township's evolution from humble beginnings in a simpler time to its unique identity today, a mix of the past and the present.



Historic Resources on State/National Registers

-  Historic Properties
 1. Ackerson / Mead / Clark House #1
 2. Bank Barn
 3. Martin Berry House
 4. Paul DeBow House
 5. Paul Barney DeBow House (& historic easement)
 6. Giles Mandeville House
 7. First Reformed Church of Pompton Plains
 8. Grace Chapel of First Reformed Church
 9. Pompton Plains Railroad Station
-  Morris Canal Greenway

Legal Context

New Jersey Municipal Land Use Law (MLUL)

In January 1986, New Jersey adopted historic preservation enabling legislation with amendments to the Municipal Land Use Law (MLUL) which allowed for a “Historic Preservation Plan” element of the Master Plan, a local ordinance, and a historic preservation commission. This is Pequannock Township's first Historic Preservation Element. The MLUL identifies the Historic Preservation Element as an optional element within the Master Plan but requires the indication of “the location and significance of historic sites and historic districts.” The Township's historic sites and districts are later identified in Tables 18 & 19 of this Element.

Jurisdictional Context

Localities generally focus on the preservation of historic neighborhoods or streets where counties generally focus on individual historic structures or historically or archaeologically significant sites.

Local Context

The community is fortunate to have a community organization of volunteers, the Pequannock Township Historical Society, whose purpose is to “preserve interpret and promote the history and diverse heritage of Pequannock Township and neighboring communities.” The future home of the Society is the historically preserved Martin Berry House, a pre-revolutionary war home built circa 1720, the second oldest home in Pequannock Township. The Society has been integral in helping the Township preserve historic buildings, present programs and exhibitions that celebrate the history of Pequannock Township and acquire financial resources for the continuation of the organization.

While the Historical Society is a community organization, the Township has a Historic District Commission (HDC), established by ordinance, which may have up to 12 volunteer resident members that are available for consultation to the Planning Board and Council. The HDC operates the Township Museum, located in the historically preserved Pompton Plains Railroad Station.



The Pompton Plains Passenger Station “is one of the few surviving late nineteenth century stations typifying such structures before tremendous expansion of the railroads in the early twentieth century. This stick style building is considered one of the finest in design among the survivors.” - Historic Highlights of Pequannock

The Historic District Commission administers the provisions set forth in the Historic Landmark District Zone section of the Township Code. Designating properties as historic sites or districts locally does not guarantee protection of the property as would State or National designation.

In addition to the Commission, the Township Council may also appoint a local historian who shall make an annual report to the Council.

County Context

The Morris County Historic Preservation Trust Fund has played a significant role in the preservation of historic sites in the Township of Pequannock. Sites receiving grants include the First Reformed Church of Pompton Plains (2009, 2012-2015), Martin Berry House (2015, 2017-2018), Giles Mandeville House (2015-2016), and the Pompton Plains Railroad Station (2005-2007).

A 2018 decision by the New Jersey Supreme Court held that Morris County public funds can no longer be used for historic preservation or restoration on active houses of worship as it violates the New Jersey's Constitution Religious Aide Clause. This decision will likely impact existing historic sites in the Township such as the First Reformed Church of Pompton Plains, as well as future historic sites.

National and State Historic Registers

Traditionally, the goal of historic planning is to add candidate buildings, sites, or districts to State or National Registers. There are two major benefits for adding historic resources to the National Register:

1. Section 106 of the National Historic Preservation Act requires federal agencies to consider effects of federally funded projects on historic properties; and
2. Commercial properties on the National Register are eligible for 20% federal tax credits.

The New Jersey Historic Register is closely modeled after the National Register program, using the same criteria for eligibility, nomination forms, and review process. Benefits for adding historic resources to the State Register include:

1. A degree of review and protection from public encroachment; and
2. The New Jersey Historic Trust offers matching grants and low-interest loans for rehabilitation and restoration.

Historic Resources Inventory

Table 18 below identifies historic resources that are locally designated and/or have been listed on the State and/or National registers. These resources underwent careful analysis for age, style, or other historic elements, by individuals with design or architectural expertise. Since 2012, no historic resources in the Township have been designated locally or on the State or National Registers. There are no National Historic Landmarks located in Pequannock Township. All the historic resources Table 18 below, being located on the State or National Registers, are located within the Township's Historic Landmark District Zone.

DOE: A Determination of Eligibility is issued by the Keeper of the National Register.

COE: A Certification of Eligibility is issued by the New Jersey State Historic Preservation Officer. For properties not already listed on the New Jersey Register of Historic Places, a COE satisfies a prerequisite to apply for funds from the New Jersey Historic Trust, as well as several county preservation funding programs.

SHPO Opinion: This is an opinion of eligibility issued by the State Historic Preservation Officer. It is in response to a federally funded activity that will have an effect on historic properties not listed on the National Register

Table 18: Existing Historic Resources

	<i>Historic Sites</i>	<i>Location</i>	<i>National Register (NR) Reference # & Listed Date</i>	<i>SHPO Inventory ID # & State Register (SR) Listed Date</i>	<i>DOE Date</i>	<i>SHPO Opinion Date</i>	<i>Previous SHPO Opinion Date</i>	<i>COE Date</i>	<i>Locally Designated</i>
1	Ackerson/Mead/Clark House	183 Mountain Rd. Block 1101, Lot 8		3918 7/29/1981					
2	Bank Barn	207 Mountain Rd. Block 1101, Lot 5		2219					
3	Martin Berry House	581 NJ Route 23 Block 1404, Lot 11	73001129 1/29/1973	2220 1/29/1973					
4	Paul DeBow House	150 Mountain Rd. Block 501, Lot 7		2221		1/9/2006			
5	Paul Barney DeBow House	134 Mountain Ave Block 501, Lot 7		2222					
6	Giles Mandeville House	515 Newark Pompton Tpke. Block 2201, Lot 13		4877		3/27/2009			
7	First Reformed Church of Pompton Plains	529 Newark Pompton Tpke. Block 2201, Lot 13	12001034 12/12/2012	5206 10/10/2012					
8	First Reformed Church, Cemetery and Grace Chapel	529 Newark Pompton Tpke. Block 2201, Lot 13		4125		11/25/2002			
9	Pompton Plains Railroad Station	33 Evans Place Block 1410, Lot 1	08000136 2/5/2008	3735 12/19/2007		5/8/2001			
10	Prehistoric Site 28-Mr-198 (Indian Rock Shelters)	Mountainside Park Block 401, Lot 2		2218		5/18/1981			
11	Prehistoric Site 28-Mr-199 (Indian Rock Shelters)	Mountainside Park Block 401, Lot 2		3585		9/28/1981			

Source: National Park Service's National Register of Historic Places, and New Jersey State Historic Preservation Office

In addition to the previous historic resources that are either state or nationally designated as historic, the Pequannock Township Historic District Commission compiled a list of historic sites within the Township. This list is comprehensive and illustrates the local perspective of sites with historic importance. The list was originally published in the *2012 Open Space and Recreation Plan* for Township of Pequannock.

Table 19: HDC's Listing of Important Historic Resources

<i>Historic Sites</i>		<i>Location</i>
1	Remus House, Barn, Carriage House to Clark Mansion	203 Mountain Ave. Block 1101 Lot 6
2	ca. 1850	173 Mountain Ave. Block 1101 Lot 6
3	Henry DeBow House	170 Mountain Ave. Block 504 Lot 4
4	P.A. Decker	78 Mountain Ave. Block 602 Lot 19
5	Sears Roebuck House, 1900, VanCleeef House	775 Newark Pompton Tpke. Block 703 Lot 14
6	Van Gelder/Van Saun House	770 Newark Pompton Tpke. Block 801 Lot 4
7	J.V.E. Roome	3 Ramapo Rd. Block 704 Lot 18
8	First Manse House of First Reformed Church	746 Newark Pompton Tpke. Block 801 Lot 13
9	S. Van Ness House	749 Newark Pompton Tpke. Block 706 Lot 14.01
10	Harry Berry House	741 Newark Pompton Tpke. Block 706 Lot 15
11	Gilly's Fish House/ Day's Tea Room	710 Newark Pompton Tpke. Block 1401 Lot 20
12	Paul Revere Hall	700 Newark Pompton Tpke. Block 1401 Lot 18
13	Sears Roebuck House, 1920	690 Newark Pompton Tpke. Block 1401 Lot 17
14	Thomas Madeville House	679 Newark Pompton Tpke. Block 1304 Lot 7
15	Fist FHA House in U.S.A., 1934	30 Hopper Ave. Block 1301 Lot 44
16	Old Post Office/Store James VanNess, later Town Hall and jail	629 Newark Pompton Tpke. Block 1903 Lot 15

17	Old School House, 1850	602 Newark Pompton Tpke. Block 1411 Lot 8
18	Jones Hardware, 1818, originally Berry Family Home and first Post Office (demolished 2018/2019)	600 Newark Pompton Tpke. Block 1411 Lot 3
19	East Jersey Cottage Style depicted in Robinson's Atlas of Morris County, 1887	41-43 Jackson Ave. Block 1409 Lot 11
20	ca. 1900	10 Oping Road Block 1404 Lot 39
21	1840 Sage Farm House	35 Oping Road Block 804 Lot 3
22	Jacob DeBow House 18th Century (demolished 2009)	917 NJ Route 23 Block 304 Lot 21
23	Second Manse House of First Reformed Church, ca. 1894	512 Newark Pompton Tpke. Block 2202 Lot 4
24	Marcy Agency, ca. 1890	505 Newark Pompton Tpke. Block 2203 Lot 3.03
25	Romondt/ J. Andruss, ca. 1851	500 Newark Pompton Tpke. Block 2202 Lot 6
26	E.W. Martin (1868 map)	496 Newark Pompton Tpke. Block 2202 Lot 17
27	Ca.1875 (built by slave) (Demolished around 1998)	484 Newark Pompton Tpke. Street R.O.W.
28	J. Haulenbeck, Ca. 1850	478 Newark Pompton Tpke. Block 2602 Lot 19
29	DeMott House Early 19th Century	452 Newark Pompton Tpke. Block 2603 Lot 25
30	Worthington House, ca. 1886	420 Newark Pompton Tpke. Block 3315 Lot 1
31	Henry VanNess House, ca. 1830	414 Newark Pompton Tpke. Block 3315 Lot 19

Table 19: HDC's Listing of Important Historic Resources

	<i>Historic Sites</i>	<i>Location</i>
32	A. Mandeville House, pre-1853	8 Cameron Ave. Block 3301 Lot 4
33	Osborne House, Sears Roebuck, 1916, Bungalow Style	12 Jacksonville Rd. Block 3314 Lot 3
34	Terhune House, ca. 1810	36 West Franklin Block 3614 Lot 14
35	Adolph House, ca. 1864, Villa Rosa	84 Newark Pompton Tpke. Block 4501 Lot 16
36	H. Mandeville House, 1839	81 Lincoln Park Rd. Block 4013 Lot 16
37	J. Sindle House, 1855-1865	37 Lincoln Park Rd. Block 4308 Lot 7
38	Nicholas Slingerland House, ca. early 1800's	27 Lincoln Park Rd. N/A
39	Jacob Slingerland House (old Mains' Corner)	143 Boulevard Block 3205 Lot 14
40	1860 by Sam Slingerland (boarding house)	177 Boulevard Block 3102 Lot 12
41	Gilman House, 1840	243 Boulevard Block 2106 Lot 8
42	ca. 1890 Crane	273 Boulevard Block 1804 Lot 30
43	ca. 1886	275 Boulevard Block 1804 Lot 24
44	Kinsey Farm House	277 Boulevard Block 1804 Lot 28
45	Sanders Farm, ca. 1899	281 Boulevard Block 1804 Lot 26
46	E. Matthews House, pre-1853	432 Boulevard Block 304 Lot 2
47	G.M. Van Ness House, pre-1853, aka Reynold's Pond	320 Sunset Rd. Block 280 Lot 1
48	P.J. Slingerland House, 1860	280 Sunset Rd. Block 1501 Lot 25.01

49	J. Beach House, ca. 1850	260 Sunset Rd. Block 1501 Lot 17
50	J. Van Ness House, 1890	204 Sunset Rd. Block 1101 Lot 14
51	H. Roome House, ca. 1850	74 Sunset Rd. Block 2104 Lot 22.02
52	Roome House 1820-1830, Sunset Farms	60 Sunset Rd. Block 2104 Lot 21
53	J. Van Ness House, ca. 1840, originally East Jersey Cottage style	103 West End Ave. Block 1204 Lot 26
54	Al DeBow, ca. 1875	130 West End Ave. Block 1202 Lot 21
55	James E. DeBow, 1875	129 West End Ave. Block 1201 Lot 10
56	Hooper House, 1870-1890	23 Post Road Block 1804 Lot 12
57	Elva Wordens', ca. 1900	20 Pomona Block 1202 Lot 59
58	ca. 1860	48 Hopper Ave. Block 1303 Lot 49
59	ca. 1890	52 West End Ave. Block 1802 Lot 25

Source: National Park Service's National Register of Historic Places, and New Jersey State Historic Preservation Office



Pequannock Township Historic Preservation Commission

A locality's Historic Preservation Commission, called the Historic District Commission in Pequannock Township, is authorized through the Municipal Land Use Law. The MLUL clearly states the responsibilities of the Commission, including:

- 1. Preparing a survey of historic sites pursuant to criteria identified in the survey report;**
The Township of Pequannock does not reference a survey of historic sites in its ordinance. However, a list of historic homes in the Township was completed in 1974 and the Commission more recently prepared a listing of sites with historic importance to the Township, of which are located in the Township's 2012 Open Space and Recreation Plan and repeated here in **Table 19**.
- 2. Making recommendations to the planning board on the historic preservation plan element of the master plan and on the implications for preservation of historic sites of any other master plan elements;** In the preparation of this Master Plan, the Historic District Commission was consulted, and their recommendations integrated into this Element, as well as other plan elements that pertained to the preservation of historic sites.

- 3. Advising the Planning Board and Board of Adjustment on applications for development;**
A locality's Historic Preservation Ordinance (HPO) defines the process by which the Commission can advise on development applications. The ordinance states an application shall be made in writing to the Historic District Commission for proposed alternations. It also states a Certificate of Approval shall be issued by the Planning Board after review and recommendation of the Historic District Commission, prior to alterations or demolition work being conducted. The Township Zoning Code does not specify who notifies who about a historic application.
- 4. Carrying out such other advisory, educational and informational functions as will promote historic preservation in the municipality.**
Along with the HDC's work to preserve the heritage and knowledge of the Township's historic buildings, the Pequannock Township Historical Society carries out other educational and informational functions through the creation and presentation of programs, exhibitions, publications, and other activities for the public that celebrate and interpret history and heritage of Pequannock Township and neighboring communities.

Conventional Preservation Tools

Historic Preservation Ordinance

A Historic Preservation Ordinance (HPO) is considered to be a conventional preservation tool with legal authority to identify, evaluate, and protect historically significant resources from inappropriate alterations or demolition. To be legally viable, the ordinance must:

- **Clearly state the public purpose that goes beyond aesthetic regulation and include other community goals such as economic development or community revitalization;**

The Historic Landmark District Zone section of the Township Code acts as the Township's Historic Preservation Ordinance, for the purpose of *"protecting and preserving sites or structures which are, because of age, association, or architecture of special aesthetic interest or character and which, as such, have an impact upon the economic well-being and general welfare of the residents of the Township of Pequannock."* The ordinance states that *"any historical landmark, monument, parcel or place ... which has been included in the Historic Register on either the county, state, or federal level shall be included in the Historic Landmark District Zone of the Township of Pequannock."* Any historic and conservation easement on a property would then not be included in the Historic Landmark District Zone.

- **Include criteria defined by the Commission, by which a historic landmark or district can be identified, evaluated and protected;**
Pequannock Township defines "historical landmark or monument" (Subsection 189.04.030 – Designation of criteria) and outlines the standards by which the Township Council should follow in designating such a landmark (Subsection 189.04.050 - Standards), but the ordinance does not identify how it can be protected. The Township should instead utilize the most common set of standards and guidelines for criteria: *Secretary of Interior's Standards for the Treatment of Historic Properties*.
- **Explain what types of changes are subject to review (i.e. demolitions, building or landscape alterations, or new construction in historic**



districts).

Historic landmarks in historic districts cannot be altered, modified, relocated, or demolished without a certificate of approval (COA). The COA declares that the proposed action is consistent with the style and general design of the historic district and is issued by the Planning Board after review and recommendation by the Commission. Pequannock Township's Historic District Commission can also review demolitions of a historical landmark and can suspend the granting of a demolition permit for up to 90 days, allowing time for consideration by the Township or other public or private entity to acquire the property for the purpose of preservation.



Historic and Conservation Easements

Pequannock Township's historic feel is partially contributed to its pastoral landscapes, farmhouses, and other wide-open spaces. Incentivizing private preservation is key to maintain this community character. One way to do so is through tax benefits, such as the federal income tax deduction a property owner is eligible to receive if they pursue a historic preservation easement. Through an easement, a property owner can voluntarily place restrictions on the development of or changes to their historic property, and then transfer these restrictions to a preservation or conservation organization. This legal agreement, typically in the form of a deed, permanently protects a historic property. The Historic District Commission and the Historical Society should work to educate homeowners on the benefits of a historic preservation easement and work with interested owners to execute such agreements. Pequannock Township has used Historic and Conservation Easements in the past, to preserve these natural landscapes, and should continue to use this tool in the future, where appropriate. Below is a list of historic-specific easements that exist through the Township:

- Former Bogert property, Block 1401, Lot 1, Route 23
The historic and conservation easement for the 2-acre property was granted on September 19, 1980 to the Morris County Trust for Historic Preservation.
- Former Belyea property, Block 501, Lot 1, Mountain Avenue
The historic and conservation easement for the 16-acre property was granted on June 30, 1993 to the Morris County Trust for Historic Preservation.

Incentives for preservation of commercial historic properties may be a 20% income tax credit for the rehabilitation of historic, income-producing buildings, determined to be "certified historic structures" by the Secretary of the Interior through the National Park Service.

Design Standards and Guidelines

One way to strengthen the Township's historic preservation ordinance is to implement Design Standards and Guidelines. Design Standards and Guidelines are used to protect historic districts, with the intention to preserve the existing historic character and prevent any exterior activities that would destroy or be inconsistent with that district's style. Design rules for exterior modifications should derive from an analysis of the existing historic styles in the district. Design guidelines, however, should list enhancements that have reasonable costs; it is a burden placed upon homeowners to require to choose between expensive conversion costs or disinvestment, since disinvestment usually triumphs.



Out-of-the-Box Preservation Tools

Out-of-the-box preservation tools may be appropriate in protecting historic resources and older, character-rich buildings that may not be included on a national, or state register, and therefore not included in the historic Landmark District Zone. Change of use, Neighborhood Conservation Districts (NCDs), and Demolition Deterrents, are some examples.

Change of Use

To stabilize neighborhoods from possible disinvestment or teardowns, one out-of-the-box preservation tool is to consider allowing for a change of use. For instance, permit older, larger homes to be converted to two-, three-, or multi-family residences. If residential uses are close to or on major commercial corridors, consider allowing the existing residential use to be converted to a nonresidential use such as office or institutional. In these cases, additional parking may be necessary and should be located in the rear.

Neighborhood Conservation Districts (NCDs)

Residential neighborhoods that are worth preserving but may not meet historic district standards may benefit from designation as a Neighborhood Conservation District (NCD). Less restrictive than historic districts, NCDs focus more on preserving the overall community character rather than the historic fabric. They do not address traditional design-review items in historic districts such as windows, doors, trim and building materials. They can provide for the review of demolitions or other major changes such as large additions. NCDs can be written into the code as either overlay zones or special zoning districts.

Demolition Deterrents

One way to encourage rehabilitation of older buildings, rather than demolition, is to charge demolition and permitting fees that adequately reflect the true cost of demolition and disposal of demolition debris. Municipalities have also written into their ordinances, the delay of demolitions, in order to allow the Historic District Commission time to consider alternative options. Pequannock Township's ordinance currently permits the suspension of the granting of demolition permits for up to 90 days. Other New Jersey municipalities have employed a time frame of 9 months.



Historic Resources Funding Sources

While historic resources are typically funded through the Township's Open Space, Recreation, Farmland, and Historic Preservation Trust Fund, other funding sources (i.e. grants, programs) are available to support activities related to the preservation of the past.

State Resources

Historic Preservation Fund (HPF) Certified Local Government (CLG) Program

The Certified Local Government Program (CLG) allows designated municipalities to participate more directly in state and federal historic programs, including the eligibility to apply for Historic Preservation Fund (HPF) grants available annually from the National Park Service. In order to participate in these grant programs, the Township of Pequannock must first pursue CLG designation. Municipal designation requires the adoption of a historic preservation ordinance and a historic preservation commission that conforms to the guidelines of the MLUL and the New Jersey Certified Local Government Guidelines, approved by the National Park Service.

The State of New Jersey Historic Trust

The Historic Trust was created by state legislation in 1967, and since 2002, the agency has been affiliated with the Department of Community Affairs. It is a 501c3 non-profit organization. Since 1990, the New Jersey Historic Trust has awarded more than \$138 million in grants to 734 preservation projects. Ideally, funds available for historic preservation grants will increase to at least \$10 million annually, as identified in the Historic Trust's 2018-2020 Strategic Plan. Available funding programs include:

Preserve New Jersey Historic Preservation Fund

Established by legislation in 2016, this program provides a stable source of funding for historic preservation projects through matching grants from the state's corporate business tax.

Cultural Trust Capital Preservation Grant Program

The New Jersey Cultural Trust provides grants to support capital projects, endowments and institutional and financial stabilization of arts, history and humanities organizations in New Jersey. Although the Historic District Commission of Pequannock Township would be ineligible to receive these grants, the Pequannock Township Historical Society may be eligible.

1772 Foundation

Nonprofit organizations would be eligible for matching capital preservation grants up to \$15,000 for exterior preservation projects. Schools and religious congregations, however, are not eligible for this program.

Revolving Loan Fund

This program provides low-interest, long-term financing for the preservation, improvement, restoration, rehabilitation, and acquisition of historic properties. The minimum loan amount accepted under this program is \$25,000.

Emergency Grant and Loan Fund

This program provides small grants or loans for the stabilization of historic property. Although this program is still accepting applications, all grants have been suspended, as of 2009.

County Resources

Morris County Heritage Commission Re-Grant Program

Heritage Commission grants are not for "brick and mortar" historic preservation projects and are instead intended for operating costs for history organizations or to support history-related projects and programs. Examples include exhibits, collections management, archival supplies, conservation, long range plans, preparation of national register nominations, and similar activities that make history accessible to the public.

Morris County Historic Preservation Trust Fund

The Historic Preservation Trust Fund was created by the Morris County Board of Chosen Freeholders in 2002 by referendum. The Fund considers grants for the acquisition, stabilization, rehabilitation, restoration, or preservation of historic resources. All funded activities must be in conformance with the Secretary of Interior's Standards for Rehabilitation and must be listed or certified as eligible for listing on the New Jersey and National Registers of Historic Places to be eligible. As previously stated however, county funds can no longer be used for historic preservation or restoration on active houses of worship as it violates the New Jersey's Constitution Religious Aide Clause.

Local Resources

Township Historic Preservation Trust Fund

In 2002 the Township established an Open Space, Recreation, Farmland, and Historic Preservation Trust Fund. The trust fund is funded by the dedication of an amount determined annually by the Township Council, not to exceed \$0.02 per \$100.00 of assessed value.

Historic Preservation Element Recommendation Plan

Directions

“Check off” a completed Recommendation and mark the year of completion as a way to measure progress.

Short: complete in 1-2 years; **Medium:** complete in 3-5 years; **Long:** complete in 10+ years.

Historic Preservation Element Recommendation Plan

<i>Recommendation</i>		<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
Community Character					
1	Recognize the Township's bucolic landscape as historically significant by preserving eligible farmland in the southeast corner of the Township.	Historic District Commission, Morris County Preservation Trust, County Agriculture Development Board	Short		
2	Make annual reports to the Planning Board and Township Council of HDC activities.	Township Historian	Short		
3	Continue to seek funds to rehabilitate the Martin Berry House.	Historic District Commission, Township Manager, Township Council	Short to Medium		
4	Develop pathway and parking/public access agreement between the Goodwill/Stefano's property and the Martin Berry House to reduce impact on local neighborhood for events held at the Martin Berry House.	Historic District Commission, Township Manager, Township Council	Short		
Local, State, and National Historic Listings					
5	Locally designate sites listed in Table 19 .	Historic District Commission, Township Council	Short		
6	Hire a historic preservation expert to survey and complete a new inventory and adopt the survey by ordinance. Alternatively, the Commission could adopt the Morris County Survey as the official survey for Pequannock Township.	Historic District Commission, Township Council	Medium		
7	Designate Mountain Avenue, west of West Parkway, and Newark Pompton Turnpike between Jackson Avenue and Alexander Avenue as local historic districts, and developing materials and programming to educate the community on their significance to the Township.	Historic District Commission	Medium		
Regulations					
8	Revise Pequannock Township's Zoning Map to appropriately identify the Historic Landmark District Zone since any property designated on the State or National Registers are located within this zone.	Historic District Commission, Planning Board, Township Council	Short		

Historic Preservation Element Recommendation Plan

	<i>Recommendation</i>	<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
9	Ensure consistency of Pequannock Township's Historic Preservation Ordinance with the Municipal Land Use Law (MLUL).	Historic District Commission, Planning Board, Township Council	Short		
10	Revise the Historic Preservation Ordinance to include the most common set of standards and guidelines for criteria by which a historic landmark can be identified, evaluated and protected: <i>Secretary of Interior's Standards for the Treatment of Historic Properties</i> .	Historic District Commission, Planning Board, Township Council	Short		
11	Consider establishing reasonable fees to cover the necessary expenses of administration and professional services to aid the Commission in its review of applications.	Historic District Commission, Planning Board, Township Council	Short		
12	Consult the Historic District Commission on a consistent basis when a development application may affect a historic property or home of historic value.	Planning Board, Historic District Commission	Short		
13	Re-evaluate the current 90-day demolitions permit suspension of the Historic Preservation Ordinance and consider whether this time frame is adequate or if a longer time-frame should be used.	Historic District Commission, Planning Board, Township Council	Short		
14	Charge higher costs and permitting fees for demolitions in historic districts to deter demolitions and encourage rehabilitation.	Historic District Commission, Planning Board, Township Council	Short		
15	Integrate Historic District Commission review into the development review process from the beginning to avoid delays.	Historic District Commission, Planning Board, Township Council	Short		
Education					
16	Educate homeowners on the benefits of a historic preservation easement and work with interested owners to execute such agreements.	Historic District Commission	Short		
17	Educate owners of income-producing buildings on the 20% income tax credit and encourage rehabilitation of such buildings.	Historic District Commission, Economic Development Committee	Short		
18	Support the Pequannock Township Historical Society with public education (i.e. tours, activities, public awareness campaigns, etc.)	Historic District Commission, Township Council	Short		
19	Identify funding for advisory, educational, and informational activities to promote historic preservation in Pequannock Township.	Historic District Commission, Township Staff	Short		

Historic Preservation Element Recommendation Plan

	<i>Recommendation</i>	<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
20	Recognize historic sites with plaques and historic districts with signage.	Historic District Commission, Historical Society, Morris County Preservation Trust	Medium		
21	Install historic signage for the Pompton Plains Rail Station, for example, along the NYS&W bike and pedestrian path.	Historic District Commission, Morris County Preservation Trust	Short		
22	Establish a local "Pathways of History" guide that provides a self-guided walking tour of Pequannock historic assets, and can be combined through the bike route planning found in the Circulation Element.	Historic District Commission, Township Council	Medium		



UTILITIES ELEMENT

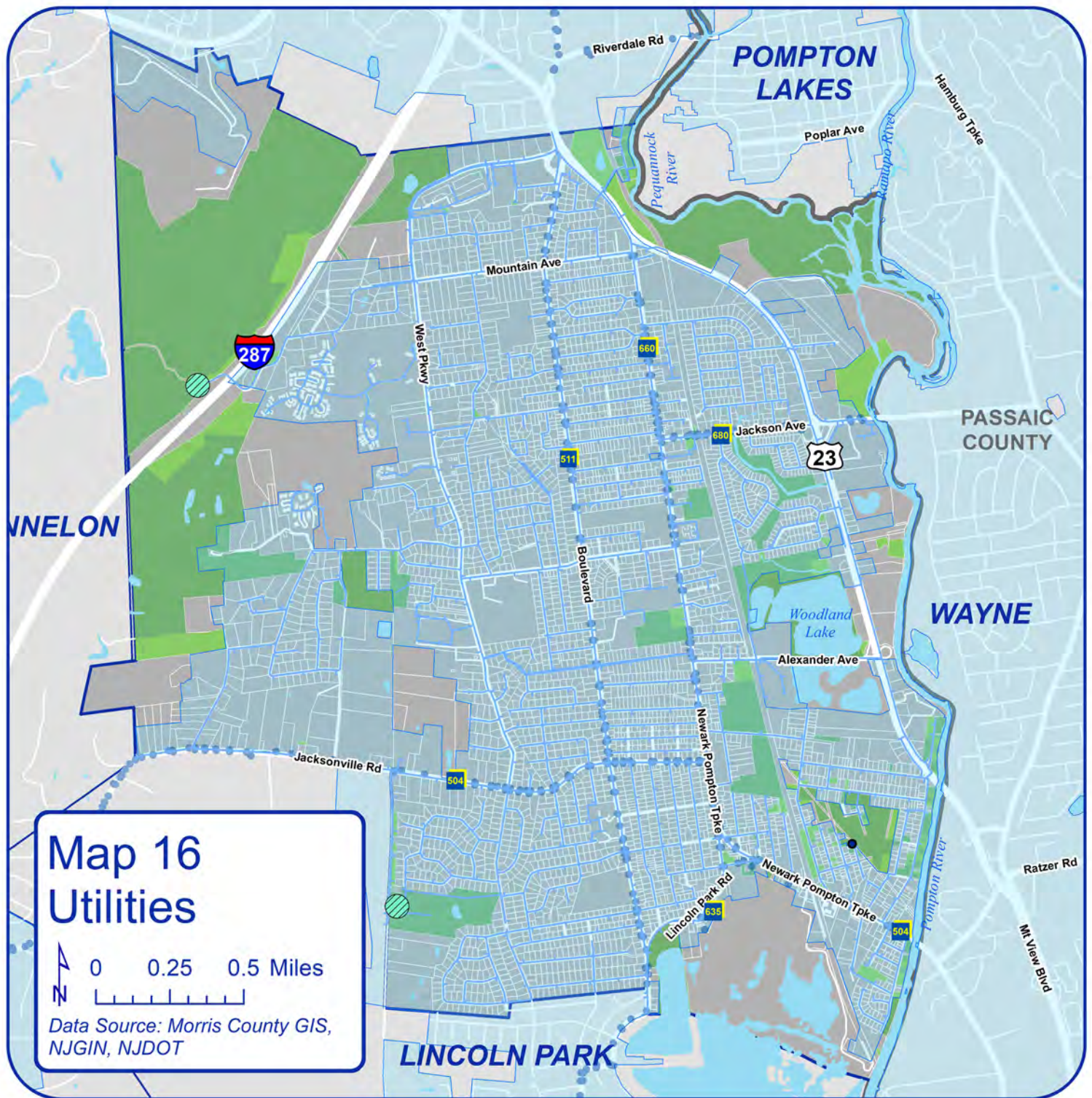


Goals

1. Ensure utilities have sufficient capacity to accommodate growing demand within the Township.
2. Maintain sewer and water infrastructure in a state of good repair.
3. Communicate needs to outside utility authorities.
4. Mitigate the potential for flooding impacts.

Introduction

According to the Municipal Land Use Law, a utility service plan element shall analyze, “the need for and showing the future general location of water supply and distribution facilities, drainage and flood control facilities, sewerage and waste treatment, solid waste disposal and provision for other related utilities, and including any stormwater management plan.” This Utilities element discusses the public and private utilities currently available in Pequannock Township. Municipal utility systems are vital to supplying residents with access to clean drinking water, providing for sanitary sewer collection, and providing proper stormwater management collection. This section will evaluate the existing utility systems in Township of Pequannock and will recommend improvements to ensure they remain adequate for current and future residents.



Sanitary Sewers

Pequannock Township is a member of the Township of Pequannock, Lincoln Park and Fairfield Sewage Authority, also known as the Two Bridges Sewer Authority (TBSA). The TBSA wastewater facility located in Lincoln Park currently has the capacity to treat 10 million gallons per day (mgd) of wastewater, however it operates at 7.5 mgd due to stringent environmental regulations. Township of Pequannock's current contract allows the Township to contribute a maximum of 1.25 mgd to the facility, however current usage is much lower. Therefore, Township of Pequannock has spare wastewater capacity available with the potential to convert properties from septic to sanitary sewer and support future development. The majority of residents in Township of Pequannock rely on septic systems for treatment of household sanitary waste due to lack of connections in the sanitary sewerage system.

Sewer Master Plan

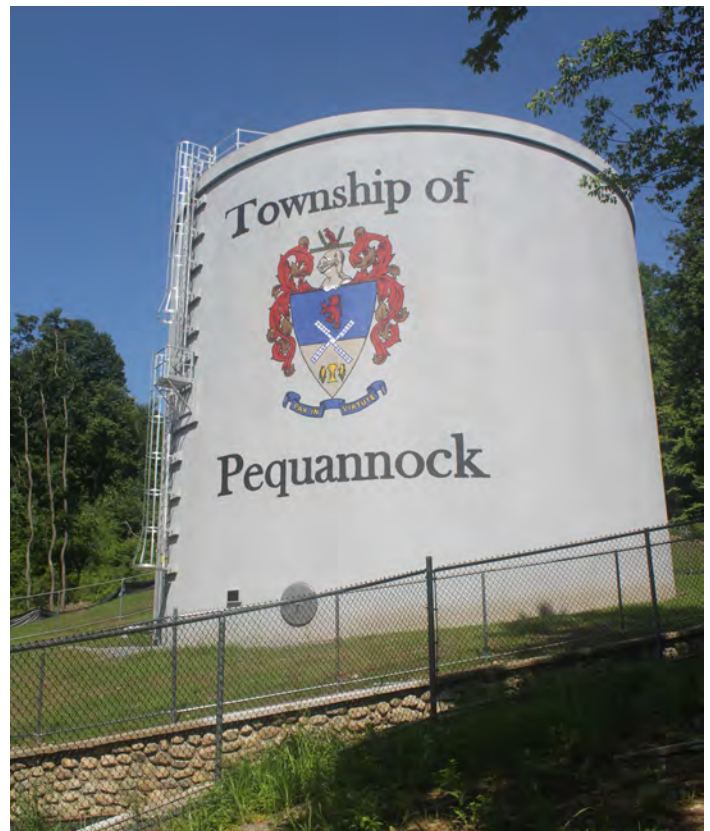
In 2003, Township of Pequannock adopted a *Sewer Master Plan Update*, which prioritized areas for sewer improvements. The plan specifically evaluated areas where malfunctioning septic systems were reported, where the need for commercial development existed, and areas where residents requested that sewer service be extended. Due to the public health risk of a broken septic tank, residential areas with failing septic systems are the greatest priority for sanitary sewer installations.

In 2016, a *Sewer Master Plan Summary* was released based on information provided by the Two Bridges Sewerage Authority. The plan reiterates that in the last few years, Township of Pequannock on average has been contributing approximately 60% of its maximum wastewater to the TBSA treatment facility. Again, the Township has the ability to convert properties from septic to sanitary sewer and support future development with this spare wastewater capacity, resulting in a decreased public health risk from failed septic systems.

Pequannock Township should undertake a study to evaluate capacity as it relates to the areas in this Master Plan identified for potential future or increased development.

Water Supply System

Township of Pequannock operates its own potable water supply system. The Township's primary water source is obtained from three municipal wells located in the northern section of town, connected to the Buried Valley Aquifer. Township of Pequannock also purchases bulk water from the City of Newark's Pequannock Water Treatment Facility, located in West Milford. Water purchased from Newark is blended with water from the Township wells, at the Blending Facility located on West Parkway in Township of Pequannock. The water is mixed at about a 40% ratio in order to reduce the sodium and hardness levels. In addition to these connections, Township of Pequannock has 1.2 MG of backup storage at the Mines Tank which is a gravity



storage system. This tank provides additional potable water supply during peak and emergency periods. The total annual production of potable water supply in Township of Pequannock is about 650 million gallons.

In 2018, a new water storage tank, the Mines Tank, was constructed just south of Mountainside Park, while the Greenview storage tank is no longer utilized and may soon be decommissioned. The new Mines storage tank gave Township of Pequannock an additional 1.2 MG of water storage than the Greenview Tank previously stored.

While the Township meets all the State and federal Safe Drinking Water standards, it exceeds two secondary standards for Recommended Upper Limit (RUL) for both hardness and sodium. The township currently mixes its water from the Buried Valley Aquifer with water from Newark's aqueducts in order to dilute the hardness and sodium content. Township of Pequannock has informed residents that although the water exceeds the secondary standards, it is still safe to drink.

The last major development to impact the Township's water capacity was the construction of "the Glens" site, a 583-unit residential community developed in 1993. Any new development will potentially affect the Township's water supply.

Floodplain Management Plan

The Federal Emergency Management Agency (FEMA) last released effective Flood Insurance Rate Maps (FIRM) in 1992 for Pequannock Township and are considered the official document used for insurance purposes. In 2017, FEMA released the Preliminary Flood Insurance Rate Map (pFIRM) for Pequannock Township residents. Because these maps represent the most up to date information, Township of Pequannock can use these maps for regulatory purposes, rather than the 1984 effective FIRMs. Based on this 2017 data, a large portion of Township of Pequannock's eastern properties along the Pompton River lie in the Preliminary Floodway and are at risk to floods. All homes currently existing in this area are at risk of experiencing damage from any given flood hazard event.

FEMA defines the floodway as the channel of a river and the land area adjacent to the river that has the capacity to discharge the base flood without increasing the water surface elevation.

Township of Pequannock's current flood ordinance was adopted in June of 2014. The ordinance requires that all new residential properties located in the Special Flood Hazard Area must be built at least 3 feet above the base flood elevation and all new commercial properties located in the Special Flood Hazard Area must be built at least 2 feet above the base flood elevation. In 2016, the Township of Pequannock adopted a *Floodplain Management Plan*, which reviews issues relating to flood control, flood protection and flood mitigation, and advises the Township on developing strategies to protect homes from flood damage.

Following Hurricane Irene, the Township coordinated with FEMA to buy out severe repetitive loss properties, primarily along the eastern side of Pequannock Avenue along the river, now part of the Pompton Riverwalk, and off River Road/Harrison Road in the northeastern section of the Township. Buy-outs are a part of the solution, and the Township has since shifted its flood mitigation strategies to home elevations. In 2017, FEMA provided grants to the Township of Pequannock to assist residents with the cost of raising their homes in the most flood prone areas along the Pompton River. As of 2019, there are currently 63 elevated homes in Township of Pequannock.



Community Rating System (CRS)

One way municipalities can mitigate flooding impacts and associated insurance costs is through FEMA partnerships and programs. One such program the Township is actively engaged with is the Community Rating System (CRS). The National Flood Insurance Program codified the CRS as an incentive program that encourages communities to exceed the minimal federal requirements for development within floodplains, with the goal of reducing "losses to properties for which repetitive flood insurance claim payments have been made." As an incentive, flood insurance premium rates are discounted to reflect reduced flood risk. The Township is currently rated as a Level 5, which provides a 25% discount on flood insurance premiums to residents living in the SFHA. Level 5 is among the highest score among non-coastal New Jersey communities, indicating the Township's focus on the flooding issue. The Township should continue to cooperate with federal and state partners in educating the community about flood prevention and mitigation, stormwater management, storm safety, storm recovery, while seeking to achieve Level 4. Increased awareness will help government, the business community, and residents to build and maintain a more resilient Pequannock Township.

Flood Control Advisory Committee

Pequannock Township has an eleven-member Flood Control Advisory Committee to study the issues relating to flood control, flood protection and flood mitigation and to advise the Township Council, Planning Board, Board of Adjustment on matters relating to flood protection. In particular, they work with the Township's Flood Resilience Officer (FRO) to educate the public on the PFIRM maps, flood insurance policies, home elevations, and flood mitigation measures.

Stormwater Management

Pequannock Township should review residential development for compliance with their existing stormwater control ordinances under the Municipal Land Use Law and compliance with the Stormwater Management rules under the Residential Site Improvement Standards (RSIS). Through the RSIS, stormwater rules are applied whenever a municipality requires the control of runoff from a site that is the subject of a site or subdivision application, whether or not a development is a "major development" as defined in the stormwater rules.

Township of Pequannock last adopted a stormwater management ordinance in June 2005. The ordinance encourages the use of sustainable stormwater management techniques to reduce pollutants and encourages groundwater recharge. The ordinance applies to all new major development projects.



Flood Defense Act

A bill known as the Flood Defense Act (signed mid-March) allows municipalities and counties to create their own local stormwater utility with the ability to charge property owners a fee based on “a fair and equitable approximation” of how much stormwater runoff is generated from their property with the ultimate goal of upgrading antiquated stormwater systems (i.e. replacing pipes, maintaining catch basins, or creating rain gardens to absorb water). Large malls and office parks will likely feel the greatest effects of the bill, although any property, including residential, could be subject to the fee, with the exception of farms and commercial gardens. It is expected that only the most flood-prone towns will choose to create a utility to impose this policy.

Developer Improvements

On January 15, 2018, the Municipal Land Use Law (MLUL) was amended to modify the requirements for performance and maintenance guarantees required for developers. Pequannock Township has the ability to require developers to furnish performance guarantees by ordinance, for utilities such as water mains, community septic systems, and drainage structures, and other such items including streets, pavement, gutters, curbs, sidewalks, street lighting, street trees, surveyor’s monuments, public improvements of open space, and any grading necessitated by the preceding improvements.

The MLUL also limits maintenance guarantees for certain private stormwater management improvements. The term of a maintenance guarantee automatically expires and cannot exceed two years. An amendment to the MLUL also authorized two new types of guarantees: a temporary certificate of occupancy guarantee, and a safety and stabilization guarantee.

Finally, the amended law makes it easier for improvement inspections conducted by the municipality to occur due to changes and procedures for funds in escrow. Pequannock Township should ensure these changes in the MLUL, especially as they relate to public and private utilities, are reflected in the Township Ordinance.

Telecommunications

Federal Collocation

The New Jersey State League of Municipalities recommends municipalities develop new application forms that will ensure wireless telecommunication applicants are able to determine whether their project is an “eligible facility”, which must be mandatorily approved, or if the project involves a “substantial change”, which will require municipal board approval per the FCC rules. Municipalities should also develop new checklists for wireless communication applications so land use boards can review applications in accordance with the FCC timeframes that differ from the customary timeframes set forth in the Municipal Land Use Law.

Small Cell Wireless Facilities

Recent developments in wireless technologies, specifically 5G, require the placement of Small Cell Equipment and Wireless Cabinets on utility poles within the public rights-of-way. Municipalities may recover the costs of processing applications for the placement of such equipment on existing poles, but municipalities may not seek revenue for telecommunication facilities in the rights-of-way, pursuant to the Municipal Land Use Law. Municipalities also have the power to zone these structures and may set standards in relation to the siting of small cell equipment, wireless cabinets, and wireless poles within the public rights-of-way. Reasons for such standards can include safety concerns such as blocking sight triangles and concerns of

the rights of the public to access the public rights-of-way. Pequannock Township has not adopted and published aesthetic requirements for Small Cell Equipment by April 15, 2019, meaning they may have lost the ability to impose aesthetic regulations.

Private Utilities

Various private utilities are provided by Jersey Central Power and Light (JCP&L), TCI of Northern New Jersey, and Bell Atlantic. Private utilities include gas, electric, cable television, and telephone service. Because private utilities are paid for by the homeowner or renter, extension and maintenance of these services are not dependent on municipal funds. While Pequannock Township does not have jurisdiction over private utilities, the municipality should be aware of these private utility companies providing services to Township residents.

Utility Funding Sources

While utilities are typically funded through the Township's Operating Budget or Capital Improvement Plan (CIP), other funding sources (i.e. grants, programs) are available.

Federal Resources

The Water Infrastructure Finance and Innovation Act (WIFIA) is a program administered by the EPA that offers low interest loans for wastewater infrastructure projects. Eligible borrowers include state and local governments, partnerships, and corporations. The WIFA program can also fund development and implementation for projects that are already eligible for the Clean Water SRF and the Drinking Water SRF.

The Army Corp of Engineers provides planning, design, and construction assistance for environmental-related water and sewer projects around the country. The Corps must have an authorization from Congress before starting a project or study. To get an authorization, the applicant must submit a request for assistance to the upcoming Water Resource Development Act.

State Resources

The Clean Water State Revolving Fund (CWSRF) program provides low-interest loans for the construction of a variety of water quality protection measures, including wastewater treatment facilities and storm water and nonpoint source management facilities. Eligible borrowers include municipalities, counties, and utility authorities.

The Drinking Water State Revolving Fund (DWSRF) program is a federal-state partnership to help ensure safe drinking water. The program provides financial support to all 50 states. The state matches this contribution and the money is used to provide low interest loans to fund water infrastructure projects. As the loan is paid back, more loans are issued for new projects.

Other Resources

The American Public Power Association's Demonstration of Energy & Efficiency Developments (DEED) is a program that provides grants to municipal utility departments to improve public power utilities. The applicant must demonstrate that new and innovative technologies are being explored in order to improve public utility service, reduce costs, or offer new types of utility services to customers. Grants can range anywhere from \$25,000 to \$125,000.



Utilities Element Recommendation Plan

Directions

“Check off” a completed Recommendation and mark the year of completion as a way to measure progress.

Short: complete in 1-2 years; **Medium:** complete in 3-5 years; **Long:** complete in 10+ years.

Utilities Element Recommendation Plan

Recommendation		Implementing Party	Timeframe	Completed	Year Completed
General					
1	Continue to convert properties from septic to sanitary sewer, in accordance with priority areas outlined in the Sewer Master Plan.	Township Council, DPW	Ongoing		
2	Continue to work with the Two Bridges Sewerage Authority and regularly monitor wastewater capacity levels.	Township Council, DPW	Ongoing		
3	Undertake a study to evaluate water and sewer capacity as it relates to potential future or increased development within the Township.	Township Council DPW, Two Bridges Authority	Short to Medium		
4	Update the 2003 Sewer Master Plan.	Township Manager	Short		
5	Continue to provide resources to property owners to elevate flood-prone properties.	Township Council	Ongoing		
6	Ensure priority utilities and their facilities are flood-proofed (i.e. Township wells, Blending Station).	Township Council, DPW	Short to Medium		
7	Review residential development for compliance with their existing stormwater control ordinances under the Municipal Land Use Law and compliance with the Stormwater Management rules under the Residential Site Improvement Standards (RSIS).	Township Engineer, Township Council	Short		
8	Amend the Township Code in accordance with updates in the Municipal Land Use Law regarding performance and maintenance guarantees.	Township Council	Short		
9	Develop new checklists for wireless communication applications with the intent of reviewing applications in accordance with the FCC timeframes that differ from the customary timeframes set forth in the Municipal Land Use Law.	Planning Board	Short		
10	Continue to communicate to residents on status of PFIRM map appeal.	Flood Advisory Committee, Flood Resilience Officer	Ongoing		
11	Maintain Community Rating System (CRS) Level 5, and identify ways to achieve Level 4.	Township Manager, Flood Advisory Committee, Flood Resilience Officer, Emergency Management	Medium to Long		

Utilities Element Recommendation Plan

	<i>Recommendation</i>	<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
12	Host an Annual Emergency Preparedness Seminar for residents.	Emergency Management, Flood Resilience Officer, Flood Advisory Committee	Short		
13	Update the Township's website with Emergency Preparedness resources.	Emergency Management, Flood Resilience Officer, Flood Advisory Committee			



RECYCLING ELEMENT



Goals

1. Increase recycling levels in the Township that is consistent with statewide goals.
2. Increase education and understanding of the importance of recycling and programs.
3. Improve recycling by businesses in the Township.

Recyclable material is residential, commercial, and industrial materials or byproducts that are set aside, handled, packaged, or offered for collection separate from garbage for the purpose of being processed and then returned to the economic mainstream in the form of commodities or products.

Single Stream recycling is a process where the resident/business can mix all recyclable materials in one container; making the task of recycling easy in the home or business.

Recycling benefits include a cleaner environment and healthier people, fewer emissions from landfilling and incineration, less pollution seepage into soils and groundwater, and significant cost savings.

Introduction

The New Jersey Statewide Mandatory Source Separation and Recycling Act of 1987 requires Municipal Master Plans include provisions for Recycling. Per the Municipal Land Use Law (MLUL), a municipality can optionally incorporate a **Recycling Element** that must incorporate State Recycling Plan goals, designate the provisions for the municipal recycling ordinance, and develop recycling standards for developments over 50 units of single-family residential or 25 or more units of multi-family housing and any commercial or industrial development on 1,000 square feet or more of land.

Solid waste disposal and recycling in the state of New Jersey is regulated by the NJ Department of Environmental Protection (NJDEP), pursuant to the New Jersey Solid Waste Management Act. The act designated all 21 counties as Solid Waste Management Districts, in which these jurisdictions are required to develop comprehensive plans for waste management. The Morris County District Solid Waste Management Plan (SWMP) was adopted by the Morris County Board of Chosen Freeholders on December 12, 1979.

Solid Waste

Existing Conditions

Pequannock Township contracts with a private carter for township-wide solid waste collection, including garbage and bulky solid waste. Pick-up occurs on Tuesday and Friday. Township of Pequannock and other Morris County municipalities pay a “tipping” fee to dump (or tip) the garbage - the fee is \$97.85 per ton.

Vegetative waste (or yard waste) is also contracted to a private carter and is collected on Mondays between April and December. DPW also collects vegetative waste for composting at the Pequannock Township DPW facility. Due to vegetative waste pick-up curbside, some of the vegetative waste in Pequannock Township may make its way from the curb into Township sewers, clogging the drains. The Department of Public Works indicated it spends more time than necessary unclogging local sewers from this vegetative waste.

Best Practices

Garbage

All garbage generated in Morris County is required to be disposed of at one of two Morris County Municipal Utilities Authority (MCMUA) transfer stations. The MCMUA is the implementing agency for “solid waste flow” in Morris County. NJDEP issued a certification of approval for MCMUA’s “solid waste flow” in July of 2016.



Vegetative Waste

Leaves, grass trimmings, tree trimmings and other vegetative waste differs from other municipal solid waste because they occur seasonally and are collected separately. Vegetative waste can be managed in several ways, including leaf composting (either in the backyard or at leaf composting facilities) or mixed (sometimes called “mulched”) into soil devoted to agricultural or horticultural use. According to the New Jersey Statewide Mandatory Source Separation and Recycling Act, leaf composting not occurring in the backyard requires separate leaf collection, imposing additional collection costs to the municipality. Municipalities should encourage backyard leaf composting and promote “Cut It, Leave It” grass clipping initiatives. The municipality may also attempt to partner with local agricultural land uses in order to make use of vegetative waste for mulching.

Food Waste

In 2015, the US Department of Agriculture (USDA) and the Environmental Protection Agency (EPA) set a goal of reducing food waste by 50 percent by 2030 and New Jersey signed similar legislation in 2017. While a plan has not yet been formalized by the state, the EPA developed a useful tool to help prevent and divert wasted food. Since Township of Pequannock includes large generators of garbage, such as restaurants, hospitals, hotels, and supermarkets, the Township should look to partner with these institutions to help reduce food waste from heading to landfills.

Recycling

Existing Conditions

Pequannock Township uses the Morris County Municipal Authority (MCMUA) for its curb-side recycle pick-up, where the MCMUA incurs all recycling tipping costs. Curbside recycling collection for the Township occurs every Monday. The MCMUA practices single-stream recycling (a “no-sort” recycling program), collecting all recyclables (bottles, cans, and paper) in one can (not to exceed 50 pounds per can). Once the recyclables are collected, they are brought to the ReCommunity Recycling Facility, located in Mine Hill, NJ, where the material is sorted, baled, and sent to recycling markets around the world. Township of Pequannock had its own recycling center, but it closed approximately 20 years ago due to difficulties regarding maintenance and operations.

During 2017, MCMUA collected approximately 1,693 tons



of single-stream recyclables in Pequannock Township, and recycle rates in Township of Pequannock are about 60%, above the State’s target goal of a 50% recycling rate.

Recycling compliance in Township of Pequannock is enforced by the Recycling Coordinator, a member of the Health Department. The Recycle Coordinator and staff surveys Township streets and investigates businesses and residences when complaints are filed. The County also conducts routine investigations, sharing such results with the Township. When repeat offenders are identified, the Township presumes oversight and enforcement. According to the Township Code, the Recycling Coordinator/Health Department and the Police Department can enforce recycling laws. While the Township Police Department does not currently participate in enforcement, the Recycling Coordinator indicated they would be open to such a partnership.

China has been the largest buyer of US recyclables, but the national sword/green fence policy shift has all but eliminated the market for US material. Over the past decade the goal of many recycling programs has been to increase participation and collect the maximum amount of material possible. Hence, the popularity of single stream collection, or placing all curbside collection eligible material in one container.

The unfortunate and unintended consequence of the single stream approach has been drastically reducing the value of the recyclable material because of cross contamination. During the single stream push, the material recovery facilities (MRFs) were constructed to automate the separation of bottles, cans, paper, cardboard, etc. that used to take place at the source – homes and businesses. Separation does occur but the separated materials contain contamination in the form of other materials, moisture, etc. rendering the usability and value of the separated product to be much lower.

A key component of any recycling program is an understanding that the material is a commodity. When foreign countries, principally China, were purchasing vast amounts of materials, their economy was strong as was demand and the material value was high. However, with the enactment of the national sword/green fence policy, demand was eliminated based upon the high standard established for the material. For example, with fiber, the acceptable contamination rate is .5 percent. Meaning for any fiber (paper) it has to be 99.5% pure, clean paper. This is a standard that is all but impossible to achieve through the typical municipal, curbside collection program.

Virtually no market for recyclable material exists, domestically. The high values for recyclable materials observed over the past decades were due to overseas demand. As that demand has dwindled, a new approach to recycling much be explored.

Current legislation and regulation, current solid waste management plans, have not caught up to the changing economic markets. While those cynical about recycling may remark that the only green that matters in recycling is the dollar, there is merit to paying close attention to the economic viability of recycling programs.

Depending on a municipalities approach to recycling, contracted hauler, in-house collection crews, recycling yards or depots, owning/selling the material vs. placing the disposal obligation on a contracted hauler, the challenges will vary. Depending on the unique dynamics in a community, careful attention must be paid to balance the level of service against the corresponding cost, all the while maintaining compliance with law and regulation. While weekly, single stream collection of recyclable materials was convenient, may be more sustainable.

Acceptable plastics now include only those plastic containers coded 1, 2 and 5. Due to these recent restrictions, Morris County has also reduced the amount of recyclable materials they’re allowing into their facilities. Local municipalities and their recycling partners should prepare for higher recycling costs and should educate residents and local businesses on the new standards for accepted recyclable materials.

Best Practices

Compliance

New Jersey became the first state to require that all NJ residents and businesses recycle as per the New Jersey Recycling Act of 1987. The mandatory recyclable items are determined by individual county laws. The Township's codebook addresses recycling in "Chapter 090: Mandatory Source Separation and Recycling" and meets the minimum recycling standards set for residential, commercial and institutional sectors.

Non-residential recycling compliance in Township of Pequannock is not as great as residential compliance. While the Township requires all nonresidential generators to report annually to the Municipal Recycling Coordinator, creating a form for nonresidential generators to submit, a Recycle Plan, may help educate and increase compliance with the current law.

Communication & Education

Each year the Township posts the recycling pamphlet on the Township's website. The comprehensive and informative pamphlet outlines vegetative waste, recyclables, and solid waste collection pick-up schedules as well as additional "Do's and Don'ts". The pamphlet provides several Morris County Recycling Resource pages on topics including single-stream recycling and electronic-waste. The Township can improve this form of communication by taking advantage of a free service provided by the State, the Recycle Coach app.



In January 2018, the State of New Jersey licensed with Recycle Coach to centralize recycling information for municipalities and counties in an app for smart devices and computers. The app allows users to input their address to access information such as when to put recyclables and solid waste out for pick-up including regular and holiday collection schedules. It includes articles about becoming better recyclers, a section to ask questions about recycling, quizzes, educational podcasts, and the ability to receive specific communication from the town or county. Free to all municipalities, the Township should work with the State to ensure proper application and integration of existing resources. An education component on how to use the app and press release notifying residents of the app will also be integral for its implementation.

Recycling Funding Sources

While recycling activities are typically funded through the Township's Operating Budget, other funding sources (i.e. grants, programs) are available.

State Resources

New Jersey Clean Communities

New Jersey Clean Communities is a non-profit organization that works closely with NJDEP to administer the Clean Communities program, a litter-abatement program. The program focuses on cleanup, enforcement, and education. Municipalities and counties accepting grant funding should designate a Clean Communities Coordinator, organize volunteer cleanups,

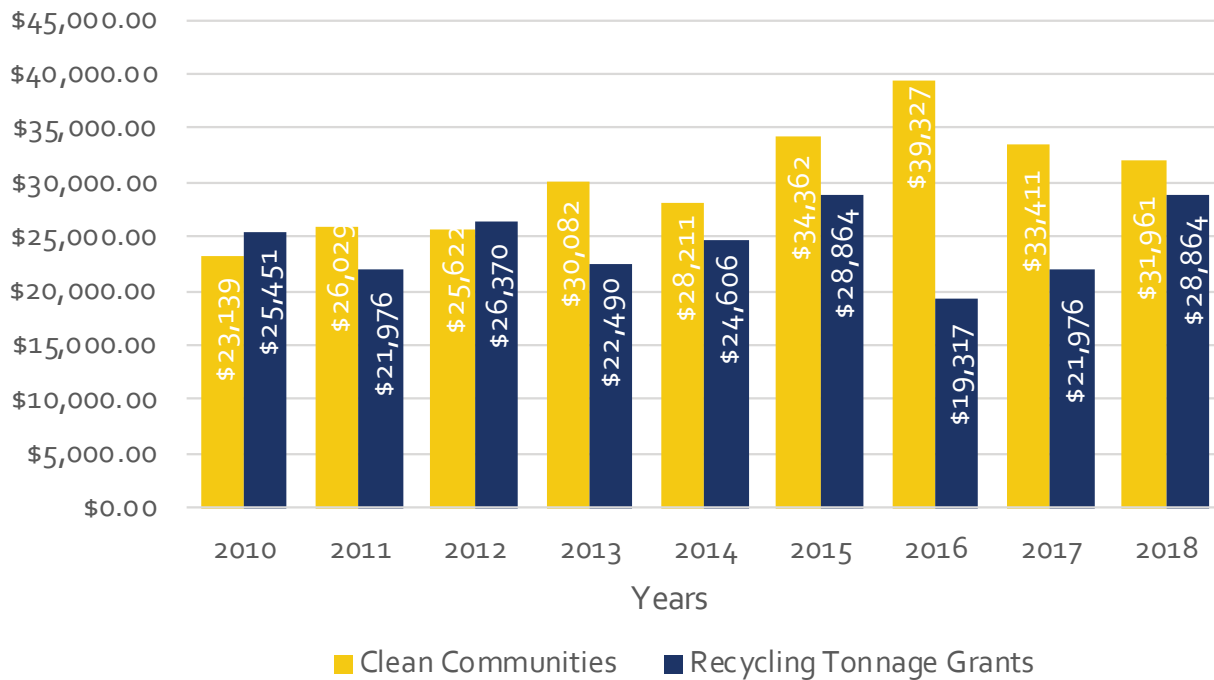


adopt and enforce anti-littering ordinances, develop public information and education program, and recycle recyclable litter. In the past, Township of Pequannock has used the New Jersey Clean Communities grant to hire additional personnel to clean littered areas in the Township, fund recycling education programs in the local schools, and to purchase miscellaneous equipment for the Department of Public Works.

New Jersey Recycling Tonnage Grants

NJDEP provides grants to support municipal recycling programs through the Recycling Tonnage Grant program. To be eligible for funding, a municipality must submit an annual recycling tonnage report by a Certified Recycling Coordinator (CRC). The amount of the grant issued is determined by the amount of materials recycled from the previous calendar year. Funding comes from a \$3 per ton tax on solid waste that is accepted for disposal or transferred at New Jersey Solid Waste facilities. Applications are due by April 30th, and notifications are received by the 2nd quarter following the application submission.

Pequannock Township Recycling Grants Received 2010-2018



Recycling Element Recommendation Plan

Directions

“Check off” a completed Recommendation and mark the year of completion as a way to measure progress.

Priority 1: complete in 1-2 years; **Priority 2:** complete in 3-5 years; **Priority 3:** complete in 10+ years.

Recycling Element Recommendation Plan

	<i>Recommendation</i>	<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
General					
1	Continue to follow State Recycling Plan goals.	Recycling Coordinator	Ongoing		
2	Continue to perform a minimum of three (3) recycling investigations per year mandated by the SWMP and conduct additional enforcement initiatives when necessary.	Recycling Coordinator	Ongoing		
3	Adopt the model Multi-family Ordinance revised for Morris County municipalities that includes recycling standards for any new multi-family developments requiring subdivision or site plan approval.	Recycling Coordinator, Township Council	Short		
4	Perform an inventory of commercial and institutional establishments and categorize the types of generators and identify targeted recycling opportunities.	Recycling Coordinator	Medium		
5	Create a Recycling Plan form for nonresidential generators to submit annually to the Recycling Coordinator.	Recycling Coordinator	Short		
6	Explore the inclusion of other non-mandated recyclable materials into the Township's Recycling Ordinance (i.e. Food Waste).	Recycling Coordinator Township Council	Medium		
7	Formalize a partnership between the Recycling Coordinator/Health Department and the Police Department for recycling enforcement.	Recycling Coordinator/ Health Department, Police Department	Short		
8	Encourage communication about recycling enforcement between the Township and the County.	Recycling Coordinator, Morris County	Short		
Communication and Education					
9	Mail the recycling brochure in addition to posting on the Township website.	Recycling Coordinator	Short		
10	Improve communication about the recycling schedule via the Township's website, and via the mobile app Recycle Coach, made available for free by the State.	Recycling Coordinator	Short		
11	Establish a method of tracking Recycling Education initiatives.	Recycling Coordinator	Short		
12	Encourage recycling Township-wide through education and recycling events.	Recycling Coordinator/ Environmental Commission	Short		

Recycling Element Recommendation Plan

	<i>Recommendation</i>	<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
13	Encourage backyard leaf composting and promote “Cut It, Leave It” grass clipping initiatives.	Recycling Coordinator	Short		
14	Partner with local agricultural land uses in order to make use of vegetative waste for mulching.	Recycling Coordinator/local land owners	Short		
15	Educate residents and landscapers of the detrimental effects that vegetative waste in the stormwater system has on the environment and the community.	Recycling Coordinator/ Environmental Commission	Short		

Funding

16	Continue to pursue grants from the state Recycling Enhancement Act’s New Jersey Clean Communities program and support further education and encouragement in the Township.	Recycling Coordinator/ Environmental Commission	Ongoing		
17	Continue to pursue grants from the NJDEP for New Jersey Recycling Tonnage Grants.	Recycling Coordinator	Ongoing		

APPENDICES

Appendix A: Master Plan Survey Results

Appendix B: Community Engagement Materials

Page intentionally left blank

