

**TOWNSHIP OF MOUNT OLIVE PLANNING BOARD  
MORRIS COUNTY, NEW JERSEY**

**TOWNSHIP OF MOUNT OLIVE  
2003 MASTER PLAN  
AND  
MASTER PLAN REEXAMINATION**

December 5, 2003

PREPARED BY:

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**TOWNSHIP OF MOUNT OLIVE  
MORRIS COUNTY, NEW JERSEY  
MASTER PLAN AND MASTER PLAN REEXAMINATION**

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**TOWNSHIP OF MOUNT OLIVE  
MORRIS COUNTY, NEW JERSEY  
2003 MASTER PLAN**

**1.0 Introduction**

The last comprehensive Master Plan adopted by the Township of Mount Olive was dated August 21, 1986. That document included a reexamination report, as well as other elements of the Master Plan. Prior to that, Mount Olive prepared a comprehensive Master Plan, which was adopted by the Planning Board on October 28, 1976. There have been portions of the Master Plan prepared and adopted since the 1986 effort. Those more recent planning documents are as follows:

- Township of Mount Olive Master Plan Reexamination Report dated September 28, 1995.
- Land Use Plan Element dated November 1996, revised January 16, 1997.
- Housing Element and Fair Share Plan adopted by the Planning Board on July 18, 1996.
- Draft Open Space and Recreation Plan for Mount Olive Township, dated May 14, 1999.

This document includes the Master Plan Reexamination Report and background studies that form the basis of a new and updated comprehensive Master Plan. The background studies were gathered from a combination of published documents where noted and new examinations from tax records, U.S. Census data, field observations, and other sources. The following updated plan elements are included:

- Land Use Plan
- Housing Plan (Since this Plan has substantive certification from the New Jersey Council on Affordable Housing (COAH) it has not been totally updated although the more recent data has been added.)
- Circulation Plan
- Utility Service and Recycling Plans
- Community Facilities Plan
- Recreation Plan
- Conservation Plan
- Statement of Relationship to Other Plans

This Master Plan is prepared pursuant to the requirements of the Municipal Land Use Law in N.J.S.A. 40:55D-28. Besides the background studies and plan elements identified above it also includes a statement of goals and objectives adopted by the Planning Board that represents their vision for the community and its future development.

## **2.0 Reexamination Report**

The structure of the Master Plan Reexamination is prescribed in the Municipal Land Use Law in N.J.S.A. 40:55D-89. Generally, the Planning Board is required to reexamine its master plan and development regulations at least every six (6) years. The statute requires that the report address the following concerns:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.*
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.*
- c. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in the State, county and municipal policies and objectives.*
- d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.*
- e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, c. 79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.*

This reexamination report analyzes each of the above areas in separate sections as follows.

### **2.1 Major Problems Relating to Land Development at the Last Reexamination**

The major problems and objectives relating to land development in Mount Olive at the time of the last reexamination have been determined by reviewing the 1995 Reexamination Report and the 1997 Land Use Plan. The 1997 Plan included twelve (12) goals and objectives that were carried from the 1986 Master Plan with what was characterized as little change. They can be seen as being indicative of the objectives at that time. They are as follows:

- 1. To provide an appropriate balance of housing, employment and recreational*

- opportunities in a manner which is consistent with the goals and objectives of the State Development and Redevelopment Plan.*
- 2. To provide limited areas for continued growth to allow for balanced housing development to help meet the needs of the region, including the unmet need of households of low and moderate income.*
  - 3. To encourage the development of a variety of housing types in recognition of the smaller size of household anticipated over the next several decades.*
  - 4. To allow for the development of planned adult communities and the other forms of housing for senior citizens in a variety of locations in the township to accommodate the increasing need for such housing not only in Mount Olive, but in the region as well.*
  - 5. To encourage development at a neighborhood scale.*
  - 6. To guide residential and industrial development toward areas to be served by public sewer and water systems.*
  - 7. To encourage commercial development in appropriate areas along Routes 46 and 206 to serve the needs of Mount Olive residents and regional travelers, with sufficient design control to assure minimal interruption to traffic flows.*
  - 8. To encourage industrial development to help improve the balance of jobs and housing in the township, and to provide the opportunity for the development of support services for the International Trade Center, also identified as the Foreign Trade Zone.*
  - 9. To encourage appropriate design in environmentally sensitive areas, including the establishment of residential development densities which are responsive to accommodating septic systems and individual wells.*
  - 10. To preserve as much as possible the many mature wooded areas throughout the township.*
  - 11. To preserve areas of critical environmental concern such as very steep slopes, flood plains and wetlands.*

12. *To encourage the preservation of farmland and to encourage design techniques which will effectively provide for aquifer recharge.*

The 1995 Master Plan Reexamination discussed problems and objectives that were evident in the community at that time. The following is found on pages 8-9 of that document:

*The challenge is to provide for orderly development in a way which does not overburden the existing natural resources such as groundwater, does not destroy existing natural features which lend the Township its character such as woodlands, hills and meadows, streams, and does not strain existing infrastructure such as roads, potable water and sanitary sewer facilities. A fundamental policy guiding the new Master Plan discourages the expansion of infrastructure to areas presently undeveloped or sparsely settled.*

Another problem mentioned in the 1995 report relates to commercial areas of the community and is found on page 10.

*Commercial development along the Route 46 corridor, particularly along the western edge remains problematic due to undersized and shallow lots. Environmental concerns have heightened even as the New Jersey Department of Environmental Protection exercises a greater role in policy and enforcement. And the collector road proposal linking Routes 46 and 206 is a distinct possibility as the area in question is targeted for development. Each of these concerns is addressed in this report.*

The 1995 report also recognized the impact of statewide planning policies that impacted the municipality, especially those that promoted sensible growth management strategies, preserved environmentally sensitive lands and promoted opportunities for the provision of affordable housing. The Reexamination Report recommended that the Township's Land Use Plan be consistent with the policies of the State Development and Redevelopment Plan (SDRP). The most important concept of the SDRP, from the Township's perspective was to concentrate much of the new development in areas already served by sanitary sewers, potable water service, and adequate transportation infrastructure and their immediate environs.

Other problems noted in 1995 were strategies to control development intensity and density in environmentally sensitive areas such as steep slopes, wetlands and stream corridors. The Reexamination Report excerpted language from the 1988 Natural Resources Inventory (NRI) that looked at environmental features such as soil limitations for septic systems, surface waters, flood hazard areas, trout production and trout maintenance streams, aquifers and aquifer recharge areas, prime agricultural land, special ecological habitats of plants and species and scenic and historical resources. These environmental features were primarily to be examined in areas outside of Centers that

were not served by public utilities.

Another area of problems noted was the inconsistency between various planning documents adopted at different times. The assumptions, policies and objectives of those documents reflected the individual times in which they were prepared and were sometimes in conflict. Additionally, they were in conflict with the policies of the SDRP.

## 2.2 Increase or Reduction of Problems and Objectives

In order to determine whether there has been an increase or reduction of the problems and objectives noted in the previous Master Plan and Master Plan Reexamination, an examination of the current conditions of the community is needed. Table 1 illustrates the growth in population in Mount Olive Township and Morris County since 1950.

<b>TABLE 1</b>						
<b>TOTAL POPULATION MOUNT OLIVE TOWNSHIP AND MORRIS COUNTY</b>						
<b>1950-2000</b>						
Year	1950	1960	1970	1980	1990	2000
Mount Olive	2,597	3,807	10,394	18,748	21,282	24,193
Morris County	164,371	259,620	383,454	407,630	421,353	470,212
Source: U.S. Census						

Mount Olive's population has grown steadily since 1950 with the most dramatic increases in the 1960's and 1970's. The population increased by almost fourteen (14%) percent in the last decade. This outpaced the growth in Morris County, which increased by 11.5 percent since 1990. The problems relating to development and protection of

<b>TABLE 2</b>				
<b>HOUSING UNITS, 1990 AND 2000</b>				
<b>TOWNSHIP OF MOUNT OLIVE AND MORRIS COUNTY</b>				
	1990	2000	Change 1990-2000	
			Number	Percent
<b>Mount Olive</b>				
Total	8,529	9,311	782	9.2
Owner Occupied	4,187	5,078	891	21.3
Renter Occupied	3,785	3,990	205	5.4
<b>Morris County</b>				
Total	155,748	174,379	18,631	12.0
Owner-Occupied	110,089	129,039	18,950	17.2
Renter-Occupied	38,662	40,672	2,010	5.2
Source: 1990 and 2000 U.S.Census				



age 55 and over increased from 11.5 percent to 14.4 percent during the decade. In actual numbers this represented an increase of over 1,000 people. This age group grew from 20 percent to 21.6 percent of the population over the same time period for Morris County as a whole. Therefore the special housing needs of this age group, which were recognized in 1995 and 1997 are still apparent, and are growing as evidenced by the growth in that population cohort.

The 1997 Land Use Plan also noted that the average housing size has been shrinking and is anticipated to continue that trend over the next few decades. Table 5 shows that for Mount Olive the population per household was the same from 1990 to 2000, but has gotten smaller since 1980. At 2.66 persons per household, the household size is smaller than that for Morris County, which is 2.72 persons per household in 2000. The trend for the County as a whole has been a reduction in household size from 3.02 in 1980 to 2.78 in 1990, and 2.72 in 2000. Therefore, although there has been a general reduction in household size within the Township over the past twenty (20) years, it does not appear to warrant any dramatic change in the mix of housing types available in the community.

The following are issues relating to land use and other elements that need to be addressed by the Township through the Master Plan. Some of these have been previously mentioned in the earlier planning documents noted above.

- Development along the commercial corridors of Route 46 and Route 206 continues to be an issue. The properties along Route 46 are shallow, and are in diverse ownership. Both the land use and circulation plans need to address these issues.
- Stormwater management practices conducted by the NJDOT along the state highways that traverse the Township need to be improved and coordinated with the Township. Both the design and maintenance of these facilities should be addressed.
- The intensity and density of land uses need to be linked to environmental conditions that are documented in the Natural Resources Inventory and other published sources. Some of the environmental conditions that require protection are aquifer recharge areas, steep slopes, wetlands, stream corridors, ridgelines, and flood prone areas.
- Although there are currently ordinances that address tree removal, steep slope

disturbance, and stream corridor preservation, the Planning Board should investigate adopting a ridgeline protection ordinance that would protect and preserve ridgelines within the community.

- The only County open space or parkland within the community is Flanders Golf Course. The County should be encouraged to locate additional open space and parkland within the Township.

### **2.3 Changes in Assumptions, Policies and Objectives**

There has been a gradual change in policies and objectives that has evolved through the preparation of the last Master Plan Reexamination and Land Use Plan. That change can be characterized as an increased focus on environmental preservation, and concentration of development in centers where there are utilities and infrastructure. Additionally, there is a need for greater coordination with NJDOT concerning both access to the state highways and stormwater management practices along those highways.

The State Development and Redevelopment Plan (SDRP) was noted in the last Master Plan Reexamination. Since that time the SDRP has undergone revision and a new cross acceptance process. The new plan has been adopted by the State Planning Commission and the updated municipal Master Plan should conform to the revised State Plan where possible. Therefore the land uses and zoning should respect the general designations and Planning Areas depicted in the SDRP.

In the recent litigation of Mount Olive Complex, et. al. v. Township of Mount Olive before the Appellate Division the court recognized the power of the municipality to adopt development regulations that limit the scope, density and intensity of development in conformance with the State Plan. The Township is desirous of being substantially consistent with the policies of the State Plan, and limit development in those areas recommended by the Plan and concentrating development in those locations in which it can be supported by the availability of infrastructure.

In the 1999 “Open Space and Recreation Plan for Mount Olive Township”, compiled by the Township’s Open Space Committee there was a comprehensive discussion of open space goals and objectives. Since this was done after the last Reexamination it may be seen as a more recent reflection of policies and assumptions particularly in regard to open space. It noted the community benefits of open space preservation and the following open space and recreation goal:

*To preserve lands and waters in Mt. Olive Township for the purposes of conservation of environmental resources, outdoor recreation, and the preservation of Mt. Olive’s scenic and historic countryside.*

Additionally the Open Space Plan includes objectives that represent guiding principles for acquiring public open space in the community. New open space within the community should not be limited to only that owned and controlled by the municipality,

but there should be a greater emphasis on County owned open space. It was stated in the Plan that in November 1995, the voters of Mount Olive approved the establishment of an Open Space Trust Fund by a majority of 67 percent. The following objectives were included in the Plan:

- *Create greenways that connect current parklands.*
- *Establish a park that may include active or passive recreation facilities within a 10-minute walk or bike ride of every resident.*
- *Preserve the integrity of existing public open spaces.*
- *Ensure an adequate supply of recreation lands for a variety of recreation pursuits of Mt. Olive residents of all ages.*
- *Secure watershed and aquifer protection.*
- *Protect water quality and quantity by keeping streambanks and the shores of open water bodies in a natural state.*
- *Safeguard landscape diversity by encouraging farmland preservation.*
- *Complement historic and cultural areas with open space preservation.*
- *Create incentives for regional resource protection and recreation, such as extending the Patriots Path through Mt. Olive.*
- *Save scenic landscapes and features that evoke memories of Mt. Olive's natural and cultural heritage.*

The 1995 Master Plan Reexamination included specific recommendations for changes to the Master Plan or Development Regulations. These were spelled out for the Land Use Plan, Community Facilities Plan, Circulation Plan, Utility Plan, Housing Plan, Historic Preservation Plan, and Conservation / Recreation / Open Space Plan. Some of those recommendations have been implemented since their adoption, and others remain as policy guidelines.

## **2.4 Recommended Changes**

The primary recommendation of this Reexamination Report is to prepare a new comprehensive Master Plan that coordinates the various plan elements so they are supportive of one another. For example the Utility Service Plan should identify areas of sanitary sewer service where the Land Use Plan proposes an intensity of land use that requires that service. Conversely, areas proposed in the Land Use Plan for low density development should not be part of a future sewer service area. Open space designations in the Land Use Plan should coincide with the open space plans of the Recreation and Conservation Plans.

Specific recommendations are as follows:

### **2.4.1 Land Use Plan**

#### Residential

1. The single-family residential areas of the Township that are not served nor

planned to be served by sanitary sewers should have densities that are commensurate with their environmental conditions. Factors that should be considered include wetlands, stream corridors, road access, steep slopes, aquifer recharge, potable water supply and State Plan Planning Area designation.

2. Amend the cluster standards in order to create meaningful areas of open space in large parcels. Open space should be linked and contiguous wherever possible. The cluster ordinance should also be amended to permit clustering of noncontiguous parcels as allowed in the Municipal Land Use Law.
3. Establish a location for senior citizen housing to meet the unique housing needs of this growing segment of the population.

#### Commercial and Industrial

1. Discourage additional strip retail development along the Township's major arterials of Route 46 and Route 206. Explore alternative land uses for these areas that are more compatible with the neighboring land uses and minimizes the traffic burden.
2. The vacant tract that surrounds the former Budd Lake School should be considered for an alternative land use other than the current zoning, which is for commercial and light industrial uses. Public use or senior citizen residential uses should be considered and outlined in the land use plan.
3. The area zoned GI, General Industrial, located in the Flanders area should be reexamined in light of the environmental conditions including the location of the aquifer and existing land uses in the vicinity. The appropriateness of the current land use designation is uncertain.

#### Open Space and Farmland

1. Continue to encourage farmland preservation through such measures as the Farmland Preservation Program and by creative application of the transfer of development credits to channel development of non-agricultural land. Maximize preservation efforts by concentrating preserved areas in order to increase opportunities for funding.
2. Coordinate the Land Use Plan with Open Space Plan and other preservation efforts to prioritize lands proposed for open space acquisition or other forms of preservation.

#### 2.4.2 Housing Plan

1. Provide housing opportunities for senior citizens in appropriate locations in conjunction with the Land Use Plan.

2. Continue proposals in Housing Plan that received substantive certification from the New Jersey Council on Affordable Housing (COAH) and monitor new requirements as they are published to maintain compliance in the next round.

#### 2.4.3 Circulation Plan

1. Incorporate the portions of the 1990 Traffic Master Plan that remain relevant to current traffic and transportation conditions.
2. Eliminate the previously proposed connector road between Route 46 and Wolfe Road from the proposed street network.
3. Develop a transportation problem statement with the New Jersey Department of Transportation (NJDOT). Work with the NJDOT in regard to the design criteria of Route 46 to maximize the highway's safety within the constraints of the developed lands that front the highway. Encourage the NJDOT to use context sensitive design parameters for improvements to the highway.
4. Coordinate efforts with TransOptions, Morris County and the private sector to increase ride sharing programs and public transit options in Mount Olive Township.
5. Address the bicycle and pedestrian networks within the municipality and look for safe and achievable options to provide pedestrian and bicycle circulation between attraction points within the community.
6. Work with NJDOT to modernize the western portion of Route 46 in the Township where it is divided. Safety improvements to the U-turns should be examined and undertaken.

#### 2.4.4 Community Facilities Plan

1. Continue the plans to construct a new library on the property adjacent to the municipal complex on Flanders-Drakestown Road, and convert the existing library to a community center with appropriate indoor and outdoor amenities.
2. Develop a series of options for the use of the former municipal building and/or site for civic and/or recreational activities. Plans should be developed to redesign off street parking and for public access to Budd Lake, including a public boat launch facility.
3. Determine the need for and a potential location for a public safety sub-station for police, fire and first aid services in the vicinity of the International Trade Zone / ITC South.

#### 2.4.5 Utility Plan

1. Coordinate the plans for future wastewater service areas to conform to the land use plan. Limit areas for future wastewater service to those proposed for higher density and intensity development. Coordinate wastewater plans with the proposals in the State Development and Redevelopment Plan (SDRP).
2. Revise the future population projection to be served by the Hackettstown Municipal Utilities Authority (HMUA) to reflect the Community Development Boundary in the portion of Mount Olive Township that comprises a section of the proposed Hackettstown Regional Center.
3. Revise the future population projection to be served by the Mount Olive Villages sewer service area to reflect the discontinuation of the PUD, the environmental constraints associated with the South Branch of the Raritan River, wetlands and steep slopes, and land area devoted to the spray irrigation fields for the existing system.
4. Revise the future population projection to be served by the Municipal Sewer Plant located in Clover Hill to reflect the Community Development Boundary of the Existing Village Center, including limited expansion north along the Route 206 commercial corridor.
5. The five (5) recommendations contained in the 1985 Water Master Plan call for the Township to take control of all privately run systems; to correct deficiencies in existing systems; to interconnect adjoining systems; to construct transmission mains, booster stations and storage facilities; to implement the recommended improvements to the system; and finally to consider expansion of service into developed areas presently operating on individual site wells.

One option is to retain these recommendations in the current utility element with a specific timetable for implementation, which can be incorporated within the Township's Capital Improvement Plan for funding allocation.

An alternative option would be to limit the expansion of central water systems into areas that are presently served by on-site wells. A variation on this option would encourage the upgrading of existing systems and their interconnection to serve existing residential, commercial, and industrial areas. To the extent that such an expansion transcends the boundaries of any proposed Center, policy guidelines will be necessary to determine the extent to which potable water service will be available to contiguous undeveloped tracts of land.

6. Implement "Best Management Practices" for stormwater control throughout the Township including increased direct groundwater discharge where appropriate. Determine the need for curbing on a case by case basis pursuant to the requirements of the Residential Site Improvement Standards (RSIS), when

applicable.

#### 2.4.6 Conservation / Recreation / Open Space / Historic Preservation

1. Reestablish the Conservation and (Passive) Recreation Plan from the 1986 Master Plan, as the operative map to designate desired conservation easements. Ensure that zoning districts that contain the South Branch of the Raritan River, Musconetcong River, Turkey Brook, Drakes Brook, Mine Brook, Wills Brook, and Conklin Brook have densities or land use intensities that will protect the stream corridor.
2. Establish a greenway plan in conjunction with the Conservation Passive Recreation Plan to create walkways and bike paths linking parks, schools, the municipal complex and other points of interest within the Township. The greenway plan should utilize, where feasible, abandoned railroad corridors, utility corridors, existing trails and river and stream corridors. Linking open space parcels to form contiguous bands of open space should be a priority. Support the County's Bike Plan and coordinate the Township's efforts with that plan where possible.
3. Identify the number, typical size and approximate location for neighborhood and community level parks and recreational facilities using established standards based on available land area rather than population. Maximize opportunities to create neighborhood and community parks by dedicating Township owned land acquired through tax foreclosure. Continue the development of the 279 acre tract commonly referred to as the Turkey Brook Park Site.
4. Provide a diverse recreation program for all age groups and coordinate programs with the Mount Olive Board of Education for the shared use of facilities and grounds.
5. Continue coordination with the Morris County Park Commission to extend Patriots Path through Mount Olive. Encourage more County owned parkland and open space in the Township.
6. Require site and season specific studies in preparation of an Environmental Impact Study, especially in Planning Area 5, to provide more accurate and detailed information on the impact a project would have upon existing plant and animal species. Habitat protection on a percentage of a site through conservation easements are to be encouraged if not required.
7. Encourage compliance with the aims of the 1992 Congestion and Air Pollution Control Act by site plan standards which allow for shared parking or reduced parking in favor of mass transit, group transport and ride-sharing plans. Strategies should be coordinated with TransOptions of Morris County.

8. Review Township health and land development regulations to determine if standards are in place to implement the objectives of the New Jersey Air Pollution Control Act. To the extent that local standards do not accomplish the purpose of the Act, or standards are absent, regulations should be drafted and submitted to NJDEP for approval to implement on the municipal level.
9. Create an historic preservation advisory group to inventory architecturally and historically significant properties within the Township, and to explore the potential for establishing preservation guidelines.
10. Incorporate the goals and objectives of the 1999 Open Space and Recreation Plan for Mount Olive Township compiled by the Mount Olive Township Open Space Committee where applicable.
11. Develop and adopt a workable ridgeline protection ordinance that regulates development and site disturbance along the Township's ridgelines.
12. Establish a wellhead protection program to help to protect the Township below ground water supplies.

## **2.5 The Recommendations Concerning Redevelopment Plans**

This is not applicable to Mount Olive Township since there are no designated redevelopment areas pursuant to the "Local Redevelopment and Housing Law".

### **3.0 Background Studies**

This section summarizes the background studies that were undertaken as part of the preparation of this Master Plan. This narrative is accompanied by maps that illustrate the Township's regional location, existing land use pattern, and certain natural features. The studies include an examination of natural resources, community facilities, circulation and existing land use. Some of the demographic and housing data is included in the Reexamination Report. Additionally, the historical context in which the Township developed is also incorporated in these studies.

#### **3.1 Historical Background**

The first inhabitants of what is now Mount Olive Township were the Lenni Lenape and the Hatacawanna tribes of the Delaware Native Americans. The area's natural features of streams, woodlands, fertile fields and marshlands provided for these people who lived by hunting, fishing and farming.

The historic development of the Township was greatly influenced by the geologic and physical features of the land. The various areas of Budd Lake, Flanders, Mount Olive, Drakestown, Waterloo, Smithtown and Bartley have their separate, yet intertwined histories emerging from the 1700s with their unique geography. Many of these sections obtained their names from the families who lived there. Mining in the hilly northern portion and agriculture in the fertile fields of the southern part of the community all needed transportation to move their goods.

Flanders, first settled in 1750, was the largest village in the Township. The village grew up around the Methodist Church, and later the Presbyterian Church. It was a convenient stopping place for travelers on the old road from German Valley (now Long Valley) to Succasunna. After the Civil War, with the railroad connection, Flanders grew to a sizable village with about fifty (50) homes. Products from the iron mines and foundries, the mills, farms and sand quarries were shipped through the village. Flanders had a creamery with the first pasteurizing plant in New Jersey, several mills, a post office, three general stores, two butchers and two doctors.

Native Americans originally called Budd Lake Kawkawanning or "Little Pond". In the early 1800s the area around the east side of Budd Lake was developed with several mills and an ice company, by the Budd, Sharp and Wagner families. There was a post office, store, hotel and several homes in the vicinity at the time. By 1850 the area started to grow as a resort, attracting visitors from New York and Philadelphia. A hamlet developed along Sand Shore Road and Netcong Road, and the area included some large hotels and boardinghouses. Summer tent colonies sprung up before vacationers could construct cottages and bungalows. In the early 20th century Budd Lake continued to grow as a resort and recreation destination. Bungalows were built and boardinghouses were filled during the summer months.

Before the construction of Route 6 (now Route 46) in 1923, visitors to Budd Lake

from the east would usually take a train to Netcong and make their way to the Lake via a winding macadam road. The new state highway made it easier for day-trippers to the lake, and as a result, the character of the area changed. Hamburger stands, filling stations and dance halls serviced these new visitors and residents who came to swim, picnic and enjoy the lake. The area also became more of a year-round community. With the completion of Interstate Route 80 in the 1970s, the year-round status of the community became even more solidified.

The Village of Mount Olive is located on the peak of Schooley's Mountain and was originally called Rattletown. This was the site of the Mount Olive Baptist and Presbyterian Churches, as well as the first school in the community, the Mount Olive Academy. The land that is now Mount Olive Township was part of Roxbury Township until March 22, 1871, when it was independently incorporated.

### **3.2 Regional Context**

Mount Olive Township is located in the northwest portion of Morris County (Map No. 1). It is served by two (2) major east-west arteries of Interstate Route 80 and U.S. Route 46. Route 206, a major north-south route in this part of the State travels through the Township and intersects with I-80 in the vicinity of the borders with Roxbury Township and Netcong Borough in the north. In the south, it crosses the border with Chester Township and connects with I-287 further south in Somerset County.

The Township borders two (2) counties and eight (8) municipalities. The Musconetcong River, which flows along the Township's northern border, is the geographic boundary between Morris County and Warren County, and Morris County and Sussex County. The Warren County communities of Hackettstown and Allamuchy Township are on the other side of the river to the north and northwest of the Township. The Sussex County townships of Byram and Stanhope are to the north and northeast of Mount Olive. The Borough of Netcong and the Township of Roxbury border the Township to the east, Chester Township to the south and Washington Township to the southwest.

### **3.3 Existing Land Use**

The existing land use in the Township has been categorized through an examination of recent tax records, tax maps, development plans and field inspections. The land use is illustrated on Map No. 2, and on Table 6. The land use categories used in this analysis correspond to those in the tax records with the addition of roads and rights of way. The area of the Township includes both land and water acreage. The area of Budd Lake is included in these calculations.

Regional map here

Residential land uses are divided into single family detached and multi-family. The single-family residential land uses account for almost twenty (20%) percent of the land area within the Township. Those residential uses are found throughout the municipality on lot sizes ranging from less than 10,000 square feet to several acres. In some instances on the Existing Land Use map, properties that are designated as farm use may also have a residence on the lot.

Multi-family residential land use comprises two (2%) percent of the Township's land area, or 399 acres. Those are concentrated in three (3) locations - Mount Olive Village off of Route 46, Oakwood Village on Route 206 and the multi-family developments off of Wolfe Road.

<b>TABLE 6</b>		
<b>TOWNSHIP OF MOUNT OLIVE</b>		
<b>EXISTING LAND USE - 2001 *</b>		
Land Use	Acres	Percent
Single Family Residential	3,958	19.9
Multi-Family Residential	399	2.0
Farm	3,167	16.0
Commercial	793	4.0
Industrial	1,296	6.5
Public *	4,664	23.5
Quasi-Public	149	0.8
Utility	423	2.1
Streets and R.O.W.	1,277	6.4
Vacant	3,715	18.7
<b>TOTAL</b>	<b>19,840</b>	<b>100.0</b>
* Analysis done through an examination of tax records and field examination. Public lands include lands owned by Mount Olive the Boards of Education, Morris County and the State of New Jersey.		

Land that has been designated as farms are those properties that receive farmland assessment or are otherwise identified as farmland in the tax records. Wood lots and other agricultural activities classify property as farmland. This category comprises almost 3,200 acres of land or 16 percent of the Township's land area. Unless property is permanently preserved through the farmland preservation program, this land is at risk for future development. Only one farm is currently preserved within the Township, and it is located on the north side of Route 46 at the intersection with Sand Shore Road.

Commercial lands include both office and retail establishments. The main retail concentrations within the community are located along Route 46 in the C-1 and the C-2 Zones, and along Route 206 in the C-2 Zone. The new regional mall currently under

construction in the C-LI Zone has also been placed in this category. Office buildings located in the Light Industrial and Professional Business Zones are also included in this designation. Commercial lands account for 793 acres or four (4%) percent of the Township’s land area.

Industrial lands include properties located in the Foreign Trade Zone, in the Light Industrial (LI) and General Industrial (GI) Zones, and the Mining District. These include manufacturing, assembly, warehousing and distribution facilities. Almost 1,300 acres of land has been identified within the community in this land use, which comprises 6.5 percent of the Township’s area.

Public land uses are further identified in Map 3, and on Table 7. The public land uses include those lands owned by the Township of Mount Olive, the Board of Education, Morris County and the State of New Jersey. Table 7 partitions the public lands into those four (4) categories and identifies their acreage and percentage of all public property. In total publicly owned land comprises the single largest land use in the Township with 4,664 acres or 23.5 percent of the land area.

Municipal lands are primarily those owned by Mount Olive Township, although there are some small parcels owned by Roxbury and Netcong within the municipality that are included in this category. Municipal land includes Township parks and open space, municipal facilities including the library, municipal complex and small lots owned by the municipality. The tax records reveal that there are 1,592 acres of land within this category.

The Board of Education land includes all of the schools within the Township and the Board’s offices. The Board of Education owns 212 acres of land, which is 4.5 percent of the publicly owned land in the community.

The land owned by Morris County is actually under the control of the Morris County Park Commission. The 235 acres is located in the southeast corner of the Township and is the Flanders Valley Golf Course. It is developed as two 18-hole courses open to the public along with support buildings including a clubhouse.

<b>TABLE 7</b>		
<b>TOWNSHIP OF MOUNT OLIVE</b>		
<b>PUBLIC LAND USES - 2001</b>		
Land Use	Acres	Percent
Municipal	1,592	34.1
Board of Education	212	4.5
Morris County	235	5.0
State of New Jersey	2,625	56.3
<b>Total</b>	<b>4,664</b>	<b>100.0</b>
Source: Mount Olive Tax Records and field examination		

There is more land owned by the State of New Jersey in Mount Olive than any other single entity. This includes parklands and open space under the control of the Department of Environmental protection, and small parcels owned by the New Jersey Department of Transportation (NJDOT). It does not include NJDOT lands that are part of the public rights of way of Routes 80, 46 and 206. Over 56 percent of the public lands within the Township are under State ownership. That amounts to 2.625 acres.

Land that is classified as quasi-public includes houses of worship, cemeteries and fraternal organizations. There are 149 acres of land within this category in the community, which is less than one percent of the Township's land area.

Land that is identified as utility includes property owned by various utility authorities and is used for a variety of purposes. These include watershed properties, wells and the County compost facility. Over two (2%) percent of the land area within the Township falls under this category.

Streets and rights-of-way include all of the local, county and state highways and roads, and the railroad rights-of-way found in the Township. The right-of-way of Route 80 was measured on the map, and the other state highways were calculated from their average right of way width times their length. The county and municipal roads were both calculated by assuming an average width of fifty (50) feet times the reported number of miles of road in each category. There are 1,277 acres of streets and rights-of-way within the Township, which equals 6.4 percent of the land area.

The remainder of the land within the Township is classified as vacant. This is land within private ownership that has no taxable improvements upon it and is not used or classified as farmland. There are 3,715 acres that are classified as vacant land, or 18.7 percent of the land area.

### 3.4 Environmental Conditions

An integral part of the background studies that are necessary to document before the development of an updated master plan is the physical and environmental characteristics of a municipality. These characteristics include features such as bedrock and geology, soils, topography, flood plains, wetlands, aquifers and other critical environmental conditions which impact land use. Environmental conditions are documented here through a number of sources, which include the following:

- Natural Resources Inventory, prepared for the Mount Olive Planning Board by Dresdner, Robin & Associates, 1988.
- A Natural Resource Management Guide for the County of Morris, prepared by the Morris County Planning Board, 2000.
- New Jersey Wetlands Quarter Quad Maps, base on 1986 color infrared photography, prepared by the New Jersey Department of Environmental Protection.
- Township of Mount Olive Master Plan, 1986.
- Soils Survey of Morris County, New Jersey, prepared by the U.S. Department of Agriculture in cooperation with the New Jersey Agricultural Experiment Station, Cook College, 1976.

The above studies are referenced here and have been examined as part of the documentation of the environmental conditions that are present in Mount Olive. These conditions should be considered in land use decisions of the various elements of this master plan. On-site investigation of specific parcels is necessary for development applications rather than the generalized information presented here.

#### 3.4.1 Bedrock Geology

The Township is part of the Highlands physiographic region of New Jersey and New York, which is an area of alternating ridges and valleys running northeast through the north central portion of the State. The Township lies in the outcrop zone of the two general rock types of Precambrian granite and gneiss and Cambrian limestone of the Paleozoic Kittatinny Group. There are also small amounts of other Paleozoic sedimentary rocks present. The locations and nature of these rocks have influenced the current physical characteristics of the Township. Generally, the areas composed of hard rocks that are more resistant to the forces of erosion have formed ridges, while other areas composed of the softer, nonresistant rocks have formed valleys.

The oldest bedrock formations are the Pre-Cambrian gneisses. Bedrock geology mapping shows fault lines running through the Township in a northeast / southwest direction. These generally separate the Precambrian granites from the Cambrian limestone. In the northwestern and southeastern portions of the Township, in the valleys of the Musconetcong River and Drakes Brook, are areas underlain by sedimentary rocks from the Paleozoic Era. The predominant sedimentary rock in Mount Olive is the Leithsville Limestone of the Kittatinny Group. This formation is prone to develop solution features such as caverns and sinkholes, and is at least 800 to possibly 1,000 feet thick.

More recent geologic features (from the Cenozoic Era) are characterized by unconsolidated deposits of clay, sand and gravel left by three glacial advances that reached New Jersey. The majority of the glacial deposits are unstratified ground and terminal moraines, ranging in size from clay to boulders. The last ice sheets during the Pleistocene period (Wisconsin glaciation) retreated northward about 17,000 years ago, leaving a large terminal moraine. This terminal moraine cuts across a large part of Morris County and lies in an east - west pattern in Mount Olive just north of Budd Lake.

Areas of stratified glacial outwash deposits are found north of, and adjacent to Budd Lake, on the northeast boundary of the Township adjacent to Stanhope and Netcong, and in the valley of the Musconetcong River. Some of these areas have and are being mined for sand and gravel.

There were also iron mines located in the Township, which were started in the 19th century. These mines were used to extract magnetite from the Precambrian granite / gneiss. There were two zones or “belts” of magnetite mined in the Township, known as the Stanhope Belt along the northwestern portion, and the Mount Olive Belt along the central portion. In total there were about fourteen (14) mines in operation in the Township.

For planning purposes, the significance of the bedrock geology is the depth to bedrock, and the hydrologic characteristics of the bedrock for potable water supplies. The depth to bedrock relates to issues such as the risk of erosion from soil disturbance, drainage characteristics which may be exacerbated from intense development, limestone formations that may contribute to the risk of sinkholes, and the suitability of areas for individual waste disposal systems.

#### 3.4.2 Topography and Slopes

Topographic conditions are integrally related to the underlying geology, and present the most obvious natural condition to the casual observer. The topography of the Township is illustrated on Map 4, which was taken from the U.S. Geological Survey maps that include Mount Olive Township. The general topographic conditions of the Township can be summarized in three (3) features. The Flanders Valley in the southern portion of the community is part of the Succasunna Outwash Plain that extends from

Roxbury Township through Flanders to Long Valley in Washington Township. The higher elevations or plateau in the central portion of the Township is part of the ridge known as Schooley's Mountain that also extends into Washington Township. Finally, the valley along the northern municipal border follows the Musconetcong River through Netcong, Mount Olive and Washington Township on the south side of the river.

The highest elevations in the Township can be found in the northwest corner of the community in the vicinity of Stevens State Park. There are elevations of over 1,200 feet there, as well as in portions of the center of the community. Elevations of just over 600 feet are found in Flanders and Clover Hill. The lowest elevation in the Township at about 550 feet is along the Musconetcong River adjacent to Hackettstown.

The Township's Zoning Ordinance regulates development on slopes in excess of fifteen (15%) percent. The ordinance defines these regulated slopes as critical with grades of 25 percent or greater, and moderate with grades of 15 to 24 percent. Mapping included in the Natural Resources Inventory (NRI) identifies the general location of these slopes from the Morris County Soil Survey and the U.S.G.S. mapping. These steep slope areas are generally discernable from an examination of Map 4. It should be noted that the U.S.G.S. mapping is based on twenty (20) foot contour intervals and the municipality's slope ordinance calls for individual site analysis to be conducted with two (2) foot contour intervals. Therefore the extent of critical slopes as it relates to individual development applications should be determined on a case by case basis. The general mapping in this Master Plan and the NRI should be used as a tool to determine land use policy for a broader area.

### 3.4.3 Soils

The presence of different soil types is indicative of various conditions that have an impact on development and the use of land. The existing soil conditions found in Mount Olive have been determined from the Natural Resource Inventory (NRI) and the Morris County Soil Survey, noted above. The soil types relate to the underlying geologic conditions or parent material, climate, topography and biological activity.

The NRI categorized the soils found within the Township into seven (7) soil associations. (See Map 5) These were further grouped into three (3) general characteristics in which those soils are found. The three (3) groupings are; soils formed in young glacial till, soils formed in organic deposits and glacial outwash and soils formed in old glacial deposits or in material weathered from bedrock.

#### Soils Formed in Young Glacial Till

This soil association is generally found in the central portion of the municipality, and the type of soil is related to the slope and thickness of the glacial drift. The two (2) soil associates that are found in these areas are Rockaway-Hibernia-Urban Land Association and Netcong-Rockaway Association. The Rockaway soils are on the upland areas and rock outcrops are sometimes present. Hibernia soils are found at the base of

steep slopes and in depressions and drainageways. Netcong soils are on rolling uplands, and they are gently to strongly sloping and well drained. The Soils Survey identifies the limitations for development of many of these soils as severe due to steep slopes and the presence of stony areas. Examination of individual areas is necessary, especially when septic systems are proposed.

#### Soils Formed in Organic Deposits and Glacial Outwash

These soil associations are found along the northern border of the Township, adjacent to the Musconetcong River and the municipalities of Allamuchy, Byram and Stanhope. It is also found in the low-lying area north of Budd Lake. These soils consist of wet organic soils, wet clayey soils and wet or dry gravelly sandy loams. They predominantly include Riverhead, Urban Land, and Pompton soils, as well as Preakness, Otisville, Parsippany, Boonton and Adrian series in minor amounts. The Riverhead soils that are on terraces and outwash plains that have modest slopes present slight limitations for most development. The other soils in generally wetter locations present severe limitations for development.

#### Soils Formed in Old Glacial Deposits or in Material Weathered from Bedrock

These soil groups are generally found in the southern portions of the Township, and are characterized by four (4) different soil associations as follows:

Califon-Annandale-Cokesbury Association  
Edneyville-Parker-Califon Association  
Parker-Edneyville Association  
Bartley-Turbotville-Cokesbury Association

These soils are on uplands and in valleys, and are dominantly loamy and deeply weathered and they have more clay in the subsoil than in the surface layer or in the substratum. The limitations on development are variable depending on the specific soil and location. In the southeastern part of the Township there is a good example of the relationship between the soil type and the underlying geology. Here Turbotville and Bartley soils are found in the area underlain by Leithsville Limestone. The Bartley soils present slight to moderate limitations to development, where the Turbotville soils have severe limitations on development. They are often found in drainageways and depressions in the uplands and on terraces.

### 3.4.4 Surface Waters and Floodplains

#### Surface Waters

The Township of Mount Olive is located within the two (2) drainage basins of the Delaware River and the Raritan River. The smaller portion of the community (about one-third) located towards the north is within the Delaware drainage basin and surface waters here flow into the Musconetcong River. The streams within the Township that feed the

Musconetcong include Wills Brook and Mine Brook.

The remainder of the Township is tributary to the South Branch Raritan River, which itself begins at the southern tip of Budd Lake. Budd Lake is the most prominent surface water body within the Township. It is a glacial lake formed during the Wisconsin Ice Age and is recharged primarily by groundwater seepage from upland terminal moraine sands and gravels. The runoff primarily reaches the lake through the surface water systems in the wetlands located in the north-central portions of the watershed.

Besides Budd Lake, other streams and brooks located within the Township are tributary to the South Branch Raritan. These include Black Brook (which feeds into Budd Lake), Sun Valley Brook, Turkey Brook, Flanders Brook, Drakes Brook, Kruegers Brook, and Kiwanis Park Brook.

The NJDEP classifies freshwater streams and rivers by their ability to produce and maintain trout. Table 8 identifies the classifications of the various water bodies found within the Township.

The surface water classification of receiving streams is used to determine the classification of the wetlands that are associated with those waters. Wetlands that are tributary to trout production streams are classified as exceptional resource value wetlands and the regulations for transition areas around those wetlands are more stringent. There are other factors, such as the presence of threatened or endangered species that may also determine the wetland classification.

**TABLE 8  
TOWNSHIP OF MOUNT OLIVE  
SURFACE WATER CLASSIFICATIONS**

<b>STREAM</b>	<b>STREAM SEGMENT</b>	<b>NJDEP CLASSIFICATION</b>
Musconetcong River	Lake Hopatcong dam downstream to Delaware River	FW-2-TM (C2)
Musconetcong River Tributary	Tributary west of Kurtenbach's Brook from source downstream to Waterloo Valley Road Bridge.	FW2-TP(C-1)
Mine Brook	Source downstream to, but not including, upper Mine Brook Reservoir	FW-2-TM(C2)
Mine Brook	Upper Mine Brook Reservoir downstream to Musconetcong River	FW2- NT(C2)
Mine Brook Tributary	Source downstream to, but not including, Burd Reservoir	FW2-TP(C1)
Mine Brook Tributary	Burd Reservoir downstream to confluence with Mine Brook.	FW2-TM
Wills Brook	Entire Length	FW2-TM(C2)
South Branch Raritan River	Confluence with Turkey Brook downstream to confluence with Electric Brook	FW2-TP(C1)
South Branch Raritan River	From dam (390 ft. upstream from Flanders-Drakestown Road Bridge) downstream to confluence with Turkey Brook	FW2-TM(C1)
South Branch Raritan River	Source downstream to the dam that is 390 ft. upstream from the Flanders-Drakestown Bridge.	FW2-NT(C1)
Flanders Brook	Entire Length	FW2-TP(C1)
Sun Valley Brook	Entire Length	FW2-TP(C1)
Turkey Brook	Entire Length	FW2-TP(C2)
Drakes Brook	Entire Length	FW2-NT(C2)
Flanders Canal	Entire Length	FW2-NT(C1)
Kurtenbach' Brook	Entire Length	FW2-TP(C1)

Terms:

FW2 - General surface water classification applied to those fresh waters that are

not designated as FW1 or Pinelands waters

TM - Trout Maintenance - Waters designated for the support of trout throughout the year.

TP - Trout Production - Waters designated for use by trout for spawning or nursery purposes during their first summer.

C1 - Category One Water - Activates anti-degradation policies to protect waters from measurable changes in water quality characteristics because of their clarity, color, scenic setting, aesthetic value, and exceptional resources (ecological, recreational, water supply, or fishery).

C2 - Category Two Water - Waters not designates as non-degradation, Pineland Waters, or Category One for the purposes of implementing the anti-degradation policies.

Source: NJDEP, Division of Fish, Game and Wildlife, Bureau of Freshwater Fisheries. Classification of NJ Waters As Related to Their Suitability for Trout, April 1991.

### Flood Hazard Areas

The general areas of the 100- year flood plains found within the Township are illustrated on Map 6. Areas within the 100-year flood plain are locales that have a statistical chance of flooding once every one hundred (100) years, or a one-percent chance of flooding each year. Sometimes these areas can, and do flood more frequently than once per year. Both the Federal Emergency Management Agency (FEMA) and the NJDEP publish flood plain maps that identify lands as risk of periodic flooding. The Township has adopted ordinances within federal and state guidelines that regulate construction within these flood hazard areas.

#### 3.4.5 Wetlands

The limits of wetlands found within the Township are illustrated on Map 7. These are generalized locations of wetlands obtained from the quarter-quad maps published by NJDEP. Wetlands, and activities conducted in and around them are regulated in New Jersey by the NJDEP. When properties are proposed for development the presence or absence of wetlands should be determined through the request for a Letter of Interpretation (LOI). An LOI is requested from the NJDEP to determine the presence and extent of wetlands as well as the classification of the wetlands. The presence of wetlands is generally determined by a three (3) parameter method that includes evidence in the soil, indicative vegetation, and hydrologic conditions. The presence or absence of wetlands on the maps included in this Master Plan should not be used as conclusive evidence of the presence of wetlands. An on-site investigation and an LOI are the steps that should be taken for that determination.

Wetlands are classified as exceptional, intermediate, and ordinary value, which determines whether a transition or buffer area is required. The classification also determines the width of the transition area. Wetlands that are classified as exceptional resource value are those which discharge into waters that are classified as trout production or their tributaries; or those which are habitats for threatened or endangered species, or those that are documented habitats for threatened or endangered species which remain suitable for breeding, resting, or feeding by these species during the normal periods these species would use the habitat.

Generally, exceptional resource wetlands require a standard transition or buffer area of 150 feet in width. Intermediate value wetlands require a standard transition area of fifty (50) feet in width, and ordinary value wetlands do not require a buffer area. NJDEP has regulations concerning permits that allow averaging of the required buffer areas and that permit certain activities within the wetlands and transition areas.

#### 3.4.6 Aquifers

Since potable water supply in Mount Olive is primarily reliant on groundwater resources, aquifers and aquifer recharge areas are of critical concern. There are three (3) geologic formations that are the major sources of water in the Township. They are the Precambrian granite/gneiss, the Leithsville Limestone and the stratified glacial drift. The locations of these formations are illustrated on Map 8, which also identifies their probability for producing large quantities of groundwater. Stratified glacial drift deposits have the highest probability for having the most productive aquifers. These are followed in order by Leithsville Limestone and Precambrian granite/gneiss as less productive aquifers.

The Natural Resources Inventory has identified locations as aquifer recharge areas. These are defined as an area overlying an established or potential aquifer, having highly or moderately permeable soils, and low slopes. The critical consideration of aquifers and aquifer recharge areas for planning purposes relates to both water quality and water quantity. Overdrawing and depleting the aquifer, or cutting off its area of recharge can result in wells not producing the necessary yield to serve their needs. Additionally, the location of certain land uses, or the concentration of septic systems can have a negative impact on the quality of water drawn from the aquifer. The location of the aquifer and aquifer recharge areas can be used in making land use decisions that will minimize the impact on the ground water supplies.

### 3.5 Circulation

The engineering firm of Canger and Cassera completed the “Traffic Master Plan for Mount Olive Township” in July 2, 1990. The Planning Board adopted that report on July 12, 1990. The goal of that comprehensive project was to: (1) assess the existing traffic conditions on the local network at the time, (2) forecast future traffic growth to 2010 and determine associated traffic impacts, (3) identify roadway improvements to alleviate those impacts, and (4) establish a fiscal mechanism to equitably distribute the

costs of future roadway improvements.

The intent of this section is to document the current traffic and circulation conditions found within the Township. That is done by establishing the most recent traffic volumes on major roads within the Township from materials published by the NJDOT, Morris County and other sources. That information for selected roads within the Township is illustrated on Table 9. The Township Police Department and the NJDOT compile accident data for roadways within the Township. Some areas that have been identified as locations with concentrations of accidents include the intersection of Route 206 and Main Street in Flanders. Also, Route 46 in the vicinity of the Village Green Shopping Center in Budd Lake has been a problem area.

The road network within the Township of Mount Olive falls under the jurisdiction of the State, Morris County and the Township. There are three (3) roads within the Township that fall under the jurisdiction of the State of New Jersey. They are Interstate Route 80, Route 46, and Route 206. They are maintained by the State and patrolled by both the State Police and Mount Olive Police. There are also Morris County routes within the municipality that are maintained by the County Public Works Department.

The function of the roads within the Township somewhat parallels their jurisdiction. The existing roads in the community are classified according to their function. The 1986 Master Plan and the 1990 Traffic Master Plan included maps that illustrated the existing and proposed road network with their classifications. Although, those plans did not include definitions of the road classifications, the following are the functional definitions:

Major Arterial	A divided multi-lane major arterial street for through traffic with partial control of access and with grade separations at major intersections.
Minor Arterial	A street with signals at important intersections and stop signs on the side streets, and which collects and distributes traffic to and from collector streets.
Collector	A street which collects traffic from local streets and connects with minor and major arterials.
Local	A street designed to provide vehicles access to abutting property and to discourage through traffic.

TABLE 9						
MOUNT OLIVE TOWNSHIP						
TWO-WAY WEEKDAY TRAFFIC VOLUMES ON SELECTED ROADS						
Road	Location	Year				
		1997	1998	1999	2000	2001
Old Budd Lake Road	Between Lucas Dr. & Rt. 46			660		
Village Way	Between Fairway Dr. & Rt. 46			7,090		
Flanders - Drakestown Rd.	Between Stevens Mill Rd. to Mt. Olive Rd.					7,052
Connelly Ave.	Between Starr St. & Rt. 46				720	
River Rd.	Between Stephens Mill & Drakestown Rds.	2,920			3,638	
Flanders Rd.	N. of Hope Rd.	2,480			1,063	
Drakesdale Rd.	Between Rt. 206 & Benedict Dr.	2,060				
Route 46	Between Reservoir Rd. & Naughtright Rd.		18,437			18,878
Route 46	Between Hillside Terr. & Cedar St.		24,884			
Route 46	Between Forest Rd. & Connelly Ave.				29,080	
Route 46	Between Elizabeth La. & Connelly Ave.				29,080	
Route 46	Between Chamberlain Rd. & Village Way			30,270		
Route 46	Between International Dr. & Old Budd Lake Rd.			33,960		
Route 80	West of Rt. 46	48417*		64,706		
Route 206	Between Hermanne Dr & Clover Hill Rd.			20,940		
Route 206	Between Co. Rt. 612 & Co. Rt. 613	21,300	20,935	20,940	21,490	
Route 206	Between Drakestown & Netcong-Flanders	21,840	21,622		20,979	

Source: NJDOT. \* Volume data from 1996.

The New Jersey Residential Site Improvement Standards (RSIS) also included street classifications, although they only pertain to residential streets. Nevertheless, their classifications are important to note here because they impact the level of street improvement required for residential roadways. Under the RSIS, collector and local or residential access streets are defined as follows and include daily traffic volumes as follows:

Major Collector	Higher order of residential streets. Conducts and distributes traffic between lower-order residential streets and higher-order streets - arterials and expressways. Carries the largest volume of traffic at higher speeds. Function is to promote free traffic flow, therefore, parking should be prohibited and direct access to homes from this level of street should be avoided. Collectors should be designed so they cannot be used as shortcuts by non-neighborhood traffic. Average Daily Traffic = 7,500.
Minor Collector	Middle order of residential street. Provides frontage for access to lots and carries traffic of adjoining residential access streets. Designed to carry somewhat higher traffic volumes than lower-order streets such as rural and residential access streets, with traffic limited to motorists having origin or destination within the immediate neighborhood. It is not intended to carry regional traffic. Average Daily Traffic = 3,500.
Residential Access	Lowest order, other than rural street type, of residential streets. Provides frontage for access to lots and carries traffic with destination or origin on the street itself. Designed to carry the least amount of traffic at the lowest speed. All, or the maximum number of housing units, shall front on this class of street. Average Daily Traffic = 1,500.

### **3.6 Community Facilities**

#### Municipal Complex

The Township's Municipal Complex is located on Flanders-Drakestown Road at the intersection with Wolfe Road. The complex houses the governmental functions of the municipality including the municipal court, police department, administration, clerk, tax assessing and collecting, health, engineering and public works, planning and construction. The site also includes the Township's Senior Center and Public Works Yard.

#### Schools

The public school system in Mount Olive Township consists of four (4) elementary schools, a middle school and a high school. They are as follows:

- Chester M. Stephens Elementary School
- Mountain View School
- Sandshore School
- Tinc Road School
- Mount Olive Middle School
- Mount Olive High School

The enrollments in the school system from 1995 to 2000 are illustrated in Table 10. They show a steady increase in the number of students in the system. During the six year period, the overall enrollment in the K-12 system expanded by more than 350 students, which represented an almost ten (10) percent increase. A higher percentage of the growth took place in grades kindergarten through eight (8), as compared to the high school grades. It is anticipated that these higher rates of increases will work their way through the system and reach the high school.

The Board of Education completed a report entitled, "Demographic Studies and Enrollment Projections" in March 2000. In that report three sets of ten-year enrollment projections were developed based upon different future scenarios. The projection period illustrated here is from 2000 to 2009, and is partitioned into grade categories of K-5, 6-8 and 9-12. The best estimate projections were those based on three (3) years of enrollment history, the Two Year Trend projections with adjustments made to reflect accelerated housing development. The results of those projections are reflected in Table 11. They show grades K-5 enrollment declining slowly to a 2009 level of about 200 students less than 2001. The 6-8 enrollment is projected to increase to 2005, then decline to 1,071 students by 2009. The high school enrollment is projected to increase to just over 1,600 students in 2007 and remain at that level for the following two years.

<b>TABLE 10</b>						
<b>TOWNSHIP OF MOUNT OLIVE PUBLIC SCHOOLS</b>						
<b>ANNUAL ENROLLMENTS, 1995 - 2000</b>						
Grade	1995	1996	1997	1998	1999	2000
K	314	316	292	328	307	354
1	366	309	342	314	371	328
2	328	361	307	330	309	358
3	286	331	360	316	340	299
4	312	280	318	355	347	338
5	286	303	280	320	378	339
6	261	279	297	266	331	370
7	234	259	278	289	265	323
8	266	236	250	275	295	279
Sp. Ed.	136	140	153	157	134	119
<b>Sub-Total</b>	<b>2,789</b>	<b>2,814</b>	<b>2,877</b>	<b>2,950</b>	<b>3,077</b>	<b>3,107</b>
9	269	249	212	247	283	308
10	247	255	253	194	241	282
11	232	244	253	244	200	228
12	217	213	233	238	237	189
Sp. Ed.	13	21	29	24	35	21
<b>Sub-Total</b>	<b>978</b>	<b>982</b>	<b>980</b>	<b>947</b>	<b>996</b>	<b>1,028</b>
<b>Grand Total</b>	<b>3,767</b>	<b>3,796</b>	<b>3,857</b>	<b>3,897</b>	<b>4,073</b>	<b>4,135</b>

Source: Mount Olive Board of Education, Enrollments as of October 15th.

**TABLE 11**  
**TOWNSHIP OF MOUNT OLIVE PUBLIC SCHOOLS**  
**BEST ESTIMATE ENROLLMENT PROJECTIONS**  
**TWO-YEAR TREND PLUS ADDED HOUSING**

GRADE	2001	2002	2003	2004	2005	2006	2007	2008	2009
<b>K-5</b>	2,118	2,053	2,010	1,908	1,835	1,811	1,778	1,801	1,812
<b>6-8</b>	1,156	1,215	1,204	1,271	1,291	1,275	1,203	1,105	1,071
<b>9-12</b>	1,091	1,186	1,304	1,394	1,516	1,555	1,612	1,641	1,612
<b>Total K-12</b>	4,365	4,454	4,518	4,573	4,642	4,641	4,593	4,547	4,495

Source: "Demographic Studies and Enrollment Projections", The Mount Olive School District, March 2000, by: Averbach & Associates, Consultants, Systems Research & Planning.

## Police Department

The Mount Olive Police Department is headed by a Chief, a Captain and four (4) Lieutenants. It is staffed by 46 sworn officers along with support staff including dispatchers. The Department is headquartered in the municipal complex on Flanders-Drakestown Road. The Patrol Division has 27 Officers, four (4) Sergeants and is headed by a Lieutenant. The Investigation Division is also headed by a Lieutenant and has six (6) Detectives including a Detective Sergeant.

The Department's fleet of patrol cars consists primarily of Crown Victorias. The Department also has two (2) stealth cars, which are patrol vehicles without the light bars, two (2) Ford Expeditions, a Ford Mustang that was seized from drug dealers, and two bikes. The patrol vehicles' equipment includes radios, radar, a Mobile Data Computer, first aid kit, fire extinguisher, etc.

## Fire Departments

The Township is served by the Budd Lake Fire Department and the Flanders Fire Department. Both are volunteer fire companies.

The Budd Lake Volunteer Fire Department is located on Route 46 just east of Wolfe Road. The current facility was constructed in 1968 with additions constructed in 1972 and 1987. The Department is headed by a chief, an assistant chief, a captain and two lieutenants. Currently there are about sixty (60) members of the Department.

The Budd Lake Fire Department has the following apparatus:

- 1998 Chevy Tahoe - Chief's Vehicle
- 2000 Ford Crown Victoria - Assistant Chief's Vehicle
- 1998 Mack MR, 5 passenger, 1250 GPM Waterous 2 stage pump, 750 gallon water capacity
- 1988 Dodge RAM, 12 passenger, Special Services Vehicle
- 1988 Mack Ward '79', 5 passenger, 1250 GPM Waterous 2 stage pump, 1000 gallon water capacity
- 1999 Mack MR, 2 passenger, 350 GPM truck mounted pump, 3000 gallon water capacity
- 1980 Mack Quint, 5 passenger, 1250 GPM Waterous 2 stage pump, 300 gallon water capacity
- 1984 Mack, 5 passenger, 1250 GPM Waterous 3 stage pump, 1000 gallon water capacity
- 12 foot aluminum boat with trailer

The Flanders Fire Department, which is also a volunteer company, is located on Main Street in Flanders. The Firehouse was converted from a schoolhouse that was built in 1855. It was converted to a firehouse and dedicated as such in 1931. Expansions were constructed in 1961 and 1969. In 1996 the Department purchased the adjacent property,

and is currently undertaking a 72,000 square foot addition. The Flanders Fire Department also has about sixty (60) members and is headed by a chief, assistant chief, a captain and two lieutenants.

The Flanders Fire Department has the following equipment:

- 1996 Jeep Cherokee
- 1972 Chevy Utility Van
- 1989 GMC Top Kick E-One - Rescue/Pumper, 3 passenger, 1000 GPM, 750 gallon water capacity
- 1974 Chevy Brush Truck, 3 passenger, skid mounted pump, 250 gallon capacity
- 1987 GMC Top Kick E-One, 6 passenger, 1000 GPM pump, 750 gallon water capacity.
- 1982 PEMFAB E-One, 50 foot telesquirt, 5 passenger, 1250 GPM pump, 450 gallon capacity
- 1988 GMC Top Kick E-One Rescue Truck, 12 passenger

### Rescue Squads

The Township has two (2) independent rescue squads that provide first aid response. The Budd Lake First Aid and Rescue Squad, a volunteer organization, is located west of the old municipal building along Route 46. It has about forty (40) members and is headed by a captain, a first lieutenant and two-second lieutenants. Its equipment includes two ambulances, a crash truck and a boat.

The Flanders Rescue Squad is part of the Flanders Fire Department and its vehicles are housed in the Firehouse on Main Street in Flanders. The Flanders Rescue Squad has a 2000 Ford F450 Braun and a 1998 GMC Top Kick - Emergency Technology Vehicle.

### Library

The Township Library is currently located on Wolfe Road next to the Middle School, in a building of approximately 7,850 square feet. The library has about 70,000 volumes and a collection of about 4,000 audio books, videotapes, CD's and CD-ROM's. The Library subscribes to about 140 magazines and newspapers. The facility has twelve (12) computers that are available to the public of which two (2) are available for Internet access. The library has a staff of 24 people of which eight (8) are full-time employees. The entire staff amounts to about thirteen (13) equivalent full-time staff.

Because of the lack of space in the existing facility, the library has to store some of its collection in off-premises storage bins. Currently five (5) storage bins are leased for this purpose.

A new library is planned to be built on eight (8) acres of a 16 acre tract adjacent to

the Municipal Complex on Flanders-Drakestown Road. The new library will have 21,400 square feet of finished space and a 6,300 square foot unfinished basement. The new library will include areas for children's reading, computer training and programming, special activities, lectures, book collections, crafts and reference. It is anticipated that the new facility will be completed and occupied sometime in the fall of 2003. When the new building is available the collection and files kept in the storage facility will be brought back to the library.

### **3.7 Utilities**

#### Potable Water Supply

The systems that provide potable water to the citizens and businesses of Mount Olive Township are illustrated on Map 9. The Township is served by five (5) water purveyors, which supply potable water to over two-thirds of the dwellings in the community. These include the Mount Olive Township Water Systems, the New Jersey American Water Company, the Hackettstown Municipal Utilities Authority (HMUA), Applied Wastewater and the Mount Olive Villages Water Company. The remaining one-third is served by individual wells. The Township operates eight (8) water systems that serve a combined total of 3,990 residential and 94 commercial connections. The Township has undertaken a program of upgrading various elements of the municipal system.

There are three (3) purveyors that are located outside of the Township that also supply water to residents. They are the Hackettstown Municipal Utilities Authority (HMUA), the Netcong Water Department, and the Stanhope Water Department.

There are four (4) purveyors that are private community systems. They include the Vasa Homes Water System that has 74 residential customers, the West Jersey Water Service, Inc.; located in the Budd Lake area, The Carlton Hill Water System and the Mount Olive Villages Water Company that served approximately 4,000 residents in 1994.

#### Sanitary Waste Water Facilities

Most of the geographic area that encompasses Mount Olive Township is not served by sanitary sewers. The sanitary sewer areas are illustrated on Map 10. Much of the information and data reported in this section was obtained from the Township's Wastewater Management Plan dated, October 1993, and revised through May 1, 1995, and the amendment to that plan dated October 2, 1997, prepared by Schoor DePalma, Engineers and Design Professionals. There are eight (8) separate sewer areas with sewage treatment facilities serving portions of the community at this time. They are described in the following:

##### Clover Hill Sewerage Treatment Facility

This treatment facility is operated by the Township and served a population of 2,500 people in 1993. The facility has a design capacity of 0.50 million gallons per day (mgd), and an annual average wastewater flow of 0.37 mgd. The facility has a surface water discharge into the Drakes Brook.

#### Oakwood Village

This is a private treatment facility operated by the Oakwood Village Apartments for their complex. This facility serves a population of approximately 2,000 residents, and has an annual average wastewater flow of 0.1369 mgd, with a design capacity of 0.25 mgd, and a permitted flow of 0.15 mgd. Discharge from this facility is by ground water through spray irrigation.

#### Mount Olive Villages

This sanitary sewerage treatment facility is owned by the Mount Olive Villages Sewer Company and served a 1993 population of 3,724 people. There was an amendment to the wastewater management plan in 1997 to include the Municipal Building into the flows for this system. The annual average wastewater flow in 1993 was reported to be 0.216 mgd. The facility had a permitted flow of 0.33 mgd and a design capacity of 0.25 mgd.

#### Hackettstown Municipal Utilities Authority

A portion of Mount Olive is located within the service area of the Hackettstown M.U.A. In 1993, when the Wastewater Management Plan was prepared, there were no flows from Mount Olive to this facility. Since that time construction of the Bartley Ridge Development has commenced and partly occupied. The actual permitted flow and design capacity from the Mount Olive portion of the sewer service area is 3.30 mgd. Discharge from this treatment facility is in Washington Township into Bungalow Brook.

#### Musconetcong Sewerage Authority

The portion of the Musconetcong Sewerage Authority that is within Mount Olive is the Budd Lake Sewer Service Area. This service was extended in 1996, and service to the Foreign Trade Zone was provided in 1992. The total capacity of the plant is 3.63 mgd and the future (2013) permitted flows for the Budd Lake Sewer Service Area is 0.650 mgd.

### 3.8 Recreation Facilities

There are State, County and Municipal owned open space and recreation lands within Mount Olive Township. As was noted in the Reexamination Report and previous background studies, the population of the Township continues to grow, and the Township has a comparatively young population. Therefore there is a growing demand on the recreation and open space facilities located within the community, as well as a demand for a diversity of activities. The Recreation Department has inventoried the facilities available within the community. That information is summarized here.

There are approximately 2,625 acres of State owned open space located in the Township. They are illustrated on Map 3, along with all of the publicly owned lands located within the Township. The inventory of those lands is as follows:

- Allamuchy State Park - Located along the Musconetcong River at the north and west boundaries of the Township. This park of over 1,900 acres is undeveloped, with an extensive network of undeveloped trails. This park extends into neighboring municipalities.
- Stephens State Park - This is adjacent to Allamuchy State Park, and although a portion is located within Mount Olive Township, the only public access is located in Hackettstown. There is parking for trail access, fishing and camping located along the Musconetcong River.
- Budd Lake Bog - This is a natural area of nearly 400 acres that was acquired for the protection of several threatened and endangered species. The Bog is a natural heritage priority site for the State. Hunting is permitted in season.

County owned open space consists of the Flanders Valley Golf Course located in the southeast corner of the Township. The Morris County Park Commission operates this 36 hole public golf course, of which 235 acres are located within Mount Olive. Besides the two - eighteen (18) hole courses, the property includes a clubhouse, a golf cart barn, and a parking area. The Morris County Municipal Utilities Authority operates several large capacity public wells on the property.

The following are municipally owned open space and parks with a brief description of their features.

#### Developed Parks

- Lou Nelson Park - 4.01 Acres - Warren Road off Sandshore Road in Budd Lake. Swings, 2 basketball courts, slide, merry-go-round, climbing, and tennis bang board.
- Budd Lake Beach - 1.00 Acre - Route 46 at southwest corner of Budd Lake.

Swimming and volleyball available, plans to provide a restroom trailer and floating dock.

- Tulip Avenue Park - 4.09 Acres - Tulip Avenue between Woodsedge Ave. and Mount Olive Road in Budd Lake. Playground ship, diggers and play module.
- Flanders Park - 18.00 Acres - Bartley Road across from Flanders Crossing Development. Three (3) lighted basketball courts, three (3) sand volleyball courts, a soccer/football field, a baseball field, playground, a concession stand/restroom facility.
- Dan Jordan Fields/Powerline Park - 9.37 Acres - Glendale Road off Route 206 and Clover Hill Drive in Flanders. Two (2) junior baseball fields, one (1) softball field, two (2) tennis courts.
- Lions Park - 13.0 Acres - Briar Court off of Clover Hill Drive in Flanders. One (1) basketball court, replacement of play equipment is planned for 2002.
- Turkey Brook Park - 267.0 Acres - Flanders Road next to Chester Stephens School. Being developed for eight (8) soccer fields, eight (8) baseball fields, one (1) football field, four (4) tennis courts, four (4) basketball courts, four (4) volleyball courts, a playground and other play equipment, a nine (9) acre pond, rest room / concession / open room / open air shelter, picnic areas and trails.

Municipal Undeveloped Open Space

<u>Parcel</u>	<u>Acreage</u>
Camelot Park	29.48
Green Hills	17.63
Sandshore Road & Mohawk Trail	15.85
Lakeshore Drive	1.04
Toboggan Hill & Lakeshore Dr.	1.02
Toboggan Hill & Lakeshore Dr.	2.78
Toboggan Hill & Lakeshore Dr.	0.37
33rd Street	1.70
33rd Street	1.16
Lakeshore Drive & Warren Street	0.30
Warren Drive	1.51
Sandshore Road	56.10
Budd Lake	270.83
Waterloo Park	16.67
Flanders-Bartley Road	11.21
Cloverhill Drive	8.50

Schoolhouse Estates	25.44
Turkey Brook Greenway	210.0

The Board of Education has recreation facilities that are available for municipal recreation use and programs, although school programs take precedence. The following facilities are available on Board of Education owned lands:

- Mount Olive High School - Cory Road - football field, baseball field, softball field, soccer field, running track, and practice field.
- Mount Olive Middle School - Wolfe Road - baseball field, soccer field, four (4) tennis courts, and two (2) basketball courts.
- Budd Lake School / Administrative Offices - Route 46 across from Village Green. Lighted baseball field and bocci court.
- Flanders School - Main Street in Flanders - a T-ball field and a baseball field
- Mountain View School - Clover Hill Drive in Flanders - baseball field, soccer field and a playground.
- Sandshore School - Sandshore Road in Budd Lake - two (2) baseball fields and an overlapping soccer field, one (1) basketball court, and a playground.
- Chester M. Stephens School - Sunset Drive in Budd Lake - a football field and a baseball field.
- Tinc Road School - Tinc Road in Flanders - two (2) baseball fields, two (2) soccer fields, one (1) basketball court, and a playground.

There are other parks and recreation facilities located within the community, which are privately owned businesses or are available to homeowners or renters of the specific communities. Additionally, the Town of Hackettstown owns a seven (7) acre park along the Musconetcong River in Mount Olive. This park, which includes a playground and picnic area, is for Hackettstown residents. The other privately owned recreation facilities are described as follows:

- Jewish Community Center - Deeney Ribbeck Day Camp - A 28 acre summer day camp including picnic facilities, large multi-purpose open air activity shelter, baseball field, two (2) basketball courts, pool, three (3) tennis courts, soccer field, indoor activity rooms, rest rooms, office and storage areas.
- YMCA of Jersey City - a 12 acre site adjacent to Allamuchy State Park where a summer camp is proposed. An outdoor pool and pond is on site.
- Flanders Tennis - Indoor tennis courts, an exercise facility, outdoor pool and

inline skating rink for members only.

- Dock's Marina - Boat launch, maintenance and storage of motorized and small sailing and fishing craft, privately rented.
- Vasa Park - Portion of the 122 acre property has an Olympic size pool, baseball field, soccer field and basketball court for this cultural organization of Swedish descendants.
- Miscellaneous beach and boating clubs along Budd Lake for the use of their owners and guests for swimming, boating and fishing.
- Flanders Crossing - A homeowners association that has an outdoor pool and recreation clubhouse for their members and guests.
- Village Green Apartments - Par 3 golf course, baseball field, tennis court, basketball court and play area.
- Eagle Rock Village - Outdoor pool and tennis courts.
- Oakwood Village - Outdoor pool and tennis courts.
- Anchor Mini-golf - Private business that offers a golf driving range, miniature golf, batting cages and concessions / restrooms.

The Township's Open Space Committee has been working on an Open Space and Recreation Plan as a part of the Master Plan that describes vacant lands remaining in the Township and documents the needs for open space and recreation. The plan identifies priority natural features to preserve, and includes an action program of steps to preserve open space, acquisition recommendations and other strategies to protect open lands.

## **4.0 Goals and Objectives**

An integral part of the Master Plan is a statement of the goals and objectives that guide the policies of the Plan. It is a required element of the Master Plan as directed in N.J.S.A. 40:55D-28b.(1):

*“A statement of objectives, principles, assumptions, policies, and standards upon which the constituent proposals for the physical, economic, and social development of the municipality are based;”*

The planning elements that follow this statement are intended to define the strategies and implementation tools needed to effectuate these goals and objectives. The actual implementation comes through the adoption of zoning and development ordinances, capital improvements, and program development. Therefore, these goals are a statement of policy and give direction to the planning process and Master Plan elements that follow. They are therefore partitioned here into the various elements of the Master Plan. These goals and objectives are repeated from the Master Plan Reexamination Report.

### **4.1 Land Use Plan**

#### **Residential**

1. The single-family residential areas of the Township that are not served nor planned to be served by sanitary sewers should have densities that are commensurate with their environmental conditions. Factors that should be considered include wetlands, stream corridors, road access, steep slopes, aquifer recharge, potable water supply and State Plan Planning Area designation.
2. Amend the cluster standards in order to create meaningful areas of open space in large parcels. Open space should be linked and contiguous wherever possible. The cluster ordinance should also be amended to permit clustering of noncontiguous parcels as allowed in the Municipal Land Use Law.
3. Establish a location for senior citizen housing to meet the unique housing needs of this growing segment of the population.

#### **Commercial and Industrial**

1. Discourage additional strip retail development along the Township's major arterials of Route 46 and Route 206. Explore alternative land uses for these areas that are more compatible with the neighboring land uses and minimizes the traffic burden.
2. The vacant tract that surrounds the former Budd Lake School should be considered for an alternative land use other than the current zoning, which is for

commercial and light industrial uses. Public use or senior citizen residential uses should be considered and outlined in the land use plan.

3. The area zoned GI, General Industrial, located in the Flanders area should be reexamined in light of the environmental conditions including the location of the aquifer and existing land uses in the vicinity. The appropriateness of the current land use designation is uncertain.

#### Open Space and Farmland

1. Continue to encourage farmland preservation through such measures as the Farmland Preservation Program and by creative application of the transfer of development credits to channel development of non-agricultural land. Maximize preservation efforts by concentrating preserved areas in order to increase opportunities for funding.
2. Coordinate the Land Use Plan with Open Space Plan and other preservation efforts to prioritize lands proposed for open space acquisition or other forms of preservation.

#### 4.2 Housing Plan

1. Provide housing opportunities for senior citizens in appropriate locations in conjunction with the Land Use Plan.
2. Continue proposals in Housing Plan that received substantive certification from the New Jersey Council on Affordable Housing (COAH) and monitor new requirements as they are published to maintain compliance in the next round.

#### 4.3 Circulation Plan

1. Incorporate the portions of the 1990 Traffic Master Plan that remain relevant to current traffic and transportation conditions.
2. Eliminate the previously proposed connector road between Route 46 and Wolfe Road from the proposed street network.
3. Develop a transportation problem statement with the New Jersey Department of Transportation (NJDOT). Work with the NJDOT in regard to the design criteria of Route 46 to maximize the highway's safety within the constraints of the developed lands that front the highway. Encourage the NJDOT to use context sensitive design parameters for improvements to the highway.

4. Coordinate efforts with TransOptions, Morris County and the private sector to increase ride sharing programs and public transit options in Mount Olive Township.
5. Address the bicycle and pedestrian networks within the municipality and look for safe and achievable options to provide pedestrian and bicycle circulation between attraction points within the community.
6. Work with NJDOT to modernize the western portion of Route 46 in the Township where it is divided. Safety improvements to the U-turns should be examined and undertaken.

#### 4.4 Community Facilities Plan

1. Continue the plans to construct a new library on the property adjacent to the municipal complex on Flanders-Drakestown Road, and convert the existing library to a community center with appropriate indoor and outdoor amenities.
2. Develop a series of options for the use of the former municipal building and/or site for civic and/or recreational activities. Plans should be developed to redesign off street parking and for public access to Budd Lake, including a public boat launch facility.
3. Determine the need for and a potential location for a public safety sub-station for police, fire and first aid services in the vicinity of the International Trade Zone / ITC South.

#### 4.5 Utility Plan

1. Coordinate the plans for future wastewater service areas to conform to the land use plan. Limit areas for future wastewater service to those proposed for higher density and intensity development. Coordinate wastewater plans with the proposals in the State Development and Redevelopment Plan (SDRP).
2. Revise the future population projection to be served by the Hackettstown Municipal Utilities Authority (HMUA) to reflect the Community Development Boundary in the portion of Mount Olive Township that comprises a section of the proposed Hackettstown Regional Center.
3. Revise the future population projection to be served by the Mount Olive Villages sewer service area to reflect the discontinuation of the PUD, the environmental constraints associated with the South Branch of the Raritan River, wetlands and steep slopes, and land area devoted to the spray irrigation fields for the existing system.

4. Revise the future population projection to be served by the Municipal Sewer Plant located in Clover Hill to reflect the Community Development Boundary of the Existing Village Center, including limited expansion north along the Route 206 commercial corridor.
5. The five (5) recommendations contained in the 1985 Water Master Plan call for the Township to take control of all privately run systems; to correct deficiencies in existing systems; to interconnect adjoining systems; to construct transmission mains, booster stations and storage facilities; to implement the recommended improvements to the system; and finally to consider expansion of service into developed areas presently operating on individual site wells.

One option is to retain these recommendations in the current utility element with a specific timetable for implementation, which can be incorporated within the Township's Capital Improvement Plan for funding allocation.

An alternative option would be to limit the expansion of central water systems into areas that are presently served by on-site wells. A variation on this option would encourage the upgrading of existing systems and their interconnection to serve existing residential, commercial, and industrial areas. To the extent that such an expansion transcends the boundaries of any proposed Center, policy guidelines will be necessary to determine the extent to which potable water service will be available to contiguous undeveloped tracts of land.

6. Implement "Best Management Practices" for stormwater control throughout the Township including increased direct groundwater discharge where appropriate. Determine the need for curbing on a case by case basis pursuant to the requirements of the Residential Site Improvement Standards (RSIS), when applicable.

#### 4.6 Conservation / Recreation / Open Space / Historic Preservation

1. Reestablish the Conservation and (Passive) Recreation Plan from the 1986 Master Plan, as the operative map to designate desired conservation easements. Ensure that zoning districts that contain the South Branch of the Raritan River, Musconetcong River, Turkey Brook, Drakes Brook, Mine Brook, Wills Brook, and Conklin Brook have densities or land use intensities that will protect the stream corridor.
2. Establish a greenway plan in conjunction with the Conservation Passive Recreation Plan to create walkways and bike paths linking parks, schools, the municipal complex and other points of interest within the Township. The greenway plan should utilize, where feasible, abandoned railroad corridors, utility corridors, existing trails and river and stream corridors. Linking open space parcels to form contiguous bands of open space should be a priority. Support the County's Bike Plan and coordinate the Township's efforts with that plan where

- possible.
3. Identify the number, typical size and approximate location for neighborhood and community level parks and recreational facilities using established standards based on available land area rather than population. Maximize opportunities to create neighborhood and community parks by dedicating Township owned land acquired through tax foreclosure. Continue the development of the 279 acre tract commonly referred to as the Turkey Brook Park Site.
  4. Provide a diverse recreation program for all age groups and coordinate programs with the Mount Olive Board of Education for the shared use of facilities and grounds.
  5. Continue coordination with the Morris County Park Commission to extend Patriots Path through Mount Olive. Encourage more County owned parkland and open space in the Township.
  6. Require site and season specific studies in preparation of an Environmental Impact Study, especially in Planning Area 5, to provide more accurate and detailed information on the impact a project would have upon existing plant and animal species. Habitat protection on a percentage of a site through conservation easements are to be encouraged if not required.
  7. Encourage compliance with the aims of the 1992 Congestion and Air Pollution Control Act by site plan standards which allow for shared parking or reduced parking in favor of mass transit, group transport and ride-sharing plans. Strategies should be coordinated with TransOptions of Morris County.
  8. Review Township health and land development regulations to determine if standards are in place to implement the objectives of the New Jersey Air Pollution Control Act. To the extent that local standards do not accomplish the purpose of the Act, or standards are absent, regulations should be drafted and submitted to NJDEP for approval to implement on the municipal level.
  9. Create an historic preservation advisory group to inventory architecturally and historically significant properties within the Township, and to explore the potential for establishing preservation guidelines.
  10. Incorporate the goals and objectives of the 1999 Open Space and Recreation Plan for Mount Olive Township compiled by the Mount Olive Township Open Space Committee where applicable.
  11. Develop and adopt a workable ridgeline protection ordinance that regulates development and site disturbance along the Township's ridgelines.

12. Establish a wellhead protection program to help to protect the Township below ground water supplies.

## **5.0 Master Plan Elements**

### **5.1 Land Use Plan**

The Land Use Plan addresses the physical development of the community. It is intended to guide the use of lands and the intensity of development within Mount Olive Township. The Municipal Land Use Law requires the zoning ordinance to, “be substantially consistent with the land use plan element and the housing plan element of the Master Plan or designed to effectuate such plan elements.” The Land Use Plan therefore is not intended to be interchangeable with the zoning ordinance, but rather it should provide the specific policy guidance necessary to craft zoning and development ordinances needed to implement those policies. The policies have been outlined in the goals and objectives of this plan and the reexamination report, and this element will identify the proposals and techniques to implement those policies.

The Land Use Plan Map (Map 11) illustrates the land use designations proposed for all areas of the Township. The text that follows provides the general planning intent of those uses and recommends standards and approaches that can be adopted. The Land Use Plan is partitioned into land use categories such as residential, commercial, public and open space. These are further partitioned in the text into sub-categories.

#### **5.1.1 Residential Land Uses**

This land use plan includes nine (9) categories of residential land uses that are differentiated by the types of housing permitted and the density of housing permitted. Although the Public / Conservation Land Use designation permits residential development it is not included here because its primary intent is to preserve and retain open space.

##### **Rural Residential Single Family Districts**

There are two (2) Rural Residential Districts proposed for this Land Use Plan. These districts correspond to the RR-AA and the RR-A Zones. The lowest density rural residential district is found in locations in the community that are largely absent public sewers and water service. Development is also constrained by environmental conditions such as steep slopes, wetlands and floodplains. The intent and purpose of this residential district is to recognize and preserve the predominant rural, agricultural and low-density existing development pattern of the area. The portions of the Township within this designation are also identified in the New Jersey State Development and Redevelopment Plan (SDRP) as mostly PA5 - Environmentally Sensitive Planning Area. The minimum lot area permitted for residential development in this district is five (5) acres.

In light of the intent and purpose of this rural residential district the uses permitted besides single family detached residential dwellings include farms and farm buildings and certain public uses. Conditional uses permitted should be restricted to those that are

compatible with the rural residential character. Those should include churches and schools on sufficient lot areas, limited utility structures, campgrounds and home occupations. Hospitals are not an appropriate use in both of the rural residential zones because of the traffic they generate and access they need. Therefore it is recommended that the ordinance be amended to eliminate that use.

The other Rural Residential District (corresponding to Zoning District RR-A) is also characterized by an existing low density residential development pattern and a rural / agricultural character. The areas within this district also predominantly lack public sewers and water service. These areas are also designated by the SDRP as Planning Area 5 (PA-5), although there are generally fewer environmental constraints than found in the RR-AA District. The standard minimum lot size in this zoning district is three (3) acres.

Utilizing the cluster option in the rural residential districts is available to developers. There is opportunity to preserve open space and to create large contiguous parcels of land that will provide a community benefit through the cluster option. Recommendations concerning amendments to the current cluster provisions are discussed below.

#### Detached Single-Family Residential Districts

The Township of Mount Olive has five (5) separate zoning districts that permit detached single-family residences. They are identified in the Zoning Ordinance as zones R-1 through R-5, and primarily permit single-family detached dwellings at minimum lot sizes depending on the availability of public sanitary sewers. Certain attached, semi attached and multi-family dwellings are permitted in the R-3, R-4 and R-5 Zones and are discussed in the following section. In all of the single-family residential districts within the Township (Zones R-1 through R-4), if public sanitary sewers are not available, the minimum lot size permitted is one acre.

Low density single-family detached dwellings are permitted on lots of a minimum size of one (1) acre in the R-1 Residence District. The intent of this district is to permit this low density residential use in areas that may not have sanitary sewers, and where the existing development pattern is primarily one acre lots. As with the rural residential districts, currently hospitals are permitted as a conditional use in this zone. The ordinance should also be amended in this district to omit that use because it is not appropriate for the zone due to the lack of sewers and access.

Medium density single-family detached residential development are the primary permitted uses in the R-2 and R-3 Zones. Those districts permit single family dwellings on lots with a minimum size of one-half and one-third acre respectively. The intent of these zones is to permit residential development at a density that is commensurate and compatible with the existing development pattern. Public sanitary sewers are required for utilization of those minimum lot areas. Cluster development and certain attached units and planned adult communities are allowed subject to specific regulations concerning minimum tract size, with a requirement for a minimum amount of open space.

Moderate density single-family residential zoning is permitted in the R-4 district, which is found in the Budd Lake and Clover Hill sections of the Township. The intent of this district is to recognize the existing pattern of single-family development in those areas. Although they are predominantly developed, any locations for infill housing should be developed under the same parameters as the existing housing within the district. Under certain circumstances in cluster developments, multi-family housing is permitted per ordinance standards.

### Multi-Family Housing Districts

There are areas of multi-family housing within Mount Olive that were created in various areas. The multi-family housing designated under R-5 Zoning is found in three areas. The intent of this district is to provide zoning which recognizes the existing established multi-family developments, which offer moderate income housing opportunities to those who wish to reside in the community. They include Mount Olive Village located off of Route 46 in Budd Lake, Oakwood Village on the east side of the Township adjacent to Route 206, and the multi-family developments off of Wolfe Road.

The Township's current low and moderate income housing obligations were in part satisfied through the construction of the Bartley Ridge (Woodfield) development in the R-5ML Zone on the western end of Route 46. The intent of this district is to permit higher density housing types with opportunities to provide housing affordable to low and moderate income households. The ordinance requires that at least twenty (20%) percent of the housing offered for sale or rent in this district be affordable to those eligible households.

### Senior Citizen Housing

Senior citizen housing is permitted in the R-2 and R-3 zones as a Planned Adult Community (PAC). Generally, residents are required to be 52 years of age or older. Such a development is required to be a contiguous area of at least thirty (30) acres. Since PAC development is one of a number of permitted uses in those zones, there are no assurances that senior citizen housing will be provided in a significant amount under these zoning provisions.

There is also a Senior Citizen Housing District (R-3SC) located on Flanders-Bartley Road. The intent of this district is to provide senior citizen housing along with appropriate affordability controls as prescribed in the ordinance. This zone has been developed with such housing as was identified in the existing land use section.

This plan proposes a new zone, located on approximately seventy (70) acres located on the south side of Route 46 behind the old Budd Lake School (See Land Use Plan Map). This is proposed to be an additional area where senior citizen and adult housing may be located. Although the zoning ordinance will detail the development parameters of the proposed district the following recommendations are included here for

the zone.

Permitted uses should include:

- Planned Adult Communities (PAC) as are already delineated in the ordinance.
- Assisted Living Senior Citizen Housing.
- Nursing homes and extended care facilities.

Development criteria should include:

- A minimum amount of open space for the tract.
- The maximum PAC density in this district should be six (6) dwelling units per acre. The lands devoted to other uses would not be counted towards the density calculations.

#### Residential Development Standards

This Land Use Plan recommends that changes be made to some of the residential development standards within the ordinance. The following changes are recommended:

- The overall density standards within each zone district should be dropped for the single-family detached districts. Residential density in these districts should be determined by minimum lot sizes as they are designed given the site's individual characteristics and environmental constraints.
- The lot yield for cluster development should be determined by the submission of a qualifying map prepared by the developer and reviewed by the Planning Board. Such a qualifying map would be drawn pursuant to local, county and state development regulations as they are applied to the site and would establish the number of lots that could be developed under a conventional development scheme. The applicant would also prepare a cluster plan showing the same number of lots with the requisite open space and amenities for the Board to determine whether clustering is appropriate for the tract.
- The ordinance should include a provision for noncontiguous lot clustering, as defined in the Municipal Land Use Law. This would permit properties under the same ownership or control that are not contiguous to be developed as a single entity under the cluster provisions. This would allow open space to be preserved in one location, where it perhaps environmental and site conditions warrant

preservation and development to be concentrated in another location, where it is more appropriate.

### **5.1.2 Commercial Districts**

Commercial districts in Mount Olive permit a range of retail, office, industrial and business uses at varying intensities. Some of these areas follow historical development patterns and others are recommended to be changed in this plan to control and regulate growth in light of current conditions. The different types of commercial districts are described below.

#### Retail Districts

Retail sales of goods and services are primarily permitted in districts that have frontage on or in close proximity to Routes 46 and 206. The C-1 and C-2 districts are located on these highways. This plan proposes to reduce some of the areas of this zoning and rezone them for office use. Those locations are identified on the Land Use Plan Map and are discussed below in the section concerning office use. The intent of the C-1 and C-2 zones is to recognize areas of existing retail development and to provide opportunities for new areas near population centers for the location of commercial services, limited entertainment facilities and employment opportunities. Additional uses that are permitted in these districts include professional and medical offices, financial institutions and health and fitness centers. This plan recommends that hotels, motels and theaters be excluded as permitted uses in the C-1 and C-2 Zones. It is more appropriate to allow these uses in the C/LI Zone located along International Drive South.

The ordinance should be amended to define and prohibit “big box” retail uses in these zones. These uses are already permitted in other zones within the Township and the lot sizes and development character of the C-1 and C-2 zones are not consistent with the area and development impacts of “big box” retail.

An ongoing problem that has impacted the community primarily along Routes 46 and 206 is strip retail development. A goal of this land use plan is to discourage additional development of this type. Strip development is generally characterized by retail stores arranged in a linear fashion parallel to the road frontage with the parking lot between the building and the road. This is often favored by retailers since it provides maximum exposure and visible parking. The detriment of this type of development is that it can proliferate curb cuts on the highway, present a view of large parking lots and be generally an unaesthetic development type. The ordinance can include some provisions that can provide requirements and incentives to discourage this type of development. These provisions are recommended as follows:

- Increase the landscape buffer along the frontage of highway development from fifteen (15) feet to 25 feet where no berm is proposed and parking is in the front.

- Permit a greater floor area ratio if parking is provided in the side and rear and no parking is provided in the front. Also where there is no front yard parking, the front building setback can be lessened to further encourage parking in the rear and improve the building's visibility.

Limited retail uses are permitted in the Commercial / Residential District, which is found in Flanders and along Bartley-Flanders Road. This district is intended to allow a mix of residential and commercial uses in transition areas. The intensity of commercial development here is purposefully intended to be modest and compatible with neighboring residential uses. It is anticipated that over time commercial development will dominate in this zone.

A section of the north side of Route 46 in Budd Lake has been designated Professional Business Zone. This zone as identified on the Land Use Plan Map, was established to promote a new land use pattern that does not intrude on the established abutting residential neighborhoods in its intensity of activity and scale of buildings or structures. The zone is intended to promote appropriate development and redevelopment opportunities in recognition of the requirements for appropriate access to Route 46.

Retail uses are also permitted in the Commercial/Light Industrial District located with access to both Route 46 and Route 206 via International Drive South. The intent of this district is to allow for a wide range of industrial and regional commercial uses in an area of the community that has direct highway access, central water and sanitary sewer availability in proximity to population concentrations. This district permits a mix of retail sales and services, offices, research laboratories, warehousing, recreation, entertainment, financial institutions, hotels, motels and restaurants.

The Commercial/Light Industrial District includes provisions for flexibility in site layout and development, especially with large-scale comprehensively planned developments. Flexibility is encouraged to take advantage of topographic conditions, natural features and economies of scale in order to achieve better relationships among buildings, open space, the road network and neighboring lands.

### Office and Industrial Districts

Office and industrial uses are permitted in a number of different districts within the Township, in addition to the Commercial/Light Industrial District discussed above. The uses and development parameters of each district are distinct and intended to reflect the individual and unique circumstances of each zone.

The Office Research District is located at the northwest corner of Route 46 and Smithtown Road. The intent of this district is to create development opportunities for uses that serve as employment centers consisting of office and research laboratories. The district's access to the State Highway make it appropriate for the designated uses. Warehousing, shipping and receiving are only permitted as accessory uses and not as principal uses.

This plan proposes the creation of a new zone for office use as a principal use to be situated in two locations within the Township. This office service zone is proposed in an area adjacent to Route 46 west of Wolfe Road and in a location abutting Route 206 north of the intersection with Flanders-Bartley Road. The intent of this new zone district is to permit office use with limited retail use. The retail uses allowed are intended to serve the local needs of the tenants and visitors of the office uses and the nearby residents.

The lands included in this new zone were previously in the highway commercial zone and allowed a variety of retail uses. It is the intent of the land use plan to permit a type of use that will not have a traffic pattern that generates a high traffic volume. Most retail land uses generally have higher traffic generation characteristics, spread out over longer periods of the day, and more days of the week (i.e. Saturdays and Sundays) than office use. It is also felt that there is ample zoning for retail uses in other locations in the community. The areas chosen for this rezoning are characterized by either vacant land or existing office use, so that the rezoning will be compatible with the existing development pattern. The following development standards or a reasonable variation thereof are recommended for the proposed zone district:

- No more than ten (10%) percent of the gross floor area of any development may contain retail uses, not to exceed 7,000 square feet.
- Uses permitted in the zone shall include business, professional and medical offices, retail and retail service uses subject to the area restrictions noted above, restaurants subject to the area restrictions and public uses. Fast food restaurants shall not be permitted.
- The bulk and setback standards shall be the same as required in the C-2 Zone.

Industrial uses are permitted in the Light Industrial, General Industrial and Foreign Trade Zone Special Districts. The Light Industrial District is more restrictive than the other zones in respect to the uses permitted. The intent of the Light Industrial District is to permit the development opportunity in recognition of the need for employment centers while orienting the uses to major highways for ease of access. Uses permitted include offices and office buildings, research laboratories, the assembly of products and lumberyards. This plan recommends that the ordinance be amended to exclude hotels and motels as a permitted uses.

In contrast to the Light Industrial District, the General Industrial District permits warehousing, shipping, receiving, and the manufacturing and finishing of products. Therefore the intent of that district is to permit more intensive uses which generally generate more traffic and may have greater impacts to the surrounding areas. Because of this the limits of the General Industrial District have been reduced in the southeastern portion of the Township. The area north of Bartley-Chester Road is recommended to be rezoned from General Industrial to Light Industrial given the environmental constraints

of the area with specific emphasis on the aquifer recharge areas. The Light Industrial Zone also has a lower floor area ratio (FAR) requirement, lower lot coverage and lower maximum height, which all will tend to lessen the impact of development. There are some vacant parcels in this area that any new development proposals will be impacted by this recommendation.

The General Industrial District is located in the southwestern corner of the Township in proximity to Chester Township and Washington Township. The purpose of this district is to provide areas where wide ranges of industrial uses are permitted. The area where this district is located is proximate to convenient transportation routes, utility services and population concentrations.

The Zoning Ordinance includes four (4) separate zone designations for the Foreign Trade Zone, although it is illustrated on the Land Use Plan Map as one district. The purpose of this land use designation is to make provisions for the special and unique needs of a foreign trade zone with linked manufacturing, warehousing, shipping and office activities. These are provided in a manner that will preserve important natural features and allow design flexibility to create an attractive working environment with suitable community facilities and site amenities for the principal uses. The uses permitted in the Foreign Trade Zones are the same principal uses as are permitted in the General Industrial Zone. Hotels are also permitted in the Foreign Trade Zones.

### Mining

There are two (2) locations along the northern boundary of the Township that have been devoted to mining uses for many years. In recognition of those uses, rather than classifying them as nonconforming, they have historically been designated as a Mining District. This is reflective of the presence of the natural resource that continues to be productively extracted from the area.

Mining activities have a limited productive life, and once the mining ceases, the land must be stabilized and left in a condition that does not pose a health and safety hazard or risk. Given the location of the Mining District and the proximity of a significant amount of public land, this Plan recommends that the lands devoted to mining become part of the conservation / open space lands of the Township once the extractive activities cease. Ownership and control of the mined lands should be determined at a later date.

### **5.1.3 Public Lands / Conservation / Open Space**

The largest single area of land use designation as illustrated on the Land Use Plan Map is identified as public lands / conservation and is shown in green. Other areas within this overall conservation designation are identified as Lake and constitute the area of Budd Lake and some immediate shoreline locales.

### Lake District

The purpose of the Lake District is to recognize the location of Budd Lake and to provide zoning which recognizes the unique issues involving lakefront properties and to protect the environs of the lake and its shoreline. The uses that are permitted within the District are piers, docks and boathouses. The ordinance also includes specific requirements concerning the construction and placement of those permitted uses. The overall intent of the regulations is to ensure the public safety of those who use the facilities and the lake and to preserve the natural beauty of the lake and views from surrounding areas.

### Public / Conservation

The areas identified as Public / Conservation Lands on the Map are in both public and private ownership. The intent of including them on the Land Use Plan Map in this designation is to recognize that these are areas intended for conservation, preservation or deed restriction and are not intended for conventional development. The extent of this land use designation was based upon environmental conditions, public ownership and the existing land use pattern in the vicinity. The public lands included here are those owned by the municipality, Board of Education, Morris County and the State of New Jersey.

The lands that are in private ownership may be developed pursuant to the regulations for rural residential development in the RR-AA District, although it is the intent of this land use category that they not be developed. If developed pursuant the rural residential district requirements, clustering of a significant portion of the land is available in order to preserve as much land as possible.

These Public / Conservation Lands correspond in a large respect to the lands identified in the Township's Open Space Plan. Those include lands on the inventories of the public bodies noted above and land included in the planned open space category. This corresponds to the designation for a large part of the Township in the State Development and Redevelopment Plan.

It is recommended that the conditional uses in the Public Lands Zone be amended to remove hospitals as a permitted conditional use. Hospitals are not appropriate in these areas, as they are not appropriate in the rural residential districts noted above. Additionally, farming should be included as a permitted use. Farming is an appropriate use in this district and is compatible with the other uses permitted here.

## **5.2 Centers**

This Land Use Plan is intended to be consistent with the State Development and Redevelopment Plan (SDRP) to the greatest extent possible. The relationship of this plan to State, county, and adjacent local plans is noted and discussed at length in Section 6.0. The SDRP identifies the bulk of Mount Olive Township as being located in Planning Area 5 - Environmentally Sensitive Planning Area. Other portions of the Township are either designated parklands or PA4B - Rural / Environmentally Sensitive Planning Area.

The intent of the Environmentally Sensitive Planning areas is identified in the SDRP as follows:

- 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.

Development within Planning Area 4B and 5 is intended to be directed towards Centers. The SDRP states, “New development in the Environmentally Sensitive Planning Area should be consistent with Statewide Policies and should be in Centers. Centers should absorb the growth otherwise projected for the Environs. Development should be guided to Centers with capacity to absorb growth in cost effective ways that minimize impacts on environmentally sensitive features.”

In consideration of these stated policies, three (3) Centers are recommended to be identified and ultimately designated within the Township of Mount Olive. The tentative boundaries of these centers are identified on the Land Use Plan Map and they are discussed here. They are the Budd Lake Regional Center, the Mount Olive portion of the Hackettstown Regional Center, and the Flanders Town Center. Identifying these locations as Centers acknowledges their existing functions and directs future growth to those areas and away from other locations within the Township that are not appropriate for intensive new development. Through the center designation process the limits of the Centers will be definitively delineated and the “fit” of the State Plan’s criteria for each Center will be determined.

The criteria for designating regional centers in Environmentally Sensitive Planning Areas as a general guide are as follows. The State Plan notes that local conditions may require flexible application of the criteria to achieve the Planning Area’s Policy Objectives.

1. It functions as the focal point for the economic, social and cultural activities of its region, with a compact, mixed-use (e.g. commercial, office, industrial, public) Core and neighborhoods offering a wide variety of housing types; and
2. I has access to existing or planned infrastructure sufficient to serve projected growth; and
3. It has, within the Center Boundary, an existing (or planned) population of more than 5,000 people in Fringe, Rural and Environmentally Sensitive Planning Areas; and
4. It has (or is planned to have) a gross population density of approximately 5,000 persons per square mile (or approximately three dwelling units per acre) or more

within the Center Boundary; and

5. It has (or is planned to have) within the Center Boundary, an employment base of more than 5,000 jobs in Fringe, Rural and Environmentally Sensitive Planning Areas; and
6. It is near a major public transportation terminal, arterial intersection or interstate interchange capable of serving as the hub for two or more modes of transportation; and
7. It has a land area of one to ten (10) square miles.

Town Centers are the traditional centers of commerce or government throughout the State of New Jersey. They reflect a higher level of investment in public facilities and services than their surrounding Environs. They provide a core of commercial services to adjacent residents and provide employment in their regions. The following is the general criteria for designating Town Centers:

1. While smaller than an Urban or Regional Center, it has a traditional, compact, mixed use Core of development providing most of the commercial, industrial, office, cultural and governmental functions commonly needed on a daily basis by the residents of the Town and its economic region; it has neighborhoods providing of mix of residential housing types, with infrastructure serving both the Core and the neighborhoods; and
2. It has (or is planned to have) a population of more than 1,000 persons and less than 10,000 within the Center Boundary; and
3. It has (or is planned for) a gross density of more than 5,000 persons per square mile; and
4. It has (or is planned to have) a minimum gross housing density of three dwelling units/acre excluding water bodies; and
5. It has a land area of less than two square miles; and
6. It has (or is planned to have) a jobs-to-housing ratio of 1:1 to 4:1; and
7. It is served by an arterial highway and/or public transit.

#### Hackettstown Regional Center

The Hackettstown Regional Center is included in an appendix of the State Plan as a proposed center. Its limits are located in five (5) towns and in two (2) counties. Besides Mount Olive, it includes Washington Township in Morris County and Hackettstown, Mansfield and Independence in Warren County. The limits of the Center

within Mount Olive Township generally follow the portion of the community within the Hackettstown Municipal Utilities Authority. Some of the land uses within the portion of the Center located in Mount Olive include the Bartley Ridge development with its low and moderate income housing component and the shopping center located at the intersection of Route 46 and Naughtright Road.

Since this is a multi-jurisdictional Regional Center as now proposed, its designation is dependent upon agreement of the constituent municipalities. This plan recommends that the Center be designated subject to finitely delineating the boundaries with input from the affected municipalities.

### Budd Lake Regional Center

Budd Lake is listed in the appendix to the State Plan as an identified Village Center. The limits of the proposed Budd Lake Center on the Land Use Plan Map include a wider area with existing and proposed development features that do not conform to the criteria for a Village Center. The proposed Center includes the Foreign Trade Zone and the regional shopping area of the Trade Zone South. It also includes the multi-family developments of the Village Green and those projects off of Wolfe Road. The existing single-family residential areas around Budd Lake provide a mix of single-family detached housing on varying lot sizes. There is also the commercial corridor of Route 46, from the Netcong boundary to Wolfe Road, which includes the Village Green Shopping Center.

The size and variety of land uses, which are regional in scope, along with the access within the district to Interstate Route 80, all point to this area meeting the criteria for a Regional Center, rather than a Village Center. It is also adjacent to Netcong, which has been designated as a Town Center.

### Flanders Town Center

The Land Use Plan Map also includes the proposed Town Center of Flanders. This includes varied residential developments of Oakwood Village (multi-family), Flanders Crossing and Clover Hill. It also includes the historic area of Flanders with its older housing and mixed uses. Portions of the commercial corridor of Route 206, and the general industrial and light industrial zones in the southeast portion of the Township are included. These provide some regional employment opportunities.

Flanders should be considered a Town Center rather than a Village Center because of the nature of the uses and the regional employment that is offered here. The retail shopping opportunities could be best characterized as sub-regional. They attract slightly more than local patrons and do not have the regional draw of the recently opened Trade Center South development.

## 5.2 Housing Plan

This Housing Plan is an update of the Housing Plan prepared by John J. Lynch, P.P., AICP, and adopted by the Planning Board on July 18, 1996. As will be shown, the Township has provided for its current obligation for low and moderate income housing and has received substantive certification from the New Jersey Council on Affordable Housing (COAH). This plan reflects the same calculation for the Township's affordable housing obligation, which will not change until COAH publishes a new formula and new numbers for New Jersey's communities.

As was noted in 1996, Mount Olive Township has a COAH published calculated need of 181 units, which consists of an indigenous need of 136 units, and a reallocated present and prospective need of 45 units. The following is the description of the affordable housing calculation as it appeared in the 1996 Plan.

*The reallocated present and prospective need of 46 units is made up of several components in the formula. The reallocated present need is 44 units, the prospective need for the period 1993-1999 is 10 units, and the prior cycle (1987-93) prospective need is 61 units. These components of need add up to 115 units. Anticipated demolitions of units occupied by low and moderate income households will add 8 units to this total, bringing it to 123 units. This aggregate need is offset by anticipated filtering (72 units) and conversions (6 units). Filtering is the process whereby housing units become available to low and moderate income households through the workings of the private marketplace. Conversions are those private market activities that result in the creation of new housing units for lower income households in existing structures. The anticipated 78 units of filtering and conversions are subtracted from the aggregate need of 123 units, resulting in a new construction allocation of 45 units rather than the 46 units published by COAH.*

### 5.2.1 Housing Stock Inventory

As was noted earlier there were 9,068 occupied housing units identified in the Township per the 2000 Census (See Table 5). Table 12, identifies the age of housing constructed within the Township as reported in the 2000 Census. Table 3 identified the new residential building permits issued in the Township from 1990 through 2000. Although that time period does not exactly correspond to the census period, it can be used to corroborate the amount of new housing developed in the community during the decade. Table 3 showed that 1,228 new dwelling units were authorized by building permits during the 1990's, and the number reported for the decade in Table \_\_\_ is 1,168 dwelling units. Comparing that to the units added to the community during the three (3) previous decades reveals that the period from 1970 to 1979 saw the greatest increase in housing within the Township, and less housing was constructed in the 1990's than the previous three decades.

**TABLE 12  
TOWNSHIP OF MOUNT OLIVE  
AGE OF HOUSING**

<b>Year Structure Built</b>	<b>Number</b>	<b>Percentage</b>
1939 or earlier	783	8.4
1940 - 1959	961	10.3
1960 - 1969	1,892	20.3
1970 - 1979	3,178	34.1
1980 - 1989	1,329	14.3
1990 - 3/2000	1,168	12.5

**Source: 2000 U.S. Census**

In calculating the municipality's indigenous need for low and moderate income housing, COAH used Census surrogates obtained primarily from the 1990 Census. Based upon that data COAH calculated that Mount Olive has 143 deteriorated units. That number was reduced to 136 based on COAH's assumption that seven (7) units would be spontaneously rehabilitated.

There are Census categories that are used to determine deteriorated housing within a community. They identify such items as the number of residences within the community that lack complete plumbing, older units that house more than 1.01 persons per room, and housing units that lack complete kitchen facilities. These indices were reported in the 1996 housing plan and some of these indices are updated here from the 2000 Census. They are reported in Table 13 for the Township.

**TABLE 13  
TOWNSHIP OF MOUNT OLIVE  
2000 HOUSING CONDITIONS**

<b>Item</b>	<b>Number of Units</b>	<b>Percent</b>
Lacking Complete Plumbing	58	0.6
Lacking Complete Kitchen Facilities	17	0.5
More than 1.01 Persons Per Room	308	3.4

**Source: 2000 U.S. Census**

Current housing values for both owner occupied and renter occupied dwelling units are reported in the 2000 Census. Additionally there are recent statistics available from the Garden State Multiple Listing Service published in the Morris county Electronic Fact Book, produced by the Morris County Chamber of Commerce. They report the following for Mount Olive:

Number of Homes Sold in 1999:	327
Average Price in 1999:	\$225,409
Number of Homes Sold in 2000:	274
Average Price in 2000:	\$212,729
Homes Sold January - June 2000:	128
Average Price:	\$219,058
Homes Sold January - June 2001:	99
Average Price:	\$218,095

These figures may not be a true indication of housing values in the community because they only reflect those housing units that were sold during the time periods examined. The Census housing values reflect the owner's estimate of value of all housing in the community and not only those that have been sold or are on the market. Therefore, the above figures represent the mix of housing types and sizes that were sold during the time periods examined. Table 14 identifies the value of owner-occupied housing within the Township as reported in the 2000 Census.

**TABLE 14  
TOWNSHIP OF MOUNT OLIVE  
2000 OWNER-OCCUPIED HOUSING VALUES**

<b>Value</b>	<b>Number of Units</b>	<b>Percent</b>
Less than \$50,000	0	0
\$50,000 - \$99,999	136	2.8
\$100,000 - \$149,999	885	18.3
\$150,000 - \$199,999	1,488	30.7
\$200,000 - \$299,999	1,350	27.9
\$300,000 - \$499,999	971	20.0
\$500,000 - \$999,999	17	0.4
\$1,000,000 or more	0	0
Median Value	\$197,800	

**Source: 2000 U.S. Census**

The gross rental figures for 2000 are reported in Table 15. It should be noted that the median rent paid in 2000 was \$800, which increased from \$655 that was reported in 1990.

**TABLE 15  
TOWNSHIP OF MOUNT OLIVE  
GROSS MONTHLY RENT OF RENTER-OCCUPIED HOUSING - 2000**

Gross Rent	Number of Units	Percent
Less than \$200	40	1.0
\$200 to \$299	17	0.4
\$300 to \$499	42	1.1
\$500 to \$749	1,033	26.0
\$750 to \$999	2,335	58.7
\$1,000 to \$1,499	422	10.6
\$1,500 or more	43	1.1
No Cash Rent	47	1.2
Median Rent	\$800	

As was noted in Table 2, the 2000 Census reported that there were 5,078 owner-occupied housing units and 3,990 renter-occupied housing units in the Township. The Census also reported that the homeowner vacancy rate was 0.6 percent and the rental vacancy rate was 2.3 percent in 2000.

Affordable Housing Standards

COAH publishes regional income limits for the six (6) housing regions within the State. Mount Olive is in Region 2, which is comprised of Essex, Morris, Union and Warren Counties. Generally, low income households are those households whose income is less than fifty (50%) percent of the median income for the region. Moderate income households are those with between fifty (50%) percent and eighty (80%) percent of the median income. COAH uses 1.5 person, 3 person and 4.5 person households to determine the income limits for one, two and three bedroom housing units, respectively. Those income limits are identified in Table 16.

Affordable rent levels are assumed to be 30 percent of the gross monthly income. Therefore an affordable rent for a three-person household for a two-bedroom unit would

be a maximum of \$885. A moderate income rent for the same unit would be between \$885 and \$1,417 per month.

Calculating sales prices requires assumptions concerning interest rates, property taxes and insurance costs. COAH assumes that there is a five (5%) down payment for the property and the remainder is mortgaged. A general rule of thumb can be used which is that an affordable home price is approximately 2.5 times the gross annual income. For a three-person household that would translate to a low income home of no more than \$88,538 and a moderate income home of between \$88,538 and \$141,660.

<b>TABLE 16</b>			
<b>COUNCIL ON AFFORDABLE HOUSING</b>			
<b>2002 INCOME LIMITS FOR REGION 2</b>			
	1.5 Persons	3 Persons	4.5 Persons
Median	\$59,025	\$70,830	\$81,848
Moderate	\$47,220	\$56,664	\$65,478
Low	\$29,513	\$35,415	\$40,924
Source: NJCOAH, Adopted 4/3/02			
Note: Region 2 includes Essex, Morris, Union and Warren Counties.			

### Projection of Housing Stock

It is difficult to project the growth in the housing stock within the municipality, since the level of home construction is tied to many factors, such as interest rates, employment in the region, and the availability of land. Looking at the number of building permits issued for residences as was illustrated in Table 3, there were 225 dwelling units authorized by building permits in 2001, which was the largest number of units authorized during the period starting in 1990. It exceeded the number of units authorized in 1998, 1999 and 2000. The average annual number of residential building permits issued over the five year period ending in 2001 was 173 dwelling units.

Future residential development can also be gauged by subdivision approvals. The Township's Planning Department reports that there were approvals for 435 single-family dwelling lots between January 1992 and December 1999. Between January 2000 and April 2002, there were approvals for an additional 168 single-family dwelling lots.

### Employment

The amount of covered employment in Mount Olive Township has continued to grow. Per the New Jersey Department of Labor, the covered employment for both the private and government sectors have increased as follows within the Township from 1997 to 1999:

<u>Year</u>	<u>Number- Private and Government Sectors</u>
1997	8,777
1998	9,351
1999	10,375

The last year reported in the 1996 Housing Element was for 1992 when 5,111 covered employment jobs were identified.

According to the Morris Area Development Group and the Morris County Chamber of Commerce three (3) of the County's largest employers are located in Mount Olive. Lucent Technologies have over 1,600 employees in a number of locations within the County. Some of them are in Mount Olive. BASF Corporation, with its headquarters in the International Trade Center is also listed as having more than 1,600 employees. Unilever Cosmetics, with between 500 and 1,600 employees is also located in the International Trade Center. The Chamber of Commerce has also identified a number of the County's top warehouse distribution operations in the Township. They include the following:

- Unilever International Cosmetics and Calvin Klein Cosmetics  
International Trade Center
- Toys R' Us  
Flanders
- Seiko Corporation  
International Trade Center
- Sportcraft, LLC  
International Trade Center

#### Township's Satisfaction of its Fair Share Obligation

As reported in the 1996 Housing Plan, and according to COAH's published fair share allocations, Mount Olive has an indigenous need of 143 dwelling units which is offset by an anticipated seven (7) units of spontaneous rehabilitation. The resulting net indigenous need is 136 units.

The new construction obligation is calculated by determining the difference between the COAH pre-credited need of 182 units and the net indigenous need of 136 units, which results in a net of 46 units. It was indicated above that there is an error in addition in the published COAH numbers and the actual pre-credited need should be 181 units, and the resulting new construction need is 45 units.

In 1984 the Township of Mount Olive entered into a Court-approved settlement agreement that granted it repose, which expired in 1991. The Township received substantive certification of its Housing Element that was prepared in 1996.

The Township has been satisfying its indigenous need obligation through rehabilitation programs in cooperation with the Morris County Community Development Office. The 1996 Housing Element reported that since 1990, 49 units were rehabilitated with appropriate controls placed on them to qualify. The average cost of those rehabilitation projects was \$6,238. From January 1, 1996 through December 31, 2001, the Morris County Department of Community Development reported that 91 qualifying homeowners received grants for rehabilitation work. The aggregate value of the grants was \$210,356, and with the homeowner's contributions \$288,076 worth of improvements were completed. The average improvement cost was \$3,166, which is somewhat low since many of projects were for sewer hook-ups. Eight (8) of the improvement projects cost more than \$8,000.

Some of the Township's obligation for new construction has been satisfied through the development of housing for low income senior citizens. A HUD Section 202 rental project consisting of sixty (60) units was built on Flanders-Bartley Road.

The remainder of the Township's obligation has been accommodated in the Bartley Ridge development off of Route 46, which was a designated affordable housing site in the Court-approved settlement agreement. The project was approved, and is under construction, which provides a total development of 575 units of which 72 units are affordable to low and moderate income households.

The 1996 Housing Plan summarized the Township's low and moderate income housing status as follows:

	<u>Units</u>
Pre-Credited Need:	181
Minus: Rehabilitation Credits (1990-1996)	-49
Minus: Senior Housing Credits	-60
Minus: Rental Housing Bonus (capped)	-4
Minus: Bartley Ridge Affordable Units	<u>-72</u>
Remaining Obligation:	-4

At a minimum the Township should be able to take credit for the eight (8) units that have been rehabilitated by more than \$8,000 since 1996. This gives the municipality a total of twelve (12) units above its obligation. These surplus units are permitted to be carried forward to assist the Township in meeting any future obligation that may arise in COAH's next cycle of housing needs.

It is recommended that this Housing Element be updated be with the full 2000 Housing Census data, when the Township's substantive certification expires. The new obligation figures should be published by COAH by then and more units would likely have been rehabilitated.

### 5.3 Circulation Plan

The Circulation Plan is graphically illustrated on Map 12. The background report included the classifications of the roadways along with their functions within the Township. The intent of this plan is to implement the goals and objectives for traffic and circulation previously identified and overall to provide a safe and efficient circulation system for the Township. In order to achieve these objectives the following are guiding principals:

- Establish and maintain a circulation system that allows regional traffic to pass through the Township in an efficient manner with a minimum of congestion and a minimum of disruption to existing and future residents.
- Establish and maintain a hierarchy of roads within the community that includes collector and arterial streets that collects traffic from local roads and conveniently connects with the arterial and regional road network (See road hierarchy in background report).
- Discourage traffic from cutting through existing or future residential neighborhoods. Ensure the design of new subdivisions and roads avoid outside traffic through local residential streets.
- Discourage direct residential driveway access to existing Township and county roads by encouraging turnarounds on lots facing these roads and requiring corner lots to provide access from the lesser traveled streets.
- Encourage ride sharing and carpooling, especially in major employment centers. Require site plan applications for large office and retail buildings to address ride sharing, van pooling and carpooling and coordinate efforts with TransOptions.
- Establish a pedestrian and bicycle network within the community in coordination with the County's bicycle and pedestrian plan. Include routes that connect focal points within the Township such as schools, parks, Budd Lake and population centers. The primary routes are illustrated on the Circulation Plan Map (Map 12 ).

As was noted in the background study, a traffic master plan was conducted for the Township in 1990. That study of the Township's road network identified roadway improvements with their costs that would alleviate circulation problems. The locations for improvement were determined through a study of the existing traffic and road conditions with a forecast of future traffic growth to 2010. That study noted two (2) bills of the New Jersey State Legislature that were passed in 1989 that were hoped to aid the community in financing the recommended road improvements. The Highway Access

Bill and the Transportation Development District Act of 1989 did result in the funding needed. The report acknowledged that the Township, and in fact, no Morris County municipality would qualify under the Act's criteria. Since the adoption of the report, a Transportation Development District (TDD) has not been established in the community.

The following are road and intersection improvements that were identified in the 1990 Traffic Master Plan, with their rankings. Those projects that have been completed are noted in bold type.

<u>Priority</u>	<u>Description</u>
1. A1.1	Intersection Improvement: Mt. Olive Rd. / Flanders Rd.
2. A1.2	Improvement Mt. Olive Rd. from Flanders Rd. to Rt. 46.
3. A2.1	Intersection Improvement: Mt. Olive Rd. / Flanders-Drakestown Rd.
4. A2.2	Improve Mt. Olive Rd. from Flanders-Drakestown Rd. to Flanders Rd.
<b>5. A3.1</b>	<b>Intersection Improvement: Flanders / Drakesdale / Netcong-Flanders Roads (To be done this year by developer).</b>
6. A3.2	Improve Flanders Rd.
7. A4.1	Intersection Improvement: Flanders-Drakestown Rd. / Netcong-Flanders Rd.
8. A4.2	Improve Flanders-Netcong Rd.
9. A4.3	Intersection Improvement: Corey Rd. / Netcong-Flanders Rd.
10. A5.1	Intersection Improvement: Netcong-Flanders Rd. / Goldmine Rd.
<b>11. A5.2</b>	<b>Improve and Realign Goldmine Rd. (Done by developer, Rt. 206 to Netcong Rd. only).</b>
<b>12. A6.1</b>	<b>Extension of International Drive between Rt. 46 and Goldmine Rd. (International Drive South extended to Route 206).</b>
<b>13. A6.2</b>	<b>Intersection Improvement: Netcong-Flanders Rd. / International Dr. Extension (Netcong-Flanders Rd. ended before intersection).</b>
14. A7.1	Intersection Improvement: Mt. Olive Rd. / Sandshore Rd.
15. A7.2	Improve Mt. Olive Rd. from Rt. 46 to Sandshore Rd.
16. A7.3	Improve Drakesdale Rd.
<b>17. B1.1</b>	<b>Intersection Improvement: Wolfe Rd. / Flanders-Drakestown</b>
<b>18. B1.2</b>	<b>Improve Wolfe Rd. from Flanders-Drakestown Rd. to Rt. 46.</b>
19. B2.1	Intersection Improvement: Corey Rd. / Flanders-Drakestown Rd.
20. B2.2	Improve Flanders Drakestown Rd. from Netcong-Flanders Rd. to River Rd.
21. B3.1	Stephens Park Rd. Extension to Rt. 46.
22. B3.2	Intersection Improvement: Wolfe Rd. / Stephens Park Extension.
23. B4.1	Cassedy Rd. Extension.
24. B4.2	Intersection Improvement: Mt. Olive Rd. / Cassedy Rd. Extension.
<u>Priority</u>	<u>Description</u>

25.	B5.1	Intersection Improvement: Sandshore Rd. / Budd Lake-Netcong Rd.
26.	B5.2	Improve Budd Lake-Netcong Rd.
27.	B6.1	Intersection Improvement: Smithtown Rd./Sandshore Rd.
28.	B6.2	Improve Sandshore Rd.
29.	C1	Improve Bartley-Drakestown Rd. from River Rd. to Shop Lane.
30.	C2.1	Intersection Improvement: Naughtright Rd. / Bartley-Drakestown Rd.
31.	C2.2	Improve Bartley-Drakestown Rd. from Shop Lane to Naughtright Rd.
<b>32.</b>	<b>C3</b>	<b>Improve Naughtright Rd. (Portions Done / Additional improvements to be done this year by developer).</b>
33.	C4	Improve Flanders-Drakestown Rd. from Bartley-Drakestown Rd. to River Rd.
<b>34.</b>	<b>D1</b>	<b>Improve Bartley Rd. (Resurfacing and Drainage done).</b>
35.	D2.1	Intersection Improvement: River Rd. / Bartley-Drakestown Rd.
36.	D2.2	Intersection Improvement: River Rd. / Flanders-Drakestown Rd.
37.	D2.3	Improve River Rd. from Flanders-Drakestown Rd. to Bartley-Drakestown Rd.
38.	D3	Improve Bartley-Chester Rd.
39.	D.1	Intersection Improvement: Tinc Rd. / Flanders-Drakestown Rd.
<b>40.</b>	<b>D4.2</b>	<b>Intersection Improvement: Bartley-Chester Rd. / Bartley / Tinc / River Roads (Under Construction).</b>
<b>41.</b>	<b>D5</b>	<b>Improve Corey Rd. (Done in 2001).</b>
42.	D6	Intersection Improvement: Flanders-Drakestown Rd. / Stephens Mill Rd.
43.	E1	Intersection Improvement: North Hillside Rd. / Main Rd.
44.	E1.2	Intersection Improvement: Ironia / Main / Pheasant Hill / Flanders- Bartley Rds.
45.	E1.3	Improve Main Rd.
<b>46.</b>	<b>E2</b>	<b>Improve Pheasant Hill Rd. (NJDOT Grant in 2001 - Construction this year).</b>
47.	E3	Improve North Hillside Rd.
48.	E4	Improve Bartley-Flanders Rd.
49.	E5	Improve Ironia Rd.
50.	F1.1	Intersection Improvement: Sandshore Rd. / Stephens Park Rd.
51.	F2.1	Intersection Improvement: Bartley-Longvalley Rd. / Bartley-Chester Rd.
52.	F2.2	Improve Bartley-Longvalley Rd.
53.	F3	Improve Waterloo Rd. - Woodland Rd.
54.	F4	Improve Lozier Rd.
55.	F5	Improve Budd Lake Heights Rd.
56.	F6	Improve Crease Rd.
	<u>Priority</u>	<u>Description</u>
57.	F7	Improve Smithtown Rd.

- |           |          |  |
|-----------|----------|--|
| 58.       | F8       | Improve Waterloo Valley Rd. to International Dr.                                     |
| 59.       | F9       | Improve Tinc Rd.   |
| 60.       | F10      | Improve Existing Stephens Park Rd.   |
| 61.       | F10.1    | Stephens Park Rd. Extension - from Wolfe Rd. to Rt. 46                               |
| <b>62</b> | <b>Z</b> | <b>Intersection Improvement: Route 206 / Bartley Rd. (Done / NJDOT Improvement).</b> |
| 63        | Z        | Intersection Improvement: Route 206 / Drakesdale-Mooney Rd.                          |
| 64        | Z        | Intersection Improvement: Route 206 / Flanders-Bartley Rd.                           |
| 65        | Z        | Intersection Improvement: Route 46 / Stephens Park Extension                         |
| <b>66</b> | <b>Z</b> | <b>Intersection Improvement: Route 206 / Goldmine Rd. (Done by developer).</b>       |

The above improvements that have not been completed to date should remain in this plan to ensure future traffic safety of the community. This list should be referred to when development is proposed that will have an impact on the subject roads and intersections. The Township should determine the development's fair share of the costs of the improvements, whether they are on or off-tract.

#### State Highways

Routes 80, 46 and 206 are under the jurisdiction of the State of New Jersey. While Mount Olive does not have ultimate control over the improvements to those roads; the Township can establish its policies and work with the NJDOT to ensure that improvements are accomplished in furtherance of those policies.

The 1986 Master Plan noted the increasing congestion on Interstate Route 80, and stated that it should be addressed by the NJDOT. That Master Plan reported that the traffic volume on the road was 58,000 vehicles per day in 1983. Table 9 shows that it increased to 64,700 vehicles per day in 1999. This plan makes no recommendations to increase the capacity of the highway.

The problems with Route 46 as it passes through the Township from Netcong to Hackettstown were also noted in 1986. The problems that were identified as that time are perhaps worse with the increase in traffic volumes over the years. The four-lane road without a divider and with numerous driveway access points, especially between the International Trade Center and Budd Lake, requires redesign. As was previously noted, the Township should encourage consolidation of properties along the road frontage in order to eliminate and reduce the number of curb cuts along the highway. Additionally, efforts to eliminate accesses directly to the highway and to provide access along side roads should be encouraged. The Township should work with the NJDOT to develop a transportation problem statement addressing Route 46.

The design of the highway should be guided by the principles to maximize the highway's safety within the constraints of the developed lands that front the highway. In the area between the International Trade Center and Budd Lake, there is little land area

available for widening or the provision of jughandles that would be needed if a divider was erected. Nevertheless, all alternatives should be explored to achieve the best solution for highway improvement for the community.

The western portions of Route 46 offer different challenges for design solutions and modernization. That portion of the highway that traverses the slope down to Hackettstown has a separation between the eastbound and westbound lanes. The U-turns between the east and westbound lanes require safety improvements and upgrade to current standards in terms of sight distance, acceleration and deceleration lanes, width and other factors.

Route 206 is also an arterial road that handles north - south traffic within the region. Any NJDOT plans for improvements to that roadway should only be undertaken after consultation with the Township, to ensure that the State's plans are coordinated with those of the municipality's. Efforts should continue to reduce the frequency of access points through site plan review and coordination with the NJDOT.

### Pedestrian and Bicycle Access

The Circulation Plan Map also includes pedestrian linkages that appear on the Township's Open Space Plan. These routes are subject to further refinement and study and are meant to indicate general links between attractions. Recreation facilities, parks, open spaces, schools and concentrations of residences are intended to be connected by a network of paths, bike lanes and walkways. The trail system should be limited to pedestrians and bicycles, and perhaps in limited areas, horses. All motorized vehicles, with the exception of emergency vehicles should be prohibited. Exact routes should be established after a more detailed study of the properties in question.

The Morris County Bicycle and Pedestrian Map was also consulted, although the routes through the Township are not included on the Circulation Plan Map. Some of those routes are not realistic because of the road conditions and widths of the routes suggested.

Besides the generalized depiction on the Circulation Plan Map, the following description of proposed trails are included in this plan:

Turkey Brook Park to:

- West to Chester M. Stephens Elementary School, continuing through the conservation easement on Wyndham Point, crossing Mt. Olive Rd., through Jen III and up to the apartments.
- East to Mount Olive High School (rough trail exists)
- North to Flanders Rd. and B&H / Turkey Brook Greenway
- South to Flanders-Drakestown Road (on to Tinc Rd. School, etc., Bennington)
- Cross Flanders-Drakestown Rd., Partridge Hills to Whispering Woods, Natures View

- Mount Olive High School, cross to path through Carlton Hills, down hillside to Rt. 206
- Cross Rt. 206 through Oakwood Village, Westminster Estates, connect to Roxbury open space
- West through Pershing Estates, down to Tulip Park, trail through JMI to Rt. 46, to Sandshore Rd.

Turkey Brook Greenway to:

- North to Goldmine Rd., through Follini / Mt. Olive properties to Rt. 46
- North to Country Oaks connections
- East to Flanders-Netcong Rd. through Morris Hunt development, north open space section
- West to Toll Brothers / ARD, out to Gold Mine Rd.

Budd Lake Trail:

- West side of Village Green near powerline easement through town property
- Across Waterloo Rd. on state land, cross Sandshore Rd., on state land to west section of Budd Lake
- On town property by Mohawk Trail, through Vizzoni donation to Indian Spring over to Smithtown.
- North on Smithtown to town property at Pinnacle, through Newfane and Alden Smith / Morris County property to Smithtown.
- Link to Allamuchy Park, if Smith Farm Park is obtained. An alternate would be through Oak Hill II.
- Southern link from Newfane and add trail through Perkoski, Charters to Western Trail / Patriots Path

Flanders Trail:

- Southeast of Turkey Brook Park, cross Cory Rd. through municipal property crossing Theresa
- Cross Flanders-Drakestown through Silver Spring Manor to Rt. 206
- In Silver Spring Manor, branch southwest through Church of Light, connecting Bennington Hunt, then through Devlin property down to River Rd.
- Continue along side of River Rd. to Tarn, then the Columbia Trail into Washington Twp.

### Western Trail / Patriots Path

- Trails through Allamuchy State Park, link through Oak Hill I to HMUA
- From HMUA link through Charters Farm trail easement-link to Perkoski
- South through Block 8300, Lot 11.
- Cross Rt. 46 along Naughtright Rd. to Washington Twp.
- Western alternate from HMUA, Dean property, Mt. Olive to Mine Hill Rd. to Grove Lane to Hackettstown Park, over footbridge to Hackettstown.

### South Branch Trail:

- Budd Lake Bog properties, cross Rt. 46
- West King Estates along top of bank, continues through Vasa Properties.
- Cross Mt. Olive Complex, past Camp Morris dam, bridge at Flanders-Drakestown Rd. to River Rd.
- West link from Rt. 46 / South Branch area through Mt. Olive Complex to Naughtright Rd. and Patriots Path.
- Mount Olive Complex links along Drakestown from River Td. to Naughtright Rd.
- East link from Camp Morris bridge, through Pantere / Mt. Olive Complex to Municipal Building, on to Stephens Mill Rd.
- South through Mt. Olive Complex, to Shop Lane, through Rezamir Estates to Drakestown Rd.
- Alternate along River Rd.; link to Devlin, Tarn, and Columbia Trail

### Drakes Brook Trail:

- Through Tarn, Columbia Trail
- South through Twp. property along Drakes Brook, along brook at Toys R Us, municipal property to Rt. 206.
- Cross Rt. 206, past sewer plant to Lions Park to Cloverhill Dr. to Fox Place onto Twp. property.
- North to powerline easement, Grabowitz to Flanders Park
- East through Grabowitz to Flanders Valley Golf Course to Roxbury, link to Black River Greenway and Patriots Path
- West link through Powerline Park out to Rt. 206

Sidewalks are the most prevalent facility for pedestrian circulation. They are prioritized to improve public safety, increase public access between residential areas, shopping, schools, parks and public facilities, and to serve public requests for recreational walking areas. Each June, NJDOT sponsors a bicycle and pedestrian safety grant program for sidewalks through local aid block funds. ISTE A-21 funds also qualify. This list is included in the circulation plan as a basis for future municipal funding and grants and to establish the location for developer funded improvements as part of site plans and subdivisions.

**Points to consider in the selection process:**

- Connections to other sidewalks and trails - existing, proposed and required.
- Resolve maintenance and snow clearing responsibilities where schools or other public property is involved.
- Available rights-of-way need to be investigated.
- Tree removal, grading and retaining walls may be needed in some instances.
- Some may be provided through site plan requirements as part of private development projects.

***Areas noted for potential future sidewalks:***

**Project Area 1- This would likely require future road widening, and request for NJDOT problem statement, which could significantly delay implementation.**

- Rte. 46 from ITC South to Village Green
- Rte. 46, Village Green to Elizabeth Lane (NJDOT funded, could use as match for ISTEA) **(This was funded and construction slated for 6-02)**
- Rte. 46, Elizabeth Lane to Mt. Olive Rd.
- Rte. 46, Mt. Olive Rd. to Sandshore Rd.
- Rte. 46, Sandshore Rd. to Cedar St.
- Rte. 46, Cedar St. to Old Wolfe Rd.
- Rte. 46, Old Wolfe Rd. to Smithtown Rd.
- Connolly Ave. from Country Oaks to Rte. 46

**Project Area 2-**

- Wolfe Rd. – remaining sections from apartments or Cassidy Rd. to Rte. 46.
- Old Wolfe Rd. - entire length. Sections to be done by developers, remainder through a DOT application.

**Project Area 3 -**

- Sandshore Rd. from Rte. 46 to Netcong Rd.
- Netcong Rd.
- Elizabeth Lane
- North Mt. Olive Rd. (possibly bulk with area 4)
- Waterloo Rd. from Netcong Rd. to Woodland Ave.
- Woodland Ave. from Netcong Rd. to Waterloo Rd.

**Project Area 4 -**

- Mt. Olive Rd. from Rte. 46 to Pine St.
- Tulip Ave.
- Woodsedge Ave. from Tulip to Rte. 46

- Flanders Rd. from Mt. Olive Rd. to Marlyn Terr., Turkey Br. Pk.
- Sunset Drive.

**Project Area 5 -**

- Cory Rd. from Mt. Olive High School to Flanders-Netcong Rd.
- Flanders-Netcong from Ramar to Carlton Rd.
- Flanders-Drakestown from Cory to Tinc Rd.
- Flanders-Drakestown from Wyndham Pointe to Cory
- Tinc Rd. to Kevin Dr.

**Project Area 6 -**

- North Rd.
- Main Rd. to Flanders-Bartley Rd.
- Park Place

## **5.4 Community Facilities Plan**

The Community Facilities Plan addresses public facilities that are under the authority of Mount Olive Township. This element includes the Municipal Building, police and fire protection, library, and other public buildings. The School District facilities are addressed here, although they are under the control of the Board of Education. The locations of the community facilities discussed in this section are identified on Map 13.

### Municipal Complex

The governmental functions of the municipality are centered in the municipal complex located on Flanders-Drakestown Road. This includes all of the administrative services and the police headquarters. A large multi-purpose garage and public works facility has been planned for the complex. The intent is to house, maintain and service the public works equipment and vehicles in a clean and modern facility under one roof.

### Library

As was reported in the background section a new library is planned for an eight (8) acre site adjacent to the municipal building on Flanders-Drakestown Road. The library has received a grant in the amount of \$960,000 towards the construction of the facility. The May and Township Council approved \$3,500,000 in the 2001 Capital Budget for the new building construction and increased that by \$500,000 in the 2002 Capital Budget. Currently it is anticipated that the library will be completed and occupied sometime in the fall of 2003.

### Community Center

With the relocation of the library to a new facility, there is the opportunity to adapt the existing library for a community center for the citizens and youth of the Township. The building can be utilized as a civic and recreational facility with both indoor and outdoor amenities. Its location adjacent to the Middle School makes it an appropriate site for youth related activities.

### Public Safety

With the completion and occupancy of the ITC South retail shopping area, the emergency services agencies of the police and fire departments and the first aid squad should study the need for a sub-station in that vicinity. The number and frequency of calls to that area and the response time at various times of the day should factor into the determination whether such a facility is warranted. The study should also determine whether there is an adequate site in the vicinity to house a facility that could be shared by the emergency services.

With the completion of the expansion to the Flanders Firehouse, there are no

current plans for additional expansions or additions. The Budd Lake Firehouse is also adequate for current needs.

### Former Municipal Building

The former municipal building located at the Budd Lake Beach offers opportunities and problems for future use. The building, which has a long and varied history, is in need of upgrade and maintenance if it is to be adapted for a civic use. Its location as a community focal point and adjacent to Budd Lake offers opportunities as a cultural or recreational center for the municipality.

This plan recommends that the facility remains in public ownership and steps are taken to stabilize the structure to stem any future deterioration. Concurrently, studies should be undertaken to develop alternative uses for the facility that will benefit the public. Obviously, costs and community needs will be primary factors in determining the best course of action.

### Township Schools

The Board of Education has established a Strategic Planning Committee to guide the growth of the school system. Since the committee has just recently been established no immediate plans have yet been developed. The District within the past few years has used the funds from a \$48 million bond to construct a new Middle School and provided improvements to the elementary schools. It is anticipated that the High School will be the focus of improvements in the future.

The Board of Education should continue to monitor development activity and population changes in order to be able to anticipate changes in school enrollment. The Board should be apprised of significant residential development applications that come before either the Planning Board or Zoning Board of Adjustment.

## **5.5 Utility Service and Recycling Plan**

This Utility Service Plan Element addresses potable water, sanitary sewer service and to a minor extent, storm water management. This Master Plan does not include a comprehensive Township-wide storm water management plan. It does include overall policy guidance to storm water management issues.

### Sanitary Sewer Service

This Utility Service Plan recommends that the sanitary sewer maps as part of the Township's Wastewater Management Plan be amended to reflect the proposed centers of this Master Plan. Additionally, the Plan should be amended to reflect the areas that are not proposed for higher intensity or density development. The future sewer service areas in those areas should be retracted to reflect the intent of the Land Use Plan and to be coordinated with that Plan. Map 10, reflects those plans and proposals.

Specifically, one of the significant changes that is proposed is to reduce the area that was classified as the Mount Olive Villages Sewer Service Area. The limits of that service area as reflected on the plan map is proposed to be reduced to encompass the currently developed portions and not those areas that are proposed for low density residential development.

Also, the Hackettstown M.U.A. service area is proposed to be reduced from the limits illustrated on the latest Wastewater Management Plan. The H.M.U.A. limits within Mount Olive Township should be restricted to the area included in the Hackettstown Regional Center as illustrated on the Land Use Plan Map. This limitation is also illustrated on Map 10.

The Clover Hill Sewer Service Area as depicted in the Wastewater Management Plan is also larger than is proposed here. This Master Plan recommends that the sewer service area be reduced to reflect the Land Use Plan, and not include lands that are proposed for low intensity development that does not require public sanitary sewers.

### Potable Water

The Township's engineering consultant, Schoor DePalma developed a Water System Master Plan that is reflected in a map dated October 2000. This Utility Service Plan Element incorporates that plan and map. Although the entire map is not included here, the water service areas are illustrated on Map 9, which is in the background section of this Master Plan.

As was noted in the goals and objectives there were five (5) recommendations contained in the 1985 Water Master Plan. The recommendations are modified as follows and included in this plan element in the following order. While no specific timetable is proposed here, the order of the recommendations indicates the order in which they are recommended to be implemented.

- Correct the deficiencies that are found in the existing systems. These deficiencies may include low water pressure, inadequate storage or supply or other problems that result in water service that is inadequate or otherwise not completely reliable.
- The 1985 Water Master Plan included the recommendation that the Township should take control of all privately run water systems. While this recommendation is continued, it does not include the major private systems such as the New Jersey American Water Company. Most, if not all of the private water systems in existence in 1985 have been incorporated into either the municipal system or New Jersey American Water System.
- This plan endorses constructing interconnections between the existing systems in order to ensure reliable sources of potable water. This recommendation includes the construction of transmission lines, where needed to implement those interconnections.

### Recycling

The Morris County Solid Waste Management Plan includes materials that are mandated to be recycled. The Township offers curbside pick-up of some of those mandated items. Recycling pick-up is scheduled on the same day the solid waste is collected according to a schedule for the various sections of the community. The following items are picked up at the curbside:

newspaper  
 chipboard  
 corrugated  
 glass  
 aluminum  
 plastic (Type 1 PETE and Type 2 HDPE only)  
 steel and tin  
 batteries  
 magazines  
 used motor oil and oil filters  
 water based paint (dried)  
 anti-freeze

Other items mandated by the County to be recycled are:

mixed paper  
 yard waste (leaves, grass and brush)  
 tires  
 oil contaminated soil (non-hazardous, Type 27)  
 stumps  
 asphalt roofing shingles

The Township operates a recycling center located on Wolfe Road at the municipal building. The center is open Monday through Friday 8:00 A.M. to Noon and Saturdays 8:00 A.M. to 3:00 P.M. Most of the above items may be accepted at that facility. Additionally, household hazardous wastes, computers and televisions may be dropped off at the Morris County Fire Fighters and Police Training Academy during designated times of the year.

As is required, the Township has a recycling coordinator whose responsibility it is to oversee the municipality's recycling activities. The coordinator's duties include compiling and maintenance of recycling information for submittal to the State and County, and acting as an informational base for municipal residents, businesses and officials.

## 5.6 Recreation Plan

The Township of Mount Olive's Open Space Committee adopted the Open Space Plan on June 29, 1999. That plan addressed the issue of recreation in broad strokes and included some goals and objectives concerning recreation. The committee has developed a comprehensive Recreation Plan, which will soon be finalized. That plan is incorporated into this Master Plan by reference, as is the previously adopted Open Space Plan. The highlights and major recommendations of the Recreation Plan are noted in this section.

The Open Space Plan included the goal, *"To preserve lands and waters in Mount Olive Township for the purposes of conservation of environmental resources, outdoor recreation, and the preservation of Mount Olive's scenic and historic countryside."* The Recreation Plan expanded on that intent with the inclusion of the goal, *"To encourage, enhance, provide, and coordinate diverse land areas, programs, facilities, and appropriate settings for passive and active recreational opportunities in cooperation with public, private and non-profit entities."*

The Recreation Plan includes demographic data and an inventory of existing parks and recreation facilities located within the Township as well as programs offered by the Recreation Department. The facilities are inventoried in the background section of this Master Plan and the demographic characteristics of the community are found in other sections of this Plan. The Recreation Plan also includes the benefits of recreation to the community. Based on those benefits specific objectives are identified that represent guidelines for providing recreational opportunities. Those objectives are repeated here:

- Preserve the integrity of existing parks and open spaces.
- Create greenways that buffer neighborhoods from intrusive commercial activities and traffic.
- Establish parks that may include active or passive recreation facilities within a 10-minute walk or bike ride of every resident.
- Establish trail connections to neighborhoods, public and private recreation facilities, and parks.
- Coordinate or provide access to recreation programs and facilities that serve residents of all ages and abilities.
- Create incentives for regional resource protection and recreation, such as extending the Patriots Path through Mt. Olive
- Provide public facilities that are designed with need, safety, practicality, fiscal responsibility and fun in mind.
- Permit private facilities in appropriate planning areas that serve the public need

for indoor facilities, while addressing the benefits of protecting natural areas for outdoor passive recreation.

- Park designs and space provided will meet or exceed local requirements and the will meet or exceed the guidelines of the National Recreation and Park Association guidelines.
- Ensure an adequate supply of recreation lands for a variety of recreation pursuits for Mt. Olive residents of all ages.
- Provide adequate staffing and maintenance of municipal recreation facilities and parks.
- Provide adequate planning for future recreation programs at municipal facilities.
- Provide adequate facilities development at municipal parks.
- Require residential and commercial development to design projects that further the goals of the Mount Olive Open Space and Recreation Plans and the National Recreation and Park Association. Examples of design objectives for Mount Olive are:
  - Play areas and community facilities within the housing layout and convenient for safe access, not separated by high traffic volume roads or other physical conditions and restrictions. Multiple access points are needed.
  - Natural areas that contain designed trails connecting to other larger trail plans.
  - Natural areas that encourage public access and enjoyment and serve as a buffer to adjacent land uses.
  - Clubhouses, tennis courts and pools and other recreational facilities etc. should be sized to adequately serve the development.

This Recreation Plan includes the recommendations in the Circulation Plan for trails and bikeways. They are features that cross into both plans. The generalized routes are depicted on the Circulation Plan Map and are described in that plan element.

The following services and programs have been requested many times by residents and employees of businesses in Mount Olive, are noted in the Township's recreation plan and are repeated here. These needs reflect the makeup of the community- relatively young, growing, and active.

- **Standards** - Compare National Recreation and Parks Association standards with current facilities. Plan for necessary upgrades, repairs, site requirements, etc.
- **Green ways** - Continue to link up open space and create greenways.
- **Regional needs** – As the population of Morris County increases and shifts to the

western area, future demands will be made for suitable regional parks in Mount Olive. The Township, state, county other regional groups should coordinate and address future planning, acquisition and development to achieve regional facilities appropriate in Mount Olive.

- **Public information** -Regularly update public information regarding programs, parks, facilities, trails and greenways, and natural area access. Information should be shared with county, state and regional groups to assist in planning for regional recreation. Foster public interest and responsibility in the funding and care of parks.
  
- **Program and facility needs include the following:**
  - Additional facility development, field space and programming has been requested for soccer, baseball, football, tennis, lacrosse, skateboarding, in-line skating, jogging track, seasonal ice-skating rink, trails, multi-purpose fields (lacrosse, field hockey, etc.).
  - Continued collaboration between the municipal government, school district and sports organizations is needed to plan recreation facilities to meet program and population changes.
  - Field lighting will be planned in appropriate areas as budgeting allows
  - Expand adult programs to accommodate demand. They are very popular when offered.
  - Offer on-line registration and payment.
  - Recreational leagues and leisure time programs are needed for the high school aged population. Most programs stop at eighth grade. The high school only accommodates athletes that make the team. Opportunities are needed for those who don't "make the team" but still look to recreate. As coaching and supervision is reliant on volunteers, a possibility is to increase student volunteerism to assist adult volunteers.
  - Adequate park staff must be devoted to maintenance as open space is acquired. Otherwise dumping, visitor safety problems, etc. will result. The full benefits of open space protection will not be realized by Mount Olive residents unless property is maintained.
  - Once an open space parcel is protected, develop a management plan for that site that includes current maintenance needs and projected facility needs.
  
- **Turkey Brook Park** – This centralized multi-purpose park will serve as the towns "Central Park" for generations to come. Improvements, maintenance, programs and park use will require periodic review and continued planning. Construction is underway for Phase I. Future phases will rely on fundraising through private, corporate and other sources. Additional Township funding is uncommitted at this time. As active programs expand, Turkey Brook and other available recreation areas will need to be developed. Undeveloped active recreation space is available at Turkey Brook Greenway and in the Budd Lake area known as Newfane (Block 900 lot 59). Additional open space may be

acquired for these purposes.

- **Teen Center** – A youth/teen center has been frequently requested to serve as a supervised and appropriate facility for youth programs. Mount Olive Library is currently planning the construction of a new library to open in late 2003. The old library will then be converted for use as a teen center. The current plan is to design an outdoor basketball court, volleyball court, tetherball court, and to provide an outdoor pavilion suitable for picnics, parties and perhaps basketball in 2002. The indoor section of the library will be converted with sections set aside for activities, games, computers, refreshments, etc. No gymnasium space is available. The Police Athletic League is also looking for a location for a future youth program center, but require space for gymnasium.
- **Indoor pool/gymnasium/fitness center** - An indoor facility has often been requested by residents, local employees and the Board of Education. The high school swim team must swim in Morristown. The YMCA has been actively searching for a suitable location. The goals are to provide a space for an area day camp, and to have a location for a future large indoor pool and gym facility. However, it is difficult to find an affordable property that will be rural enough for the day camp and have a convenient location and required water/sewer for the gym/pool. A committee is looking at possible sites. Any site selected will require variances. Consistency with the goals of the Master Plan is essential.
- **Ice hockey rink** – the hockey program in town has grown significantly. Ice time is a premium in the county, necessitating student players to skate late at night. Parents would like to have a rink that is closer and would allow more favorable ice time. This could be provided in Mount Olive or another nearby town. A private proposal for an ice rink/ indoor soccer area at the Tennis Club had a mixed reception. Following months of public hearings, the owner withdrew his application. Many agreed with the concept of the rink but disagreed with the proposed use-variance, a non-conforming location in a residential area. Ice rinks often operate 24 hrs. a day to meet ice time demands and pay high utility and insurance costs. An appropriate location would have sewers, public water, lighting, traffic and parking capabilities consistent with Master Plan objectives.
- **Municipal Beach upgrades** – As the only opportunity for a township beach complex, many would like to see the area rehabilitated. The current site is in deteriorated and substandard condition, with no planned design. The recent beach expansion made many more residents hopeful that a concession area, rest rooms, picnic area or pavilion, play area and expanded parking could be provided. A number of phases and extensive financial planning would need to be completed.
  - **Concessions/Rest rooms/Office/Storage** - The old municipal building at the beach now serves as a storage facility. Left unheated, it will deteriorate more rapidly. The condition is poor and will cost a million dollars or more to renovate. Given the condition of the building and the

renovation costs, a decision will need to be made to renovate or remove the structure. The Historical Society would like to see the 1930's building preserved, as it is the last remaining connection to the vacation haven of Budd Lake in the late 1800's- 1950's. Many others would like to replace it with a new structure, but environmental regulations may prohibit the replacement of a building so close to the lake. No funding is available at this time for a major commitment.

- Parking - New municipal garages are planned at the new municipal complex. Once new garages are built, the old garages can be torn down to reconfigure parking areas at the beach complex with possible beach expansion.
- Pedestrian areas - Many residents have requested a boardwalk. The width of available space between Rte. 46 and the lake restricts possibilities. The Township is trying to plan a boardwalk or other walking area where right-of-way, ownership, safety and budget allows.
- Water quality - When the highway was widened in the 1960's, portions of Budd Lake were filled to accommodate the project. This left a narrow buffer between the highway and the lake. Storm drains are unfiltered. Lake water quality has been affected. To improve water quality, the recommendations of a Phase I Study are being implemented. Additional funding will be needed for drainage upgrades. The Township continues to explore funding sources for upgrades.
- Boats - If additional space and docks are acquired, many requests are made for rental of paddleboats and rowboats and could be accommodated.
- Veterans Memorial - The Mount Olive Historical Society has recently rehabilitated the Veterans Memorial. The group continues to research veteran's names for possible additions to the monument and seeks funding opportunities to improve the area surrounding it.
- Pavilion/picnic area - Residents have requested a small picnic area or shade pavilion for refreshments.
- Playground area – An expanded playground area may be possible in a future redesign of the complex.
- If available, the site could be expanded if adjacent owners are willing to sell.

At least one additional public access site to Budd Lake is desirable. A quieter section of the lake would be more desirable for resource related recreation to increase public appreciation of this special resource. A picnic area, bird-watching site, boat ramp, etc. away from the state highway is more appropriate.

## 5.7 Conservation Plan

The Conservation Plan includes features that are coordinated with the Land Use Plan and the Recreation Plan. A conservation goal that was stated in Section 4.0 is repeated here:

To preserve lands and waters in Mount Olive Township for the purpose of conservation of environmental resources, outdoor recreation, and the preservation of Mount Olive's scenic and historic countryside.

This goal is to be achieved through a number of implementation strategies. Areas have been designated in the Land Use Plan and Map as Public / Conservation Lands. These properties were identified to recognize that these are areas intended for conservation, preservation or deed restriction and are not intended for conventional development. It was acknowledged that some of these lands were in private ownership and therefore it is the intent of the plan that they not be developed. Nevertheless, if they are developed, it is intended that they be developed pursuant to the regulations in the RR-AA District. Clustering, with the preservation of the most environmentally sensitive portions of the sites is recommended for appropriate properties.

### Greenways

The Township's Open Space Plan identifies several areas for open space acquisition to form a Greenway. The intention is to link areas of environmental sensitivity and natural beauty and to provide recreational access from adjoining neighborhoods and public areas. Large areas of the Township have been designated for open space or for residential uses on large lots to protect sensitive natural resource areas and to direct growth to appropriate areas already containing infrastructure. Other municipal ordinances including clustering provisions are designed to achieve appropriate growth while protecting designated areas and conditions. These Greenway areas are:

- The Musconetcong Ridge and River containing Allamuchy State Park and surrounding farming and forested areas. Patriots Path has a connection here, and additional access now connects to MCMUA/Camp Pulaski.
- The Budd Lake Bog containing Budd Lake and surrounding Natural Heritage Priority Site areas designated by the New Jersey Department of Environmental Protection.
- The South Branch Raritan River Corridor project will protect surface water quality and quantity and reduces traffic impacts on this sensitive source of drinking water. Farms and forests in this area are critical to open space planning and watershed protection.
- The Turkey Brook Corridor expands the open space acquisition area along this trout production stream.

- The Flanders/Bartley Valley Ridge protects aquifer recharge for a primary source of drinking water for Morris County and protects a scenic view shed.
- Drakes Brook area has several publicly owned parcels, with the potential to connect to open space and trails in Chester and Roxbury linking to the Black River system.

All of the above-mentioned areas provide excellent recreational opportunities, habitat protection, watershed protection, and incorporate historic elements of the Township. Open space acquisition efforts will create natural corridors, providing trail opportunities and other recreational opportunities.

#### Ridgeline Protection

A ridgeline protection ordinance should be adopted that prohibits development and ground disturbance within a specific distance from a ridgeline. The intent of such an ordinance is to protect the pristine view of ridgelines and hilltops from various vantage points throughout the community. The ordinance will require a definition of ridgeline or crest line and include setback standards and height standards in relation to construction in the vicinity of that feature.

#### Wellhead Protection

A wellhead protection ordinance should be adopted that regulates land use within certain distances from productive wellheads. The intent is to preserve the quality and quantity of potable water that is obtained from these sources. NJDEP guidelines should be incorporated to establish these regulations.

#### Historic Preservation

This plan does not recommend the establishment of an historic preservation commission as described in the Municipal Land Use Law, at this time. The establishment of an historic preservation advisory group is recommended. The purpose of such a group would be to inventory architecturally and historically significant properties within the Township. If there is found to be a need and desire to create guidelines and regulations to protect such areas and properties, then the potential for the establishment of a commission and the adoption of historic district zoning could be explored.

#### Budd Lake Water Quality

The water quality of Budd Lake is of significant importance to the community, since the lake is a recreational and aesthetic asset, and sits at the headwaters of the South Branch of the Raritan River. When Route 46 was widened in the 1960's, portions of Budd Lake were filled to accommodate the project. A narrow buffer between the highway and the lake was left with little area for natural storm water filtering.

Additionally, the storm drains from the highway flow directly into the water body, further affecting the water quality. To improve the water quality, the recommendations of a Phase I study are being implemented. Additional funding will be needed for drainage upgrades. This plan endorses continued efforts to improve the lake's water quality and search for funding to accomplish this task.

## **6.0 Relationship to Other Plans**

The Municipal Land Use Law in Section 40:55D-28d. requires that the Master Plan include a policy statement indicating the relationship of the proposed Master Plan to (1) the master plans and zoning ordinances of contiguous municipalities, (2) the County Master Plan, (3) the State Development and Redevelopment Plan (SDRP), and (4) the district solid waste management plan. These relationships are examined here.

### **6.1 Neighboring Municipalities**

The zoning and land use plans for the portions of the municipalities that abut Mount Olive are illustrated on Map 14, entitled “Surrounding Zoning”. The proposed land uses in this Master Plan are generally compatible with those of the adjacent communities. The Land Use Plan generally reflects the existing zoning with modifications in designating additional future open space lands, therefore any impacts on neighboring municipalities would be the same as exists today. Additionally, the Musconetcong River marks the northern and a portion of the western border of the Township. That geographic barrier mitigates any potential conflict of land uses between the bordering municipalities.

### **6.2 County Plans**

The last land use plan completed by Morris County was adopted by the Morris County Planning Board in December 1975. The County’s Future Land Use Element was built upon two basic principals that are relevant today. They are as follows:

- 1) That all future developments proceed only after careful analysis of environmental considerations, and within any limitations imposed by such an analysis:*
- 2) That future growth is clustered, in order to preserve open land, and to render utility services and public transportation feasible and economical.*

Morris County’s Future Land Use Plan Map illustrated only Flanders as an area identified as a center within Mount Olive Township. It was identified as a village center with a population of between 5,000 and 10,000. The map also showed Netcong as a regional center able to accommodate a future population of between 30,000 and 75,000 people. In the text of the plan the Netcong Center is described to include portions of Mount Olive and the Budd Lake area.

It is important to note that the County’s Land Use Element is 27 years old and is based on census data that is more than thirty (30) years old. A large amount of development has occurred in and around the Township during the last three (3) decades. Therefore it should be anticipated that certain portions of the Township’s and County’s land use plans might be in conflict. The general principals of the County’s plan and those

of this plan are consistent. The application of those principals as represented by mapped areas for future centers are somewhat inconsistent. This inconsistency is not significant, especially in light of the age of the County Plan and the amount, type and location of development that has taken place in the intervening years.

This Master Plan is also substantially consistent with the County's Solid Waste Management Plan. Included in the plan is the Solid Waste Transfer Station located on Gold Mine Road. The vegetative composting facility located on Waterloo Road is also included in the County's Plan. The County's plan also includes the items that are required to be recycled per municipal ordinance. The recycling plan included with this Master Plan reflects those requirements.

### **6.3 State Development and Redevelopment Plan**

The State Development and Redevelopment Plan (SDRP) was initially adopted in 1992, after a cross-acceptance process with the municipalities and counties of the State. The latest iteration of the SDRP was adopted by the State Planning Commission on March 1, 2001. The Policy Map of the SDRP identifies Planning Areas, parks and natural areas, and centers. Mount Olive is included in three (3) different designations. Most of the Township is located in PA5- Environmentally Sensitive Planning Area. The state parkland in the north of the Township is recognized on the Policy Map, and a small portion of the Township adjacent to the Washington Township border is designated PA4B- Rural / Environmentally Sensitive Planning Area. The descriptions of these Planning Areas in part are as follows:

#### ***Rural/Environmentally Sensitive Planning Area (PA4B)***

##### ***General Description***

*Some land in the Rural Planning Area (PA4) have one or more environmentally sensitive features qualifying for delineation a Rural/Environmentally Sensitive (PA4B). This sub-area contains valuable ecosystems or wildlife habitats. Rural/Environmentally Sensitive Planning Areas are supportive of agriculture and other related economic development efforts that ensure a diversity within New Jersey. Any development or redevelopment planned in the Rural/Environmentally Sensitive Area should respect the natural resources and environmentally sensitive features of the area.*

#### ***Environmentally Sensitive Planning Area (PA5)***

##### ***General Description***

*The Environmentally Sensitive Planning Area contains large contiguous land areas with valuable ecosystems, geological features and wildlife habitats particularly in the Delaware Bay and other estuary areas, the*

*Highlands Region, and coastal area. the future environmental and economic integrity of the state rests in the protection of these irreplaceable resources. Some of these lands have remained somewhat undeveloped or rural in character. Other areas, particularly New Jersey's coastal barrier islands, have experienced advanced levels of development, but remain highly vulnerable to natural forces. Environmentally Sensitive Planning Areas are characterized by watersheds of pristine waters, trout streams and drinking water supply reservoirs; recharge areas for potable water aquifers; habitats of endangered and threatened plant and animal species; coastal and freshwater wetlands; prime forested areas; scenic vistas; and other significant topographical, geological or ecological features, particularly coastal barrier spits and islands. These resources are critically important not only for the residents of these areas, but for all New Jersey citizens.*

The SDRP has recognized the Highlands Region, which includes all of Mount Olive Township and western Morris County, as a Special Resource Area. The area includes about 1,000 square miles within New Jersey and is part of the two million acre Highlands physiographic area that extends from northwestern Connecticut across the Lower Hudson River Valley and northern New Jersey into eastern-central Pennsylvania. A number of planning and implementation strategies are proposed for this region. The following are some of those goals:

- *Establish an intergovernmental planning initiative, inclusive of public participation, to:*
  - *identify and address the existing and prospective conditions, opportunities, and challenges of the Highlands Region;*
  - *secure the protection of water quality and water supply, natural resources, open space, unique landscape and community character;*
  - *promote sustainable economic development; and*
  - *encourage redevelopment, especially in existing urban areas.*

A key component of the State Plan is the establishment of centers. Centers are the SDRP's preferred vehicle for accommodating growth. As was stated in the Land Use Plan, there are three centers identified within the community; Hackettstown Regional Center, Budd Lake Regional Center, and Flanders Town Center. The intent of the Plan is to direct development to these centers and protect the remainder of the Township, since it is in environmentally sensitive planning areas.

All three (3) centers are identified in the State Plan; Hackettstown Regional Center as proposed, and Budd Lake and Flanders as identified villages. Therefore, at this time the scope, size and actual borders of the centers are not established and in fact must be subject to the delineation process.

This Master Plan is substantially consistent with the State Plan. The Master Plan's intent to direct new development to the areas of the Township that are generally

served by sanitary sewers and within areas that are recommended to be designated as centers forwards the policies of the State Plan.

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