

Borough of New Providence

Master Plan Reexamination Report



Prepared by

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New Providence

Reexamination Report 2017

Borough of New Providence

Union County, New Jersey

Adopted by the Planning Board on

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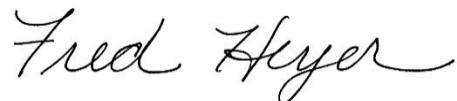
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INTRODUCTION

This report constitutes a Master Plan Reexamination Report for the Borough of New Providence as defined by the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-89). The purpose of the Reexamination Report is to review and evaluate the local Master Plan and Development Regulations on a periodic basis in order to determine the need for updates and revisions. The Borough adopted its last Reexamination Report in September 2009. The Borough adopted its last Master Plan in March 2003. This Reexamination Report also serves as an amendment to the 2003 Master Plan.

Section A of this report identifies the goals and objectives which were established in the 2003 Master Plan and evaluated in the 2009 Reexamination Report. Sections B and C describe changes that have occurred in the Borough, the County and the State since the adoption of the 2009 Reexamination Report related to Borough-specific development issues and general shifts in planning assumptions. Finally, Sections D and E discuss recommended actions to be addressed by the Borough.

PERIODIC REEXAMINATION

New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-89) requires the Reexamination Report to contain the following:

- 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 assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives,
- D. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared, and
- 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 seq.) 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.

SECTION A.

Comprehensive Goals, Objectives, and Issues

Goals and Objectives

During the 2009 Reexamination process, the Borough Planning Board's Master Plan Subcommittee undertook a comprehensive review of the goals and objectives of the 2003 Master Plan. A set of revised goals and objectives was formulated and included in the 2009 Reexamination Report as the basis for plans, policy statements, and proposals going forward.

The 2009 Reexamination Report states that these goals and objectives supersede previous goals and objectives statements. The 2009 Reexamination Report identified the following goals, objectives, and issues:

Comprehensive Goals

1. Maintain consistency with the purposes of the Municipal Land Use Law (MLUL) as contained within N.J.S.A. 40:55D-2;
2. Continue to be a stable and diverse suburban community through the provision of a balanced land use pattern;
3. Strengthen the vitality of the existing commercial districts;
4. Encourage the development of both active and passive recreation opportunities for the community, while maintaining sensitivity to environmental and cultural resources;
5. Maintain and enhance a thriving local economy that encourages the provision of more cost-effective public services, such as shared municipal services, in order to improve the quality of life for New Providence's residents;
6. Encourage the establishment of policies, codes and standards that promotes the use of sustainable development;
7. Encourage the promotion of practical and appropriate development controls in order to promote the goals of the MLUL (N.J.S.A. 40:55D-2), which advocates the protection of the general health, safety morals and general welfare of the residents;
8. Upgrade, preserve and increase the economic and aesthetic vitality of the existing commercial and industrial areas, while being sensitive to adjacent and existing uses; and
9. Balance redevelopment initiatives in a manner that considers the fiscal impacts to the Borough while not adversely impacting traffic, population, safety and environment, character and privacy of existing residential areas or placing increased demands on municipal services.

Comprehensive Objectives

1. Encourage the redevelopment, revitalization and restoration of brownfield sites and other contaminated properties;
2. Preserve the unique character of existing residential neighborhoods;
3. Ensure practical and appropriate development controls in order to preserve open space and both active and passive recreation facilities, conserve the natural landscape and protect the sensitive ecologically areas of the Borough;

4. Maintain and upgrade the existing system of parks, recreation and open space to provide for Borough residents of all ages consistent with projected population growth that supports individual and group sports, physical fitness and community sponsored activities;
5. Provide mechanisms to encourage the upgrade of the existing utility infrastructure including roadways, public water, stormwater management and wastewater treatment in order to mitigate any potential adverse impacts;
6. Preserve a high level of public services and provide new facilities where necessary, in order to accommodate economic development and the changing needs of the residents;
7. Protect, preserve and restore natural environmental areas that enhance the aesthetic character of the community through the use of buffering, flood and erosion control measures as well as natural habitat preservation;
8. Promote energy efficiency, conservation and increased use of renewable energy;
9. Expand public outreach and education efforts extolling the environmental benefits of recycling, with the goal of increasing recycling efforts in the Borough;
10. Protect the safety, appearance and stability of the Borough;
11. Promote the expansion of pedestrian interconnection among neighborhoods, parks and playgrounds, shopping areas, community centers and schools throughout the community;
12. Preserve the historical, architectural and cultural character of the community where appropriate;
13. Encourage the development of a circulation system that accounts for roadways, mass transit, pedestrian/bicycle routes, and commercial/retail facilities;
14. Promote the protection of neighborhood characteristics by enforcing buffer areas between non-residential and residential areas;
15. Encourage the utilization of innovative and creative approaches in order to facilitate the provision of housing for low to moderate income households which will enhance the quality of the community;
16. Focus economic development efforts on growth sectors of the economy in commercial and industrial districts;
17. Collaborate with other government, non-government and private entities to create the most efficient and effective means for realizing New Providence's Master Plan goals, while minimizing the financial burden on the Borough;
18. Promote a diversified economic base that generates employment growth, increases tax ratables in a sustainable fashion, improves income levels and facilitates redevelopment; and
19. Provide zoning for a variety of land uses, including mixed-use, while protecting the residential uses and neighborhoods from adverse impacts.

Issues

Further, the 2009 Reexamination Report listed the following key issues:

1. The population of the Borough of New Providence is expected to grow modestly through 2020 (based on projections conducted by the North Jersey Transportation Planning Authority). It was predicted that there would be 12,030 residents by 2010 and 12,710 by 2020. This projection may reflect the expectation that redevelopment and infill development will be the norm in many of the State's built out communities.

2. New Providence has seen an increase in the request for use variances to develop residential properties since 2003. This increase is directly correlated to the fact that there is limited developable property in the municipality. The majority of these requests have been in the form of high end townhome development, located primarily in the Light Industrial Zone area surrounding the Murray Hill Train Station.
3. Since the 2003 Master Plan, the Borough has seen significant vacancies in the LI-Light Industrial and RL-Research Laboratory Zones, as the economy has taken a turn for the worse and companies are moving outside the State of New Jersey for economic reasons. The Borough has taken steps to encourage economic growth by allowing additional permitted uses, accessory uses and conditional uses in the LI Zone. The Borough has seen some adaptive reuse of buildings and companies such as Summit Medical which capitalize on the change of permitted use, to allow for corporate medical offices.
4. Bonding capacity and spending limit restrictions, as well as powers granted to municipalities to reasonably determine land use policies and regulations, have been eroded by law and action at the State and Federal levels of government. Incipient dilution of the local planning authority is an on-going issue.
5. Due to limited useable open space for active recreation, the Borough must maximize the usage of existing facilities to serve multiple uses. The Borough has proposed a redesigned Oakwood Park with turf softball and baseball fields and is currently working with Union County on the funding of the park.
6. The limited undeveloped land supply, with minor exceptions, is characterized by floodways, wetlands and steeply sloped areas.
7. Since the adoption of the 2003 Master Plan, the Council on Affordable Housing (COAH) has released the third round rules and regulations requiring a plan to develop affordable housing based on a Growth Share Projections methodology. The Borough of New Providence submitted its 3rd Round COAH Plan in December of 2008 and is awaiting its review.
8. The US Post office once located in the Village Shopping Center has temporarily been relocated to the existing A&P Shopping Center located on Central Avenue. The facility consists of several temporary trailers and parking to serve the needs of the public. At the time of the preparation of this Re-Examination report it was not known whether the Post Office would be relocated to a permanent location in the Borough or, due to Federal budgeting, be merged with adjacent locations to serve more of a regional function. Besides the Post Office, no federal or state facilities are planned or proposed in the Borough; however Oakwood Park is currently being proposed as a County Park.
9. The capacity of present public sewer facilities does not impose constraints upon the development or redevelopment at intensity or density specified in the existing zoning code.
10. Historical and older "period" homes have been razed and/or extensively modified but evidence shows that restoration coupled with public education/preservation objectives has served to preserve buildings and sites. In 2004, the Borough approved Ordinance 2004-13 adopting a Historic Preservation Commission to help guide the preservation of the Borough's Historic buildings and sites. The Historic Preservation Commission compiled a list of historical sites that exist or may have existed in the Borough. Identified sites need to be updated as recommended in the 2003 Master Plan.

SECTION B.

The Extent to which such Problems and Objectives have been reduced or have increased

Since the 2009 Reexamination, the Borough has made progress in addressing land development goals and objectives. Many goals and objectives still remain valid. In addition to the goals and objectives listed in Section A, the 2009 Reexamination Report also added a number of recommendations for Borough action across various functional areas of planning (i.e. transportation, open space, etc.) Progress and/or continued relevance for each goal, objective and recommendation provided in the 2009 Reexamination Report is discussed below.

Comprehensive Goals

1. *Maintain consistency with the purposes of the Municipal Land Use Law (MLUL) as contained within N.J.S.A. 40:55D-2.*

This goal continues to be valid.

2. *Continue to be a stable and diverse suburban community through the provision of a balanced land use pattern.*

This goal continues to be valid.

3. *Strengthen the vitality of the existing commercial districts.*

This goal continues to be valid. The Borough has taken steps to strengthen the Downtown commercial area through the preparation of a Downtown Master Plan Element, and revised the former RL and LI districts to encompass new business and technology uses.

4. *Encourage the development of both active and passive recreation opportunities for the community, while maintaining sensitivity to environmental and cultural resources.*

This goal continues to be valid. The Borough has made improvements to specific parks and will continue its open space fund.

5. *Maintain and enhance a thriving local economy that encourages the provision of more cost-effective public services, such as shared municipal services, in order to improve the quality of life for New Providence's residents.*

This goal is still valid. The Borough has made progress in pursuing shared municipal services.

6. *Encourage the establishment of policies, codes and standards that promotes the use of sustainable development.*

This goal continues to be valid. Actions toward this goal have been taken through the Borough's participation in the Sustainable Jersey program.

7. *Encourage the promotion of practical and appropriate development controls in order to promote the goals of the MLUL (N.J.S.A. 40:55D-2), which advocates the protection of the general health, safety morals and general welfare of the residents.*

This goal is still valid.

8. *Upgrade, preserve and increase the economic and aesthetic vitality of the existing commercial and industrial areas, while being sensitive to adjacent and existing uses.*

This goal is still valid.

9. *Balance redevelopment initiatives in a manner that considers the fiscal impacts to the Borough while not adversely impacting traffic, population, safety and environment.*

character and privacy of existing residential area or placing increased demands on municipal services.

This goal continues to be valid.

Comprehensive Objectives

1. Encourage the redevelopment, revitalization and restoration of brownfield sites and other contaminated properties.

This recommendation remains valid. The Borough has begun to address brownfield redevelopment on select properties.

Pre-remediation efforts have begun at the Ping Wang site (Block 121, Lot 24), located near the train station on Old Springfield Ave. The Borough has contracted Maser Consulting to demolish the existing structures on site to remove the physical hazard of old deteriorated buildings. After demolition is complete, the next step will be to test the property and create a remediation plan if contaminants are found.

2. Preserve the unique character of existing residential neighborhoods.

This objective remains valid. In addition, the Borough encourages the renovation and/or modernization of the existing housing stock.

3. Ensure practical and appropriate development controls in order to preserve open space and both active and passive recreation facilities, conserve the natural landscape and protect the sensitive ecologically areas of the Borough.

This objective remains valid and should be continually pursued. The Borough has taken steps to continue funding park and open space improvements, and to protect ecologically sensitive areas through ordinances such as the Riparian Zone Ordinance passed in 2010.

4. Maintain and upgrade the existing system of parks, recreation and open space to provide for Borough residents of all ages consistent with projected population growth that supports individual and group sports, physical fitness and community sponsored activities.

This objective remains valid and should be continually pursued. Examples of recent Borough actions include the planned upgrades to Oakwood Park and Grove Terrace Field.

5. Provide mechanisms to encourage the upgrade of the existing utility infrastructure including roadways, public water, stormwater management and wastewater treatment in order to mitigate any potential adverse impacts.

This objective remains valid. Specifically, the Borough should consider enacting a "small cells" ordinance addendum to address the deployment of small cells in outdoor environments as a means to supplement macrocell coverage by providing additional service capacity in a manner that has minimal visual impact and is safe for the public.

6. Preserve a high level of public services and provide new facilities where necessary, in order to accommodate economic development and the changing needs of the residents.

This objective remains valid.

7. Protect, preserve and restore natural environmental areas that enhance the aesthetic character of the community through the use of buffering, flood and erosion control measures as well as natural habitat preservation.

This objective remains valid and should continue to be addressed. The Borough has taken some steps through ordinance action to address riverine buffers, but should also pursue those

erosion-related hazard mitigation actions identified in the Union County Hazard Mitigation Plan, and take other opportunities to protect natural resource areas as they arise.

8. *Promote energy efficiency, conservation and increased use of renewable energy.*

This objective remains valid, and the Borough should continue the work it has done to address it. The Borough has taken steps to encourage the use of alternative energy, such as the development of regulating ordinances for small wind and solar energy facilities. Several Sustainable Jersey actions pursued by the Borough have also concerned alternative energy, such as energy audits for municipal facilities and on-site solar demonstration projects at Borough schools.

9. *Expand public outreach and education efforts extolling the environmental benefits of recycling, with the goal of increasing recycling efforts in the Borough.*

This objective remains valid.

10. *Protect the safety, appearance and stability of the Borough.*

This objective remains valid.

11. *Promote the expansion of pedestrian interconnection among neighborhoods, parks and playgrounds, shopping areas, community centers and schools throughout the community.*

This objective remains valid. The Borough has begun implementing additional pedestrian safety measures in the vicinity of the schools and the train station. To date, sidewalks have been installed in the following locations:

- Along Pearl Street from Hawthorne to Shelly, south side
- Along Central Avenue from Pearl to Spring, south side
- Along South Street from Diane Court to Central Avenue, east side
- Along South Street from Candlewood Drive to Mountain Avenue, west side
- Along South Gate Road, from Norwood Drive to the exit of the Murray Hill Train Station

In addition, more nontraditional connections such as off road trails should be encouraged. This includes connections within the Downtown and adjacent areas as more fully discussed in the Downtown Master Plan.

12. *Preserve the historical, architectural and cultural character of the community where appropriate.*

This objective remains valid.

13. *Encourage the development of a circulation system that accounts for roadways, mass transit, pedestrian/bicycle routes, and commercial/retail facilities.*

This objective remains valid and should continue to be addressed. While the Borough has pursued ad hoc pedestrian improvements, a Complete Streets policy has yet to be adopted as a statement that solidifies Borough support for multi-modal transit planning.

14. *Promote the protection of neighborhood characteristics by enforcing buffer areas between non-residential and residential areas.*

This objective remains valid.

15. Encourage the utilization of innovative and creative approaches in order to facilitate the provision of housing for low to moderate income households which will enhance the quality of the community.

This objective remains valid. The Borough's most recent Housing Element and Fair Share Plan, adopted March 7, 2017, contains a full description of strategies to accommodate affordable housing.

16. Focus economic development efforts on growth sectors of the economy in commercial and industrial districts.

This objective remains valid. In 2011, the Borough created the Technology Business Innovation Districts I and II as zones for the cultivation of industries in technologically-based growth sectors.

17. Collaborate with other government, non-government and private entities to create the most efficient and effective means for realizing New Providence's Master Plan goals, while minimizing the financial burden on the Borough.

This objective remains valid.

18. Promote a diversified economic base that generates employment growth, increases tax ratables in a sustainable fashion, improves income levels and facilitates redevelopment.

This objective remains valid. The Borough permits a wide range of commercial and industrial uses, and has supported a Buy Local Campaign within the Sustainable Jersey framework. The New Providence Business and Professional Alliance is active within the Borough, promoting local economic development.

19. Provide zoning for a variety of land uses, including mixed-use, while protecting the residential uses and neighborhoods from adverse impacts.

This objective remains valid.

Recommendations

Traffic and Circulation

1. Address pedestrian safety, traffic safety and cut through traffic through the development of additional signage and traffic-calming measures on the following roads, including but not limited to: Maple Street, Commonwealth Avenue, Pittsford Way, Elkwood Avenue, and the intersection of Central Avenue with Pearl Street and Central Avenue with Maple Street.

This recommendation remains valid.

2. Follow up with Union County regarding the installation of a traffic signal at the intersection of Union Avenue and Springfield Avenue.

This recommendation has been implemented. An additional traffic signal has also been installed at the intersection of Maple Avenue and Central Avenue.

3. Inspect the line-of-sight standards for high traffic intersections in the Borough, for example, the intersection of Pittsford Way and Springfield Avenue.

This recommendation is implemented annually by the Public Works Department.

4. Create a Borough Parking Committee that would be specifically charged with addressing the issues and formulating a plan to address the Borough's current and future parking needs.

Coordinating parking needs is still a valid recommendation. Instead of a Borough Parking Committee, it is recommended that this action be carried out by the Downtown Improvement District (DID).

5. Encourage the creation of public safety task force in partnership with the New Providence Borough Police Department, the Board of Education and other key stakeholders as identified, to develop recommendations for improving overall circulation as well as pedestrian and traffic safety.

This recommendation remains valid. The Borough Council does have a Public Safety Committee. It is recommended that opportunities to integrate additional stakeholders be pursued as identified.

6. Encourage parents to partner with schools to develop walk-to-school programs that encourage children to walk to school using safe routes and support neighborhood children walking together, to reduce dependency on vehicular drop offs and to encourage walkability of the community.

This recommendation remains valid, with the goal of building upon efforts that have been undertaken since 2009. In 2013, the Salt Brook Elementary School PTA held its inaugural Walk to School Day in collaboration with TransOptions/NJ Safe Routes to School. The walk was made possible in part by sidewalks that had been installed along Maple Street and Brookside Drive through a New Jersey Department of Transportation Safe Routes to School Grant. The Borough should continue working to address this recommendation.

7. Enhance all major crosswalks to encourage safety at these crossings.

This recommendation remains valid and has started to be implemented.

8. Support the goal of becoming a sustainable community, where residents can walk safely or bicycle to shopping centers, recreation areas, schools and access to public transit, a network of pedestrian walkways and bicycle trails should be established.

This recommendation remains valid. Multi-modal transit options could decrease the need for some automobile trips, furthering the Borough's sustainability goals. The Borough's Sustainability Committee can pursue relevant Sustainable Jersey Program actions. Also, it is recommended that the Borough adopt a Complete Streets policy as described above.

Economic Development

1. Enhance the Borough's gateways at municipal borders and the entrances to the downtown business district with appropriate signage, landscaping and street amenities to create a sense of arrival.

This recommendation remains valid. The Borough has begun to address it with policy recommendations in the new Downtown Master Plan Element. The actual streetscape and gateway elements have yet to be implemented, but are being further developed through a forthcoming Form Based Code (FBC) ordinance for the Downtown.

2. Support the growth of the DID to fund programs such as sign and facade matching grants, maintenance, plantings, promotion and everyday operations of the DID.

This recommendation has not been implemented, but remains valid.

3. Promote cross-marketing efforts and cooperation between the DID, the New Providence Business and Professional Association and the Suburban Chamber of Commerce.

This recommendation remains valid. The Borough helps to coordinate cross promotion on its website's Economic Development portal.

4. Consider providing economic incentives, including tax incentives, to attract economic development to all business and commercial zones. Towards this end, investigate state, county, and federal government tax incentives for businesses.

This recommendation has not been implemented, but remains valid.

5. Evaluate opportunities to establish liquor licenses in appropriate locations associated with restaurant uses.

This recommendation remains valid.

6. Develop a wayfinding signage program, which would include a branding or marketing logo, as well as providing information kiosks at key locations in the Borough, to promote Borough activities and functions.

This recommendation has not been implemented but remains valid.

7. Create an Economic Development Committee to assist the Borough to seek out new economic opportunities and retain its existing business wealth. The Committee would be tasked with identifying and marketing available properties, providing information about access to capital, providing recruitment and training opportunities, providing opportunities for county, state, and federal incentives and tax advantages, and helping companies maneuver through the permit and licensing process. The Committee should be established to stimulate job creation, retention, and capital investment, and to support and increase the occupancy rate of the commercial space in the Borough.

This recommendation has been implemented.

Ordinance Development

1. Encourage a comprehensive re-write of the Borough's current Land Use Development Ordinances to eliminate discrepancies among ordinances, to create a cohesive document and to include proposed ordinances such as a revised sign ordinance, design guidelines, lighting ordinance, outdoor seating, community impact statement and shared parking.

This recommendation has been addressed in part. A revised sign ordinance, design guidelines, lighting, and outdoor seating, and community impact statement ordinances have been enacted. The shared parking ordinance has not, and a rewrite of the Land Use Development Ordinance is yet to be realized.

2. Re-evaluate permitted and conditional uses in the LI and RL Zones that are consistent with the existing character of the properties to further opportunities to reduce vacancies and capitalize on growth sectors of the economy.

This recommendation has been implemented with the adoption of the TBI I-II Zones.

3. With State and Federal legislation promoting sustainable energy the Borough should consider establishing ordinances to appropriately control and regulate on-site renewable energy infrastructure for both residential and commercial properties so as to avoid or minimize potential adverse impact.

This recommendation has been implemented through the adoption of ordinances regulating wind and solar energy systems.

4. *Update the Borough's Land Use Ordinance to require appropriate traffic-calming techniques be included within future developments in order to avoid adverse impacts generated by proposed development.*

This recommendation has not been implemented but continues to remain valid.

5. *Develop an outdoor seating ordinance for the existing commercial districts.*

This recommendation has been implemented.

6. *Revise and update the existing sign ordinance to update permitted types, location, sizes and lighting.*

This recommendation has been implemented.

7. *Develop a shared parking ordinance, whereby adjacent property owners share their parking lots and reduce the number of parking spaces that each would require on their individual properties. The idea being that if adjacent land uses have different peak hours of parking demand, then they can share some of the same parking spaces.*

This recommendation has not been implemented but continues to remain valid and should be addressed. The FBC under development for the Downtown area is expected to include shared parking standards, and will initiate progress toward addressing this recommendation.

8. *Require any new development to bury any proposed utility lines.*

This recommendation has been implemented.

9. *Require a community impact statement as a checklist item to be prepared for any major site plan or subdivision in order to evaluate the financial impact on the Borough.*

This recommendation has been implemented.

Zoning

1. *Amend the official zoning map to include an open space zone designation.*

This recommendation has not been implemented, but remains valid.

2. *Encourage adaptive reuse of existing commercial, office, light industrial and research facilities.*

This recommendation remains valid.

3. *Revise the name of the Research Laboratory Zone to "Technology and Business Innovation Zone I" so as to market the area for a broader range of permitted and conditional uses. The new zone name would help to promote uses such as research and development, healthcare, corporate and professional offices, service based businesses, information technology, including data storage, and businesses that have a direct positive impact on increasing energy and material efficiency. Amend the zoning ordinance accordingly.*

This recommendation has been implemented.

4. Revise the name of the Light Industrial Zone to "Technology and Business Innovation Zone II" so as to market the area for a broader range of permitted and conditional uses. The new zone name would help to promote uses such as research and development, healthcare, corporate and professional offices, service based businesses, information technology, including data storage, light manufacturing, wireless technology, logistics, and businesses that have a direct positive impact on increasing energy and material efficiency. Amend the zoning ordinance accordingly.

This recommendation has been implemented.

Affordable Housing

1. Continue to work with the Council on Affordable Housing to promote the development of affordable housing in appropriate locations within the Borough.

This recommendation remains valid, but should be revised to recognize the disbandment of COAH. The Borough now works with the Courts to address its affordable housing obligation.

2. Promote the development of the three remaining inclusionary development sites.

This recommendation is no longer valid. Strategies for providing affordable housing are now described in the Borough's 2017 Housing Element and Fair Share Plan. The Borough should implement the recommendations of the Plan (as described in Section D of this Report).

Municipal Programs

1. Build upon the existing municipal Geographic Information System (GIS) to integrate land use policies, police and fire department functions and community services.

This recommendation remains valid.

2. Update the Borough's land use map through the use of GIS.

This recommendation remains valid.

3. Expand the municipal website to include links to past and current planning documents in order to allow the public greater access to important public documents.

This recommendation has not been completely implemented, but remains valid.

4. Develop a streetscape improvement plan for the Central Avenue Light Industrial corridor that would improve the visual environment and provide traffic calming for the roadway.

This recommendation has not been implemented, but remains valid.

5. Create a municipal tree planting program that develops an annual plan for planting new trees or replacing dead trees on municipal properties and right-of-ways (ROW).

This recommendation has not been implemented, but remains valid.

6. Maintain and update a priority list of potential open space parcels for purchase and to create an implementation plan for any and all improvements to public recreation or open space facilities.

This recommendation has not been implemented, but remains valid.

7. Aggressively pursue grants and stimulus money from the State, Federal, NJDEP and EPA, for environmental infrastructure improvements and the development of Leadership in Energy and Environmental Design (LEED) certified or sustainable municipal buildings and standards for future development in the Borough. Consider measures as may be necessary to advance these recommendations.

This recommendation has not been implemented, but remains valid.

Master Plan Elements

1. *Prepare a Sustainability Plan Element.* This type of plan element was encouraged by a recent amendment to the Municipal Land Use Law and should focus on reducing energy use and promoting sustainability in the public and private sectors. New Providence has a unique opportunity to establish an environmentally responsible image, bundled with convenient transportation and public amenities. State funding should be pursued to prepare this Master Plan Element.

This recommendation has not been implemented but remains valid.

2. *Prepare a Historical Preservation Element* to describe the location and significance of the historic sites and to identify standards used to evaluate historic sites, and analyze the impact of each component and element of the Master Plan on the preservation of historic sites. The preparation of the element should also be used to update the existing historic properties list identified in the 2003 Master Plan.

This recommendation is no longer valid. At this time there is no expressed interest from the community for establishing and maintaining an active Historic Preservation Commission, or in preparing a Historic Preservation Element.

SECTION C.

Significant Changes in Assumptions impacting the Master Plan

Since the Borough adopted its 2009 Reexamination Report, there have been several significant changes at the state, county and local level affecting the assumptions, policies and objectives forming the basis of the Master Plan. These include the following:

Local Demographic Characteristics

Since the 2009 Reexamination Report, the 2010 Census was completed and published. The following sections highlight some of the key findings. Further detail is provided in the Borough's 2017 adopted Housing Element and Fair Share Plan.

Population

According to the 2010 Census, New Providence's population was 12,171, which represents an increase of about 2 percent from 2000. The US Census Bureau 2009-2013 American Community Survey (ACS) estimates a total population in 2013 of 12,225. Thus it seems unlikely that the Borough will reach the NJ Transportation Planning Authority (NJTPA) 2020 projection of 12,710 cited in the 2009 Reexamination Report. Also of note, the average household size increased slightly from the 2000 level of 2.67 persons to 2.73 persons in 2010.

Table 1. Population Trends						
Year	Borough of New Providence		Union County			
	Population	Change		Population	Change	
		Number	Percent		Number	Percent
1950	3,380	-	-	398,138	69,794	21.3%
1960	10,243	6,863	203.0%	504,255	106,117	26.7%
1970	13,796	3,553	34.7%	543,116	38,861	7.7%
1980	12,426	-1,370	-9.9%	504,094	-39,022	-7.2%
1990	11,439	-987	-7.9%	493,819	-10,275	-2.0%
2000	11,907	468	4.1%	522,541	28,722	5.8%
2010	12,171	264	2.2%	536,499	13,958	2.7%
2013 Estimate	12,225	54	0.4%	540,568	4,069	0.8%

Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

Age

The median age in 2010 was 41 years old, up from 39 in 2000. The entire composition of New Providence's age structure experienced notable shifts since 2000. The most significant increase was in the 55 to 64 age cohort. The 15 to 24 age cohort also increased significantly. A significant decrease was seen in the 25 to 34 age cohort (-25.6%).

Table 2. Population by Age 2000 and 2010, Borough of New Providence				
Population	2000	2010	Change, 2000 to 2010	
	Number	Number	Number	Percentage
Total population	11,907	12,171	264	2.2%
Under 5 years	934	875	-59	-6.3%
5 to 14	1,779	1,892	113	6.4%
15 to 24	900	1,156	256	28.4%
25 to 34	1,432	1,066	-366	-25.6%
35 to 44	2,264	1,888	-376	-16.6%
45 to 54	1,720	2,178	458	26.6%
55 to 64	1,057	1,423	366	34.6%
65 and over	1,822	1,693	-129	-7.1%

Source: U.S. Census Bureau

Income

According to the 2013 American Community Survey (ACS), New Providence had a significantly higher median household income compared to Union County and the State of New Jersey. In 2013, the median income in New Providence was \$130,536, roughly \$62,029 more than that of the County and \$58,607 more than the State's median income. In 2013, over 77 percent of all households in the Borough earned \$50,000 or more with the largest percentage (28.8%) earning \$200,000 or more. Of the 12,114 persons of New Providence's population for which poverty status is determined, 631 individuals, or 5.2 percent, lived in poverty in 2013. The County had a slightly higher poverty rate of 10.8 percent.

Table 3. Household Income				
	New Providence		Union County	
	Number	Percentage	Number	Percentage
Total Households	4,423	100.0%	185,483	100.0%
Less than \$10,000	24	0.5%	10,293	5.5%
\$10,000 to \$14,999	138	3.1%	6,761	3.6%
\$15,000 to \$24,999	238	5.4%	15,307	8.3%
\$25,000 to \$34,999	105	2.4%	14,608	7.9%
\$35,000 to \$49,999	451	10.2%	21,913	11.8%
\$50,000 to \$74,999	512	11.6%	30,848	16.6%
\$75,000 to \$99,999	337	7.6%	22,685	12.2%
\$100,000 to \$149,999	767	17.3%	30,040	16.2%
\$150,000 to \$199,999	545	12.3%	14,384	7.8%
\$200,000 or more	1,276	28.8%	18,644	10.1%
Median Household Income	\$130,536		\$68,507	

Source: 2009-2013 American Community Survey 5-Year Estimates

Employment

The 2009-2013 5-year American Community Survey estimates that 66.7 percent of New Providence's 16 and over population is in the labor force. The County's employment status is similar to that of New Providence. About one third of both the Borough's over 16 population is not in the labor force.

Table 4. Employment

	New Providence		Union County	
	Number	Percentage	Number	Percentage
Population 16 years and over	9,231	100.0%	423,674	100.0%
In labor force	6,154	66.7%	292,414	69.0%
Civilian Labor Force	6,154	66.7%	292,340	69.0%
Employed	5,767	62.5%	260,121	61.4%
Unemployed	387	4.2%	32,219	7.6%
Armed Forces	0	0.0%	74	0.0%
Not in labor force	3,077	33.3%	131,260	31.0%

Source: 2009-2013 American Community Survey 5-Year Estimates

Employment by Industry

The most common industry for New Providence residents is the educational services, and health care and social assistance sector, employing approximately 47 percent of the Borough's resident workforce. The second most common industry is professional, scientific, and management, and administrative and waste management services, which employs 37.2 percent of the Borough's resident workforce.

Table 5. Employment by Industry

Industry	Number	Percentage
Civilian employed population 16 years and over	5,767	100.0%
Agriculture, forestry, fishing and hunting, mining	15	0.5%
Construction	202	7.3%
Manufacturing	640	23.1%
Wholesale Trade	140	5.1%
Retail Trade	374	13.5%
Transportation and Warehousing, and Utilities	180	6.5%
Information	247	8.9%
Finance and insurance, and real estate and rental and leasing	899	32.5%
Professional, scientific, and management, and administrative and waste management services	1,028	37.2%
Educational services, and health care and social assistance	1,309	47.3%
Arts, entertainment, and recreation, and accommodation and food services	324	11.7%
Other Services, except public administration	169	6.1%
Public administration	240	8.7%

Source: 2009-2013 American Community Survey 5-Year Estimates

Housing Stock

As of the 2010 Census, 4,553 housing units existed in New Providence Borough. New Providence's housing stock consists of primarily older structures. In 2010, New Providence had a total of 4,408 occupied housing units. A majority of these units (74.6%) were owner-occupied. The Borough experienced housing booms in the 1950s and 1960s, when nearly 57 percent of the Borough's housing stock was built. Since the 1960s, housing construction has remained steady, but at a decreased rate. The median year of construction for the housing stock in New Providence is 1957. The majority of the housing stock in New Providence is single-family detached housing.

Table 6. Housing Type and Size New Providence, 2013 Estimates		
Units in Structure	Total	Percentage
Total	4,553	100.0%
1, detached	3,368	74.0%
1, attached	163	3.6%
2	192	4.2%
3 or 4	464	10.2%
5 to 9	42	0.9%
10 to 19	170	3.7%
20 to 49	93	2.0%
50 or more	61	1.3%
Mobile home	0	0.0%
Boat, RV, van, etc.	0	0.0%

Source: 2009-2013 American Community Survey 5-Year Estimates

According to the 2009-2013 ACS Survey, nearly the entire owner-occupied housing stock in New Providence (96.9%) were valued at over \$200,000. The County's trends mirror that of the Borough with nearly 88 percent of homes valued at over \$200,000.

	Table 7. Value for Owner-Occupied Housing Units Borough of New Providence and Union County, 2013 Estimates			
	New Providence		Union County	
	Number	Percentage	Number	Percentage
Total	3,389	100.0%	111,977	100.0%
Less than \$50,000	40	1.2%	1,749	1.6%
\$50,000 to \$99,999	10	0.3%	1,204	1.1%
\$100,000 to \$149,999	11	0.3%	3,281	2.9%
\$150,000 to \$199,999	43	1.3%	7,266	6.5%
\$200,000 to \$299,999	153	4.5%	24,458	21.8%
\$300,000 to \$399,999	244	7.2%	28,955	25.9%
\$400,000 to \$499,999	718	21.2%	17,182	15.3%
\$500,000 and greater	2,170	64.0%	27,882	24.9%
Median Value	\$579,200		\$362,300	

Source: 2009-2013 American Community Survey 5-Year Estimates

For rental units, the median contract rent in New Providence was estimated at \$1,280 in the 2009-2013 5-year American Community Survey. The highest percentage of renters paid between \$1,000 and \$1,499 for rent, followed by 18.8 percent who paid \$1,500 to \$1,999. The County's median contract rent was slightly lower at \$1,010.

In terms of residential growth, for the period January 2000 through December 2014, the Borough issued building permits authorizing the development of 468 units. The majority of the Borough's building permits were authorized before 2009, with the exception of the year 2014, when 284 permits were issued. The high 2014 number comes after a period of five years of few to no permits issued.

Population and Employment Projections

The most recent forecasts completed by the NJTPA project to the year 2040. The population is expected to reach 14,465 dispersed across 5,277 households. Due to the built-out nature of the Borough, there is limited opportunity for new job growth. The 2013 NJTPA report predicts New Providence's employment will increase by 1,200 jobs, or 13%, between 2010 and 2040.

Land Use

New Providence Borough is located in the northwestern portion of Union County. The Borough occupies a total land area of approximately 3.7 square miles or 2,368 acres. It is essentially a built-out community, with very little remaining vacant developable land. Land use change will come about slowly as a result of redevelopment.

There has not been a tremendous amount of development on a large scale in the Borough since the last Reexamination Report. In many cases the larger development projects have occurred as a result of approved use variances, which signifies the lack of developable land in the Borough. Since the time that the 2009 Reexamination Report was completed, the Borough has seen several development projects approved, started or completed. These projects include the following:

- The reconstruction and modernization of the Village Shopping Center, located at the intersection of South Street and Springfield Avenue with the addition of new tenants.
- The completion of the construction of 26 townhome units along Floral Avenue known as the Villas at Murray Hill
- The completion of construction of an 18-unit townhome complex along Floral Avenue known as Foley Square.
- The completion of 9 townhome units, including 2 affordable units at the Stonefields Development along Union Avenue.
- The expansion of Barth's Market, located on South Street in the Borough's downtown.
- The approval and construction of Lantern Hill, a continuing care retirement community at the corner of South Street and Mountain Avenue.
- The adaptive reuse of the Panasonic property as the newly constructed Berkeley Aquatic Center on Central Avenue.
- The completion of significant upgrades to the retail center on Central Avenue (adaptive reuse of the former A&P, and location of the Post Office).

Land Use Ordinances

Since the 2009 Reexamination Report, the Borough has created or revised 12 ordinances related to land development that address various issues, many of which implemented recommendations from the 2009 Reexamination Report.

1. Ordinance 2009-11: Regulation of Fertilizer Application

The purpose of this ordinance was to regulate the outdoor application of fertilizer so as to reduce the overall amount of excess nutrients entering waterways thereby helping to protect and improve surface water quality. This ordinance does not apply to fertilizer application on commercial farms.

2. Ordinance 2010-4: Regulations for Riparian Zones

The purpose of this ordinance was to ensure Borough compliance with State regulations contained in N.J.A.C. 7:15-5.25(g)3, which require municipalities to adopt an ordinance regulating new disturbances for projects or activities in riparian zones as part of a Wastewater Management Plan.

3. Ordinance 2010-17: Regulations for Portable Home Storage Units (PODS)

This ordinance defined Portable Home Storage Units as a use requiring a permit from the Zoning Officer. It also established parameters for permitted placement of the PODs and a term limit for their use.

4. Ordinance 2011-10: Establishing a Community Impact Statement Requirement

This ordinance applies to all applicants seeking major subdivision and major site plan approval. The Community Impact Statement provides information to determine whether the proposed development will have any negative impact on the character, environment, or cultural heritage of the Borough.

5. Ordinance 2011-11: Regulations for Outdoor Seating

Standards for outdoor seating were enacted in order to balance adequate outdoor seating with the need to maintain adequate pedestrian circulation.

6. Ordinance 2011-12: Regulations for Solar Energy Systems

This ordinance was implemented in order to promote alternative energy systems as a method of clean domestic energy production and a clean sustainable environment upon the finding that solar energy production promotes the public health, safety, and general welfare by providing clean energy that can be delivered to the end user efficiently, reducing reliance on fossil fuels, and by providing the opportunity for the generation of clean energy at a reduced cost to consumers.

7. Ordinance 2011-14: Regulations for Small Wind Energy Systems

The Borough enacted this ordinance to support the use of alternative energy while also ensuring that wind energy systems operate in such a way as to promote public health, safety, and general welfare. The ordinance accomplishes this by permitting small wind energy systems in all zones as a conditional use.

8. Ordinance 2011-15: Establishment of the Technology and Business Innovation Zones I and II

The TBI-I and TBI-II zones were established after the Borough Council undertook a review of the land use provisions of the Borough Code governing the Research Laboratory (RL) and Light Industrial (LI) Districts in order to replace uses contained therein to promote commercial development within these areas. This ordinance implemented one of the 2009 Reexamination Report's recommendations.

The TBI-I district replaced the RL district. The purpose of this zone was to encourage low to medium density commercial development for the purpose of high technology facilities, medical, educational, office, and related facilities in a campus-like setting.

The TBI-II district replaced the LI district. The purpose of this zone was to encourage low density light industrial and commercial development for the location of high technology, educational, and related facilities.

9. Ordinance 2011-16: Amendments to off street parking requirements (Schedule IV)

This ordinance completely repealed and replaced the previous schedule of parking requirements for all uses in New Providence.

10. Ordinance 2011-20: Revised regulations for Signs

The ordinance provides new signage definitions and requirements that are more user-friendly and provide added protections to prohibit the implementation of nuisance signs, promote

the implementation of signs that are necessary for the public health, safety, and welfare, promote signage that is properly sized for optimal viewing by motorists and pedestrians, and promote signage that is aesthetically pleasing.

11. Ordinance 2011-21: Establishment of Design Standards for the Central Business District

A preliminary set of design regulations were prepared and enacted for the Central Business (downtown) area of New Providence.

12. Ordinance 2015-2: Multiple revisions to the Borough's Zoning Ordinance (Chapter 310)

- a. Removal of the Floor Area Ratio standard for existing single family detached housing
- b. Added definitions for "encroachment," "stoop," "porch," "portico," "story, above grade"
- c. Revised lot and yard requirements (Schedule II)
- d. Revised height and coverage requirements (Schedule III)
- e. Revised off-street parking requirements (Schedule IV)

The purpose of ordinance 2015-2 was to address the problematic application of Floor Area Ratio (FAR) standards to single family detached housing. A review of several years' applications before the Zoning Board of Adjustment found a consistent pattern of variance requests for these FAR standards.

Concerned with the ubiquity of variance requests for FAR in detached residential situations, the Planning Board decided to pursue the issue with a study. The Planning Board's consultants undertook the study in 2014-2015, which included a review of Zoning Board floor area ratio applications, a lot size distribution study, an analysis of the year the structures were built, and an analysis of residential neighborhood character in terms of lot configuration and building characteristics.

Based on the conclusions of this study and in an effort to expedite and reduce the cost of seeking variance approval for additions and minor construction, the Board found it beneficial to adopt revised height, setback and other bulk requirements in lieu of FAR standards. Since the enactment of the ordinance, there have been fewer single family applications seeking variance relief.

Amendments to Master Plan Elements

Since the 2009 Reexamination Report, the Borough's Master Plan Elements have been amended to include the following elements:

1. The New Providence Downtown Master Plan was adopted as a Master Plan Element in January 2016.
2. Amendment to Housing Element and Fair Share Plan, adopted March 7, 2017.

Affordable Housing

New Providence has a history of compliance with its constitutional obligation to provide its fair share of regional low and moderate income housing. However, the "Third Round" of affordable housing has been a decades-long conflict over methodologies, during which municipalities struggled to comply with their obligations while unit figures and procedures continually shifted, or were brought back to the drawing board.

The Borough previously received First and Second Round Certification on September 18, 1989 and August 5, 1998, respectively. On December 15, 2008 New Providence's Planning Board adopted a Round 3 Housing Element and Fair Share Plan ("2008 Plan"), and on December 30, 2008 the Borough petitioned COAH for substantive certification. The Borough then adopted an amended Round 3 Housing Element and Fair Share Plan on June 1, 2010 ("2010 Plan") under the revised COAH Third Round methodology, and subsequently petitioned COAH again for substantive certification on July 16, 2010. New Providence was deemed complete on October 4, 2010. The Borough, however, did not receive substantive certification for the Third Round because the Appellate Division deemed the Third Round growth share methodology invalid, directing COAH instead to derive obligation numbers using a methodology similar to that which was used in the First and Second Rounds.

COAH made no progress in adopting a constitutional framework for affordable housing methodology. In March 2015, the New Jersey Supreme Court disbanded COAH. Before its decision in re Adoption of N.J.A.C. 5:96 & 5:97 by the N.J. Council on Affordable Housing, 221 N.J. 1 (2015) ("Mount Laurel IV"), the Court held that because COAH was no longer functioning, trial courts were to resume their role as the forum of first instance for evaluating municipal compliance with Mount Laurel obligations, and also established a transitional process for municipalities to seek a Judgment of Compliance and Repose ("JOR") in lieu of Substantive Certification from COAH. In response to Mount Laurel IV New Providence filed a Declaratory Judgment action on July 7, 2015 seeking a declaration of its compliance with the Mount Laurel doctrine and Fair Housing Act of 1985, N.J.S.A. 53:27D-301 et seq.

On January 18, 2017 in **Re Declaratory Judgment Actions Filed by Various Municipalities, County of Ocean, Pursuant To The Supreme Court's Decision In In re Adoption of N.J.A.C. 5:96, 221 N.J. 1 (2015)**, the Court decided that for the sixteen year period between 1999 and 2015 (known as the "gap period") when the Council on Affordable Housing failed to implement rules creating fair share obligations for municipalities, the Mount Laurel constitutional obligation did not go away. Therefore, municipalities continue to be responsible for the need created during the gap period.

The Borough determined it was in the best interest of the households in need of low- and moderate-income housing and the Borough to enter into a settlement agreement with the Fair Share Housing Center regarding its fair share obligation. New Providence executed a settlement agreement, dated December 13, 2016, with the Fair Share Housing Center that was approved by the Court on January 30, 2017. The Final Compliance Hearing for the Borough is scheduled for May 30, 2017, which will result in a Judgment of Compliance and Repose.

In support of those efforts, New Providence adopted an updated Housing Element and Fair Share Plan on March 7, 2017, which effectuates the court-approved settlement. The adopted Housing Element and Fair Share Plan provides for realistic opportunities for affordable housing within New Providence, including proposed rezoning of several parcels to allow for higher densities and require a minimum affordable set-aside.

Open Space, Recreation and Conservation

With the creation of the Open Space Trust Fund (OSTF) in 2003, the Borough further committed itself to the preservation of open space for the residents and visitors to the municipality. The fund continues to operate today at a rate of 0.005 (.5 cents per dollar). At present, there is approximately \$440,000 in the OSTF.

In 2009, the Borough Council had tentatively agreed to fund reconstruction of ball fields and facilities located at the 29-acre Oakwood Park. From 2015-2016, the Borough progressed through the planning stages for executing park improvements, which included a public meeting and a series of

concept plans for Oakwood Park, as well as Grove Terrace Field. In 2016, the Borough authorized bond funding of \$2,470,000 to fund these park improvements.

Planned improvements to Oakwood Park include the installation of a synthetic turf baseball / softball and multi-use athletic field with associated field lighting, a sod baseball field with associated irrigation system, and various drainage improvements. The concept for Grove Terrace Field includes a multi-purpose soccer / baseball field, a reconfigured parking area and other recreation uses.

Other recreation improvements since the 2009 Reexamination include upgrades to Lincoln Field, a new Community Garden near the Tennis Courts on Springfield Avenue, and new light poles at Borough tennis courts. The Borough continues to investigate opportunities to upgrade recreation facilities, and prioritizes projects that link open spaces with greenways or preserve environmentally sensitive areas.

Sustainability and Resiliency

Municipalities in New Jersey are following national and global trends towards planning for enhanced environmental sustainability and community resiliency. Land use planning and land development policies play a key role in advancing resiliency and sustainability initiatives, because land development policies mediate the natural and built environments.

Sustainability is defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. New Providence is actively participating in Sustainable Jersey, the statewide program to implement sustainable practices across many community development dimensions. New Providence obtained Bronze Level Sustainable Jersey certification on October 13, 2016.

Resiliency is defined as the capacity of a system to withstand disturbance while still retaining its fundamental structure, function, and internal feedbacks. One pillar of resiliency is the use of mitigation techniques before disaster strikes in order to anticipate and potentially avoid likely threats to life and property. In September 2015, Union County released a draft update to the County Hazard Mitigation Plan, which includes municipal chapters. According to the municipal summary, New Providence experienced limited damage during Hurricane Irene, and wind damage from Superstorm Sandy. Two community facilities (Our Lady of Peace School and Salt Brook School) are noted as being located within the Special Flood Hazard Area.

The County Hazard Mitigation Plan identifies dam failure of the Clearwater Detention Dam and erosion along the Salt Brook as high priority threats, and extreme temperatures (warm and cold), flood and severe storm – winter weather as medium property threats in New Providence. The County Plan suggests seven prioritized mitigation projects for the Borough, summarized in the chart below.

Mitigation Action or Program	Priority
Stormwater management system upgrade and improvement for Passaic Avenue, North of Springfield Avenue, All areas along Salt Brook Bank	High
Elevation or flood proofing of properties along the Passaic River	High
Channel improvements for Salt Brook	Low
Flood proofing for Wastewater Treatment Plant	High
Conduct all-hazards public education and outreach program for hazard mitigation and preparedness.	High
Address erosion at existing outfalls to the Passaic River at Pine Way and Ashwood Road	High
Erosion along surface drainage feature at Brook Hollow Lane	Medium

Circulation

As population growth in Union County has increased, it has resulted in traffic congestion and delays on many of its municipal and county roadways. New Providence is located along the Route 78 corridor and provides access to residents and commuters to the surrounding communities such as Summit, Berkeley Heights and Chatham. While the Borough maintains several east-west roads (Mountain Avenue, Springfield Avenue and Central Avenue), there are only two roads that run the length of the municipality from north to south. Many of the smaller interior roadways in existing neighborhoods, such as Livingston Avenue, Maple Street and Elkwood Avenue, take in a lot of vehicular traffic and present safety concerns with regards to volume and speed control.

In addition to addressing problematic transportation infrastructure and vehicular traffic patterns, municipalities throughout the Country are taking a wider view of their transit systems to develop multi-modal circulation networks that are functional for pedestrians and cyclists, as well as cars. This movement comes from an expanded understanding of the health and quality-of-life benefits that accrue to communities that present a wider array of transportation options to residents and visitors, allowing network users to access the combined benefits of recreation and transportation. Initiatives such as new sidewalks and the Safe Walk to School events that are already being conducted in New Providence are examples of these initiatives. The Borough could take the next step to affirm its intention to expand transit and circulation options by adopting a Complete Streets policy.

Community Facilities

Schools

The Borough's school system currently maintains one high school, one middle school and two elementary schools (Salt Brook and the Allen W. Roberts School). The New Providence High/Middle School, located at 35 Pioneer Drive, is situated on 25.5 acres, is centrally located and is bordered by medium density residential housing. The school was originally constructed in 1957. The Allen W. Roberts School, located at 80 Jones Drive, is situated on a 16.3 acre site bordered by medium and high density residential housing. The school was originally constructed in 1962. The Salt Brook Elementary School, originally constructed in 1968, is located at 40 Maple Street and is situated on 13.5 acres and is bordered by medium density residential housing. Each of these schools have undergone additions and renovations subsequent to their initial construction.

In September 2015 the Board of Education released its Strategic Planning Vision 2020 goals, which are stated as follows:

1. Research, create, and provide a unique New Providence STEM (Science, Technology, Engineering, and Math) program that enhances opportunities for all students K-12.
2. Consider new elementary, middle, and high school programs, that continue to encourage creative thinking, collaboration, problem solving, and communication while fostering college and career readiness, and supporting the social and emotional growth of students.
3. Continue to provide students and staff access to and education in technologies in order to foster the district's educational goals.
4. Engage in the public referendum (bond) process in order to update, enhance, and refurbish district facilities that ensure a comprehensive educational learning environment.
5. Review, research, and evaluate all co-curricular and extra-curricular programs, policies, and procedures in order to provide future benefits for all students.
6. Research, develop and implement a new Gifted and Talented program, which will meet the needs of the District.

7. Explore new programs and services for Special Education students to ensure provision in the least restrictive environment, while continuing to provide access to appropriate co-curricular and extra-curricular activities.
8. Continue to evaluate and develop internal diagnostic tools to assess programming and determine students' progress.
9. Continue to review operation and program controllable expenses for efficiencies, and endeavor to partner with corporate entities for potential revenue generating opportunities.

As is evident from the list above, most of the 2020 initiatives relate to programmatic and curricular objectives. Anticipated physical improvements to school facilities are general in scope, without specific capital projects identified. No major additions or renovations have occurred since the 2009 Reexamination Report.

Emergency Services

Municipal services that contribute to the safety and well-being of residents encompass police, fire, and emergency medical services. The New Providence Police Department addresses crime in the Borough, and also participates in many community-oriented programs, such as D.A.R.E., Senior Citizen Liaison Program, and Police and Teens Together. A major systems change occurred in 2012, when the Borough's emergency dispatch service merged with Summit to create one Joint Emergency Dispatch Service.

Municipal Buildings and Facilities

The Municipal Center was upgraded in 2016. Additionally, the Borough sought funding to retrofit the Department of Public Works building to withstand more intense winds in the wake of Superstorm Sandy. Other pieces of the Borough's utility infrastructure were replaced or reinforced in the wake of Superstorm Sandy, including outfalls that washed out at Ashwood Road and Pine Way, the overflow at Grove Terrace, and the brook banks at Brook Hollow. Generators were added that can power municipal facilities through outages at the Municipal Center Dispatch and Emergency Rescue building across the street.

Economic Development and Conditions

At the time of the preparation of the 2009 Reexamination Report, the State of New Jersey and most of its municipalities had been significantly affected by the downturn in economic conditions. Since that time, the economy has experienced a slow rebound.

The Borough has taken proactive steps to stimulate economic development in Downtown New Providence, adopting a Downtown New Providence Master Plan Element in 2016. The purpose of the Downtown Master Plan is to develop a vision and identity for Downtown New Providence with elements of traditional compact neighborhood design, and to rectify the disjuncture previously created when the Downtown was caught between the opposing forces of designing a traditional Main Street characteristic and catering to the convenience of a suburban lifestyle.

The Plan establishes a blueprint for Downtown New Providence to develop as a true downtown destination, focusing on short term and mid-term strategies to attract new economic investment, foster a lively Downtown environment, improve the aesthetic value and functionality of the Downtown, and address current and future parking needs.

The Borough is currently beginning to implement the plan through the preparation of a Form-Based Code for Downtown, with revised zoning and design standards. The updated Downtown ordinance is recommended to be completed in the spring of 2017.

Stormwater Management

In 2004, the New Jersey Department of Environmental Protection (NJDEP) released new rules for the management of stormwater designed to protect water quality and provide a framework for municipalities to address existing and future impacts. The new Stormwater Management Rules emphasize building techniques that prevent the impacts on water quality associated with development. These techniques include minimizing tract disturbance, minimizing impervious surfaces and new designs in infiltration basins and landscaping filters. The new rules provide requirements for regional and municipal stormwater management plans. The rules also establish design and performance standards for stormwater management for new development requiring all stormwater be recharged to groundwater on- site, eliminating off-site runoff.

As required by the Municipal Stormwater Regulations (N.J.A.C. 7:14A-25), the Borough of New Providence adopted a Municipal Stormwater Management Plan (MSWMP) in May 2005. The intent of the Plan is to address groundwater recharge, stormwater quantity, and stormwater quality impacts through the incorporation of stormwater design and performance standards for new developments. In addition to minimizing water quality impacts, the MSWMP will provide long term operation and maintenance measures for existing and proposed stormwater management facilities.

There have not been any revisions to the existing Stormwater Management Plan Element of the Master Plan since the original was adopted in 2005. No changes are proposed within this 2017 Re-Examination Report.

State Development and Redevelopment Plan

The State Planning Commission adopted the most recent State Development and Redevelopment Plan (SDRP) on March 1, 2001. The SDRP contains a number of goals and objectives regarding the future development and redevelopment of New Jersey. The primary objective of the SDRP is to guide development to areas where infrastructure is available or can be readily extended such as along existing transportation corridors, in developed or developing suburbs, and in urban areas. Concentrated growth will have the positive effects of consuming less land, depleting fewer natural resources and using the State's infrastructure more efficiently.

The SDRP's principal mechanism for guiding growth is its Planning Area classification system, whereby land areas are categorized along a spectrum from urban to environmentally sensitive. Each category is associated with a particular set of goals, policies, and objectives for land development or preservation. The 2001 SDRP identifies New Providence as part of the Metropolitan Planning Area (PA 1), which is characterized by mature settlement patterns, the need to rehabilitate housing, the recognition that redevelopment will be the most predominant form of growth, and a growing need to revitalize and regionalize services and systems. According to the SDRP, the PA-1 Metropolitan Planning Area intends to:

- Provide much of the State's future development;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

Furthermore, some of the SDRP Policies for PA 1 are as follows:

- Promote redevelopment and development in Cores and neighborhood Centers;

- Promote a diversification of land uses;
- Provide a full range of housing choices through redevelopment, new construction, rehabilitation, adaptive reuse;
- Promote economic development by encouraging strategic land assembly, site preparation and infill development;
- Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure; and
- Promote design that enhances public safety, encourages pedestrian activity and reduces dependence on the automobile.

Since the last Borough Reexamination in 2009, the State released the final draft of the State Strategic Plan in 2011, meant as an update to the 2001 SDRP. While the State Strategic Plan has not been officially adopted, and the SDRP is still the official State Plan, it is still prudent to plan with updated State goals and objectives in mind so as to be prepared for its eventual implementation, or the implementation of a State Plan with similar goals. The 2011 State Strategic Plan articulates a number of goals as Garden State Values, stated as follows:

- Garden State Value #1: Concentrate development and mix uses.
- Garden State Value #2: Prioritize Redevelopment, infill, and existing infrastructure.
- Garden State Value #3: Increase job and business opportunities in priority growth investment areas.
- Garden State Value #4: Create High-Quality, Livable Places.
- Garden State Value #5: Provide Transportation Choice & Efficient Mobility of Goods.
- Garden State Value #6: Advance Equity.
- Garden State Value #7: Diversify Housing Options.
- Garden State Value #8: Provide for Healthy Communities through Environmental Protection and Enhancement.
- Garden State Value #9: Protect, Restore and Enhance Agricultural, Recreational and Heritage Lands.
- Garden State Value #10: Make Decisions within a Regional Framework

SECTION D.

Recommended Changes for the Borough's Master Plan and Land Development Regulations

The following actions are recommended in order to align the Borough's policies and regulations with the changes in planning issues, circumstances, and assumptions that have been set forth in the previous sections B and C:

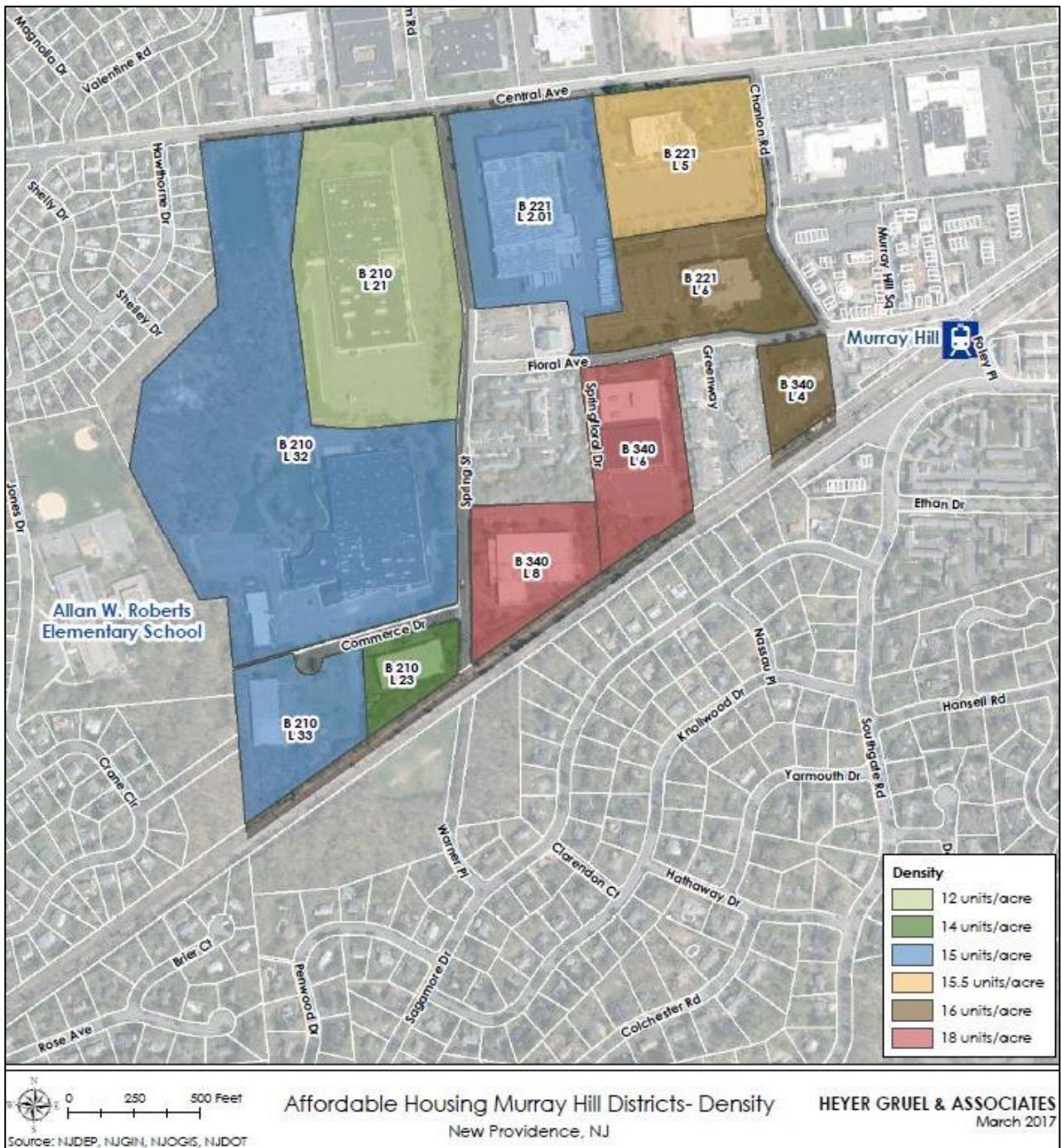
1. *Amend the zoning code to be consistent with the adopted 2017 Housing Element and Fair Share Plan.*

The 2017 Housing Element and Fair Share Plan recommends rezoning the area located northwest of the Murray Hill train station for inclusionary development. The Rezoned Area includes a total of 79 acres of unconstrained developable land. Of the total acreage, 53.5 unconstrained acres are proposed to be developed for non-age restricted housing (proposed AH Affordable Housing District) ranging from 14 units per unconstrained acre to 18 dwelling units per unconstrained acre with a minimum 20% affordable set-aside. The higher density is proposed closest to the train station. The remaining 25.5 acres of unconstrained land within the Rezoned Area will comprise the AH-AR Affordable Housing Age-Restricted District. This area is proposed to be rezoned for multi-family age-restricted housing with a density range of 15-16 dwelling units per unconstrained acre with a minimum 20% affordable set-aside. In total, the Rezoned Area can support approximately 1,180 units, of which 236 will be affordable units.

The location next to the train station will provide a significant transit-oriented development aspect, giving residents ready access to transit, and thereby access to larger employment centers that does not rely on the ownership of a private car. The mix of age-restricted and non-age restricted units opens the zones to a variety of household types.

The following maps identify the areas and densities that are recommended for rezoning to AH-AR and AH based upon the 2017 Housing Element and Fair Share Plan.



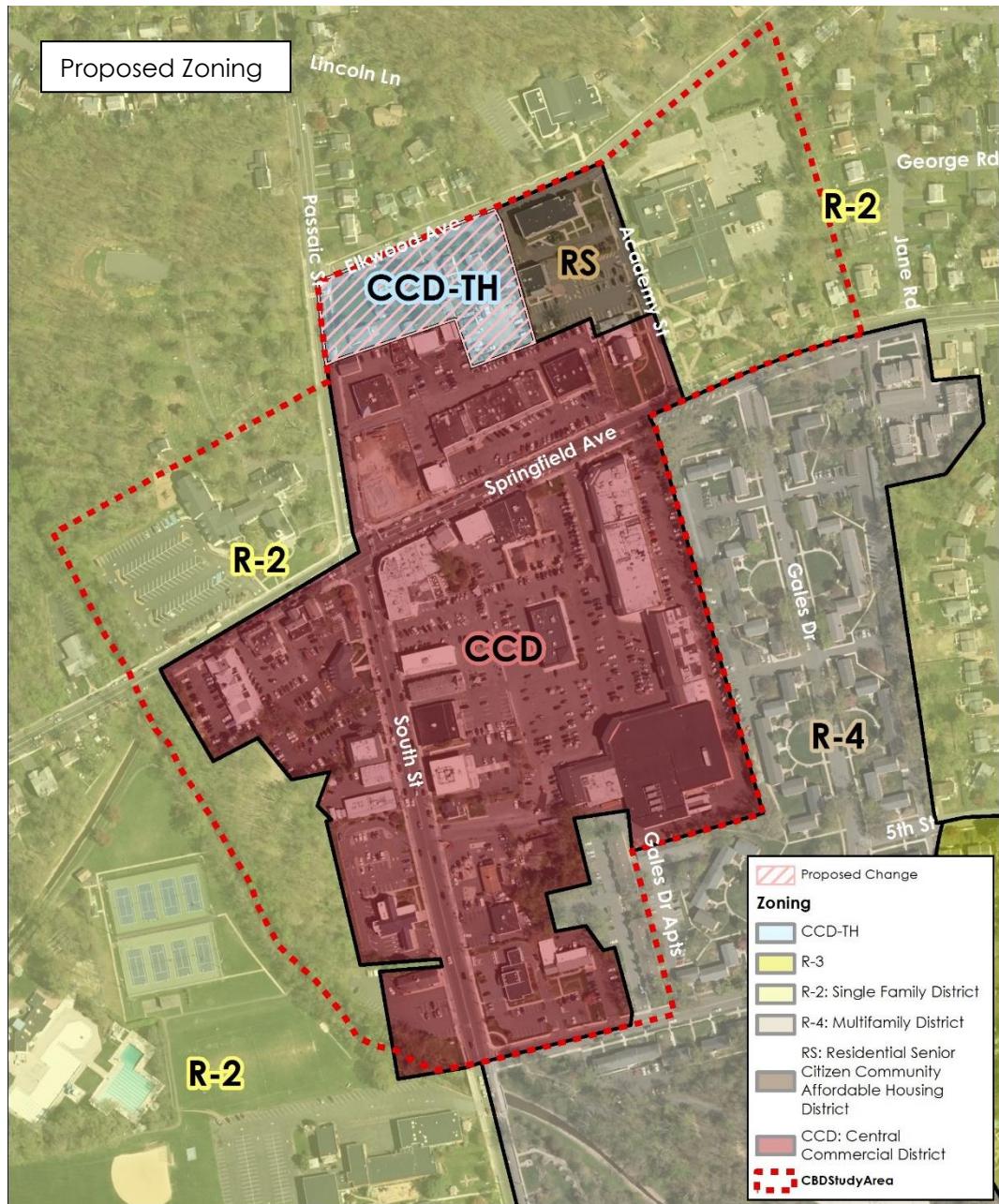


2. Rezone the Downtown to be consistent with the Downtown Master Plan Element.

An amendment to the Borough's Land Development Code is currently being prepared that will establish a FBC for the Borough's Downtown Central Commercial District (CCD) based upon the recommendations in the Downtown Master Plan Element. The FBC changes some of the permitted uses and bulk standards, in the CCD, adds a new Central Commercial District-Town House zone, enacts additional standards for streetscape elements to give the Downtown a cohesive identity, and integrates a streamlined set of design guidelines alongside the use and bulk standards. Some of the major changes that are proposed to be included in the FBC include the following:

- The creation of the Central Commercial-Town House District (CCD-TH) from part of the existing northern portion of the CCD;
- The inclusion of mixed-use development (commercial ground floor with residential above) as a permitted use in both the CCD and CCD-TH zones, with a definition for mixed-use development included;
- Permitting Town House development in the CCD-TH zone;
- The elimination of automobile service stations / repair as conditional uses;
- Adjusted height requirements for both zones of a minimum of 2 stories and a maximum of 3 stories not to exceed 45 feet;
- Adjusted minimum and maximum yard requirements, with a variable option for establishments that will include outdoor dining;
- A minimum ground floor height requirement of 13 feet;
- Adjusted off-street parking requirements;
- A shared parking option; and
- Design guidelines that cover lot and street arrangement, storefronts, building façade, roofs, building details such as windows, awnings and canopies, signage, lighting, outdoor areas, and streetscape elements.

The following map identifies recommended zoning changes based upon the recommendations developed in the Downtown Master Plan Element.



In addition to zoning changes, the Downtown Master Plan contains a number of short term and midterm recommendations. Some of the key recommendations include the following:

- *Parking Strategies*
The recommendations for parking in the Downtown area include utilizing existing space within the streets to add more parallel parking, merging existing parking lots to streamline circulation, and developing a strategy for collectively managing parking throughout the entire Downtown area.
- *Connectivity/Circulation*
Circulation and connectivity recommendations focus primarily on creating a more pedestrian friendly environment, forging connections to the surrounding residential areas, and reducing traffic conflicts between vehicles and pedestrians. This includes new pedestrian and bicycle pathways, fewer curb cuts, and a simplified vehicular circulation pattern.
- *Streetscape*
Suggested streetscape improvements are intended to help create a more traditional and lively streetscape and public realm throughout the Downtown. These recommended improvements include encouraging outdoor dining spaces, creating new gateway features, and incorporating public art throughout the Downtown.
- *Marketing/Promotions*
This Plan also includes a section regarding general marketing of the Downtown. Efforts to market the Downtown as a destination should be increased in order to attract attention and bring in new visitors.

3. Prepare and adopt a Sustainability and Resiliency Master Plan Element based on the work the Borough has already begun in energy efficiency, recycling, multi-modal transportation, compact and mixed-use land development, and other areas. The Element should incorporate the recommendations of the County Hazard Mitigation Plan.
4. Adopt a Complete Streets policy.

SECTION E.

Recommendations of the Planning Board concerning the Incorporation of Redevelopment Plans into the Land Use Element of the Master Plan

Currently New Providence has not designated any areas in the Borough as Areas in Need of Redevelopment or Rehabilitation. However the Borough is encouraged to evaluate the possibility of the establishment of redevelopment or rehabilitation areas in appropriate locations throughout the Borough, including the Downtown as a possible Area in Need of Rehabilitation.