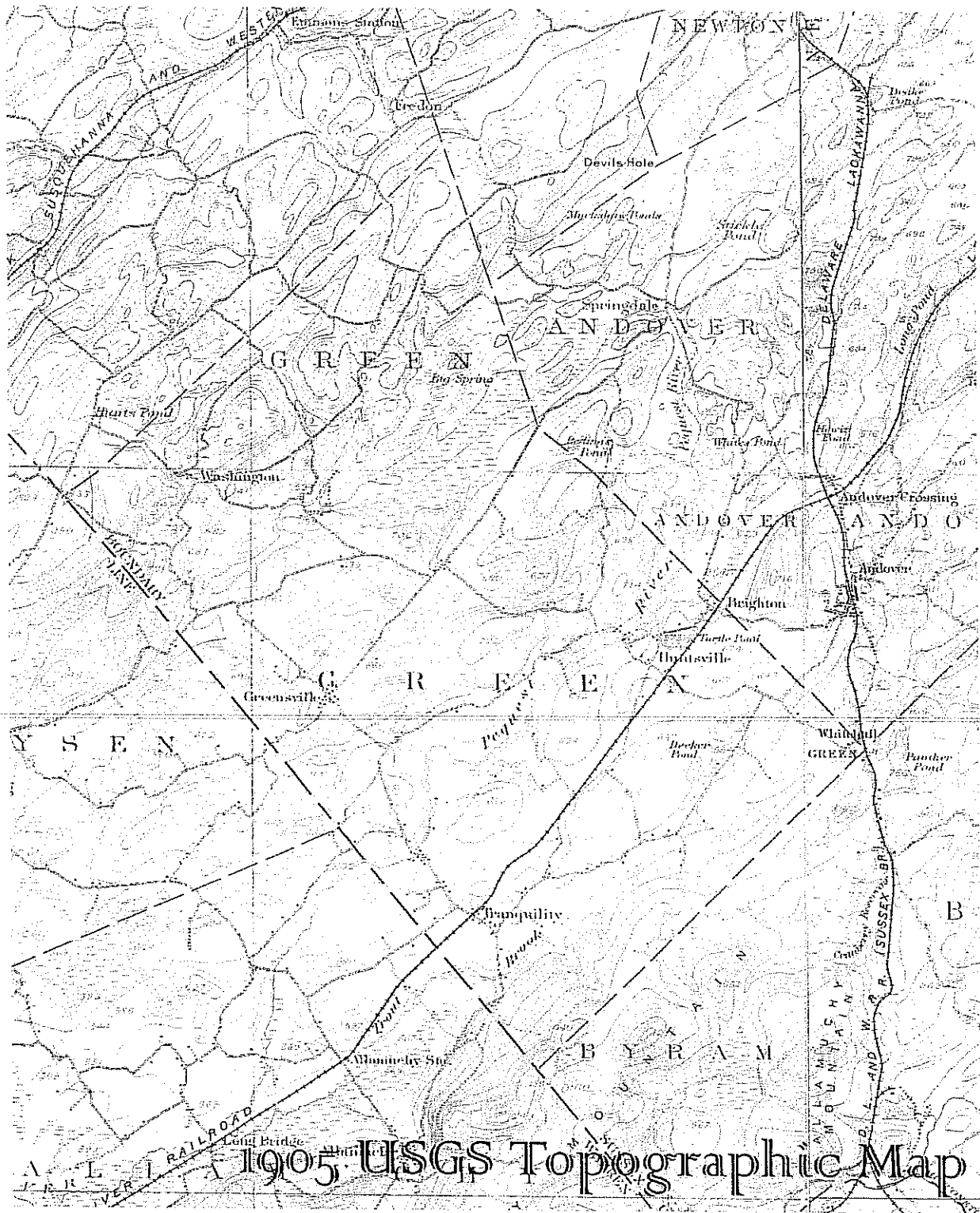


# GREEN TOWNSHIP LAND USE PLAN



December 2005

Prepared  
by  
Heyer, Gruel and Associates  
Community Planning Consultants  
63 Church Street, 2<sup>nd</sup> Floor  
New Brunswick, NJ 08901

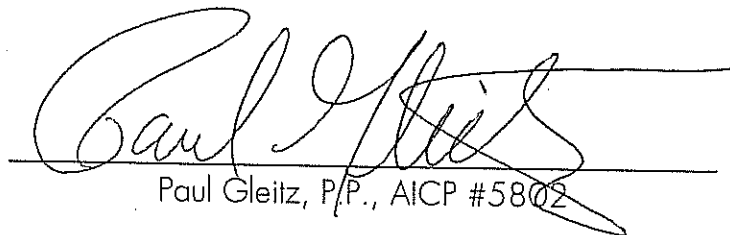
# GREEN TOWNSHIP LAND USE PLAN

December 2005

Prepared  
by  
Heyer, Gruel and Associates  
Community Planning Consultants  
63 Church Street, 2<sup>nd</sup> Floor  
New Brunswick, NJ 08901

---

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



Paul Gleitz, P.P., AICP #5802

Adopted by the Green Township Planning Board on December 8, 2005  
By Resolution #440E

Introduction

The Land Use element is one of the three Master Plan elements required under the N.J. Municipal Land Use Law, in addition to Goals/Objectives and Housing. The Land Use element examines current development and sets a vision for future development.

Green Township is 16.5 square miles in size and is located in the southern part of Sussex County. Its neighboring municipalities in Sussex County are Andover Borough and Fredon, Andover and Byram Townships and its neighboring municipalities in Warren County are Frelinghuysen and Allamuchy Townships. The villages within its limits are Greendell, Huntsville, Tranquility, and Huntsburg. The main highways servicing the Township are County Route 517 in the southeastern end and Route 519 in the northeastern portion of the Township. Aside from a ridge forming the southeastern border with Byram and some scattered glacial topography, the Township is generally flat and well suited for agricultural purposes, as well as, proposed housing developments.

Green Township is a predominantly rural town with a mix of active agricultural lands, residential development and small areas of industrial and commercial land uses. The Township has remained this way for many years, but proximity to Interstate 80, State Route 206 and the continuing development pressure that is found throughout the state has begun to affect this quiet Township characterized by farm fields and rural lanes.

Populations Trends, 1930 to 2000									
Year	Green Township			Sussex County			New Jersey		
	Population	Change		Population	Change		Population	Change	
		Number	Percent		Number	Percent		Number	Percent
1930	539	-	-	27,830	-	-	4,041,334	-	-
1940	540	1	0.2	29,632	1,802	6.5	4,160,165	118,831	2.9
1950	596	56	10.4	34,423	4,791	16.2	4,835,329	675,164	16.2
1960	854	258	43.3	49,255	14,832	43.1	6,066,782	1,231,453	20.3
1970	1,343	489	57.3	77,528	28,273	57.4	7,171,112	1,104,330	18.2
1980	2,450	1,107	82.4	116,119	38,591	49.8	7,365,011	463,899	6.5
1990	2,709	259	10.6	130,943	14,824	12.8	7,730,188	365,177	5.0
2000	3,220	511	18.9	144,166	13,223	10.1	8,414,350	684,162	8.9

The U.S. Census population for the Township was recorded at 2,709 persons in 1990. The population of Green Township had risen to 3,220 as of the 2000 Census, resulting in a population increase of 18.9%. This and future population increases could result in a considerable demand for new

development. The intent of this Land Use Plan is to anticipate this growth and put forth a proactive plan to accommodate this growth without sacrificing the rural character that makes Green Township such a unique community to live and work in.

#### Citizen Survey

In 2002, the Green Township Planning Board performed a comprehensive re-examination of its Master Plan adopted in 1988. Part of this re-examination process was a public survey sent to every resident in the town asking five important land use questions of the public. Portions of the survey and the findings are reproduced below to illustrate the content and extent of public input that went into the current land use scheme being examined at this time.

It seems that recently there has been much public and private discussion concerning the need for open space and land preservation, while at the same time suggestions that Green needs to increase to some extent its commercial ratable base to help alleviate some of the tax burden that is largely being paid for by residential property owners of this town. Currently Green ranks 22<sup>nd</sup> out of the 24 Sussex County municipalities in terms of percentage of property taxes that are paid for by its commercial sector. On a "line-item" basis, Green ranks 23<sup>rd</sup> in Sussex County in terms of the percentage of its total line-items (properties) that are designated as improved property.

As the Planning Board ponders the current demographic reality regarding the composition of our municipality, coupled with the significant tax burden distributed almost exclusively among the residential property owners, we find ourselves at a point in time that may significantly shape the next stage of evolution for Green Township. There are several conceptual questions to be considered now:

1. Do we stay almost exclusively rural and try to preserve the "status quo" of where we are currently with regard to planning for any future development?
2. Do we try and expand our commercial ratable base aggressively in a quest for some sort of significant tax relief?
3. Do we try and expand our commercial ratable base on a more modest level to allow for at least a greater balance between commercial and residential uses, while at the same time perhaps providing some increased level of job opportunity for members of our community?
4. Do we encourage additional residential development to create new neighborhoods in what would otherwise be a rural setting? Is it important that children (present and future) have a "neighborhood" to play in, versus being on a sparsely developed county or municipal road?
5. When considering future subdivisions, should we encourage "cluster development" with an open space component, or regular large lot subdivisions?

Survey Results

1. Would you like to see Green Township aggressively pursue an increase in commercial ratables through rezoning of certain areas from residential to commercial, and reviewing the criteria of the existing commercial zones?  
YES 38 NO 156 UND 2
2. Would you like to see additional commercial growth and development at a more moderate pace with a focus on perhaps revamping the criteria of existing commercial zones and only making limited zone changes from residential to commercial?  
YES 78 NO 112 UND 6
3. Would you like to not have any additional commercial development beyond what presently exists or potentially could be built based on current zoning?  
YES 105 NO 82 UND 8
4. Would you like Green to have a commercial "Town Center" of some type (usually a collection of stores catering to somewhat daily needs along with a restaurant - either with or without apartments above)?  
YES 87 NO 102 UND 7
5. Would you like to see additional residential development on a large lot basis (typically 3-1/2 or 5 acre lots)?  
YES 126 NO 63 UND 7
6. Would you like to see additional residential development utilizing a "cluster concept" (the same overall number of homes but on smaller lots with the remainder portion of the tract dedicated to open space)?  
YES 31 NO 157 UND 8
7. Should land preservation and open space be our top priority in an attempt to restrict future development of any kind?  
YES 127 NO 65 UND 4
8. If you answered NO to #7, should land preservation and open space at least be a strong focus along with responsibility planned future development.  
YES 73 NO 11 UND (N/A)
9. Are you willing to pay with additional tax dollars for more open space - either through purchase of development rights or fee acquisition of property?  
YES 93 NO 94 UND 9
10. Should we encourage some type of senior housing?  
YES 98 NO 86 UND 12

11. Would you like to see increased employment opportunities (full-time/part-time) through additional commercial development?

YES 73 NO 114 UND 9

12. If additional commercial growth is sought, as a sample wish list please indicate the types of development you would like to see.

Golf Course	Y - 84	N - 112
Ice Arena	Y - 51	N - 145
Day Care facility	Y - 88	N - 108
Gymnastics facility	Y - 52	N - 144
Office Bldg (3 sty max)	Y - 75	N - 121
Doctor/Lawyer Office	Y - 117	N - 79
Service Station	Y - 32	N - 164
Chain Restaurant	Y - 24	N - 172
High-tech industrial	Y - 59	N - 137
Retail home/garden products	Y - 63	N - 133

### Survey Findings

As residents of Green are aware, in late July of this year a Planning Board Survey was sent to all residential property owners within the Township. The purpose of this survey was to aid the Planning Board in its review of the Land Use Plan element as a part of the overall reexamination of the Green Township Master Plan. The results of the survey have finally been tabulated, and are being presented in this issue of the Grapevine. There were 196 surveys returned out of the 1,114 residential properties within the Township. This represents a 17.6% response rate. While many members of the Planning Board were please with this rate of response, I personally was disappointed. With such a hectic pace of life seemingly the norm nowadays for many people, the opportunity for the average resident to voice their opinion to "City Hall" (or in our case the local government body) is something there ordinarily never seems to be enough time for. Yet growth and development continue to be (and seemingly always have been) hotbed issues in Green. Now, with the recently (and narrowly) passed school referendum adding to what almost everyone agrees are already excessively high property taxes, the issues of growth (from a population and development standpoint) would presumably be of paramount concern to all our residents.

While this survey was meant to be a tool for the Planning Board, its results would nonetheless be influential on the governing body as well. By making the results of this survey public, elected officials are forced to "take notice" to some of the concerns and/or wishes of the citizens in this community. Almost all of the questions in this survey have direct implications on the existing zoning. The Planning Board can only make recommendations as it pertains to changes in the zoning ordinance or the

rezoning of land. It is ultimately the Township Committee that adopts the zoning ordinance and makes all decisions regarding any potential changes to it. Therefore, not only was it important to let the Planning Board know what the community felt regarding future land use, it may have been even more important to let the governing body know as well. It seems a shame that more people did not take the couple of minutes it would have required to fill out the survey and have their voices heard. A 17.6% response rate is not exactly "statistically significant" considering the important nature of the topics discussed and how they would likely have a direct impact on each and every residential property owner within the community.

That being said, I would like to thank all of the people who did return their surveys. In reviewing the results, it is important that there was a rather diverse range of responses, with some strong underlying themes indicated. Generally, there seemed to be a lot of people who echoed the theme "lets keep Green Township GREEN". There were a surprisingly high number of people who liked the idea of a Town Center, but only if it was well thought out and not too large. Open space and land preservation was a strong concern for a majority of survey respondents. The idea of senior housing gained more support than opposition. As far as potential commercial uses that the Township should consider, the strongest support was for professional offices (doctor/lawyer, etc.). Also gaining notable support among the choices given was a golf course and day care facility. Among the choices that were written in – there were several mentions for a family restaurant (non-chain type), ice cream shop, antique store, coffee/bagel shop, and bookstore.

---

Of the 196 respondents, 83 were hard-line against any commercial growth at all (answering NO to question #1 and 2, and YES to question #3). Yet surprisingly, among this hard-line group, 21 people answered YES to having a town center (question #4), and 41 answered NO to encouraging senior housing (question #10).

Several respondents commented that with regard to questions No. 1 – 3, they are unaware of what the existing zoning in the Township was, and where the zoning boundaries were. This is a valid point, and what should be noted is that anyone wishing to learn this information should stop by the municipal building where the zoning map and zoning ordinance are a matter of public record and are available for review at any time during business hours.

27 surveys suggested lot zoning of 7 acres or more – mostly in response to the C.A.R.E. letter that was sent out just prior to the survey.

#### Current Land Use and Land Cover

There are two ways at looking at what is the current state of land use in the Township. The first is to review the tax records of the Township and tally the land classification data. This provides a look at the mix of land uses, or economic use categories in the Township. The other is to look at the Land Cover Data compiled from aerial photos and habitat information. This provides a look at the land cover, or

Green Township  
Land Use Plan

2002 Aerial Photograph

1:36,000

HEYER, GRUEL  
& ASSOCIATES  
COMMUNITY PLANNING CONSULTANTS

October 2005



Byram Township

Source: NDEP Aerial Photography



the environmental use categories in the Township. It is also useful to examine the latest aerial photographs of the Township to get a 'bird's eye view' of the development pattern of the Township.

Since we look at two different data sources to determine the landscape characteristics of the Township, we wind up with two different calculations for the total land area of Green. The examination of the tax records reveals a total of 10,093 acres while the analysis of the Land Use GIS data calculates a total of 10,408 acres. The exclusion of roadways and other township areas not incorporated into the tax database, as well as rounding during calculations and possible errors in the original data sources can explain this discrepancy. Nevertheless, the Township is approximately 10,000 acres and the relative numbers and percentages hold true since each is based on similar data.

Green Land Use Summary						
Based on 2005 Township of Green MOD IV Electronic Tax File						
Tax Classification	# of Parcels	% of Total	Total Acreage	% of Total	Net Taxable Value	% of Total
Vacant Land	110	6.87%	591.22	5.86%	\$15,418,200.00	2.76%
Residential	1090	68.08%	2377.50	23.56%	\$440,573,500.00	78.73%
Public School Property	10	0.62%	56.09	0.56%	\$18,756,900.00	3.35%
Other School Property	3	0.19%	2.60	0.03%	\$911,100.00	0.16%
Public Property	69	4.31%	877.86	8.70%	\$9,658,400.00	1.73%
Church and Charitable Property	6	0.37%	13.96	0.14%	\$2,342,500.00	0.42%
Cemeteries and Graveyards	4	0.25%	34.10	0.34%	\$721,100.00	0.13%
Other Exempt properties	4	0.25%	617.43	6.12%	\$4,920,000.00	0.88%
Farm (Regular)	92	5.75%	162.78	1.61%	\$40,358,600.00	7.21%
Farm (Qualified)	185	11.56%	5251.69	52.03%	\$1,628,700.00	0.29%
<i>Farm (Total)</i>	<i>277</i>	<i>17.31%</i>	<i>5,414.47</i>	<i>53.64%</i>	<i>\$41,987,300.00</i>	<i>7.50%</i>
Commercial	20	1.25%	58.44	0.58%	\$7,991,600.00	1.43%
Industrial	6	0.37%	49.01	0.49%	\$15,428,500.00	2.76%
Personal Property Telephone	2	0.12%	0.00	0.00%	\$920,156.00	0.16%
<b>Total</b>	<b>1601</b>	<b>100.00%</b>	<b>10092.70</b>	<b>100.00%</b>	<b>\$559,629,256.00</b>	<b>100.00%</b>

As is clear from the summary, the largest land use category within the Township in terms of acreage is 'regular' and 'qualified' farmland, which represents approximately 5,414 acres or 54% of total land

area. There is a mixture of traditional row crop agriculture, small-scale livestock operations and managed forests under woodlot assessment. These 5,414 acres represent \$41,987,300.00 of total assessment or 7.5% of the total net taxable value. This percentage is lower than the acreage percentage because most of these lands are enrolled in the State's farmland/woodland assessment program ('qualified farmland'), which assesses properties that remain in woodland/farmland at a small percentage of market value. 'Regular farmland' refers to farmhouses or other buildings that might accompany 'qualified' acres but that are assessed at values comparable to other properties in town; however, many of Green's 'qualified' acres are not accompanied by any farmhouses or other buildings.

The second largest land use category within the Township in terms of acreage is residential, which represents approximately 2,377 acres or 24% of total land area. This land use category is predominantly single-family homes at a rural density of one unit for every 5 acres or more. There are limited pockets of more dense residential development, such as the Lake Tranquility community or around smaller, rural hamlets at road intersections. These 2,377 acres represent \$440,573,500.00 of total assessment or 78.73% of the total net taxable value, by far the largest contributor to the local tax base.

Public property and other exempt properties represent the third largest category of lands in the Township. These uses total 1,495 acres or 15% of the total land area. Vacant land is the next largest category of land use at 591 acres or 6% of the total land area. Commercial property represents less than 0.6% of the Township at 58 acres and Industrial properties are less than 0.5% of the Township at 49 acres. The remaining areas of the town are composed of public school properties, cemeteries, churches and other, private school properties

Land cover classification is an examination of the land cover classifications and their relative numbers and sizes determined by NJDEP using the 1995/1996 statewide multi-spectral digital aerial photos. The following chart is a summary of land cover types in Green.

# Green Township Land Use Plan

## 1995 Land Use

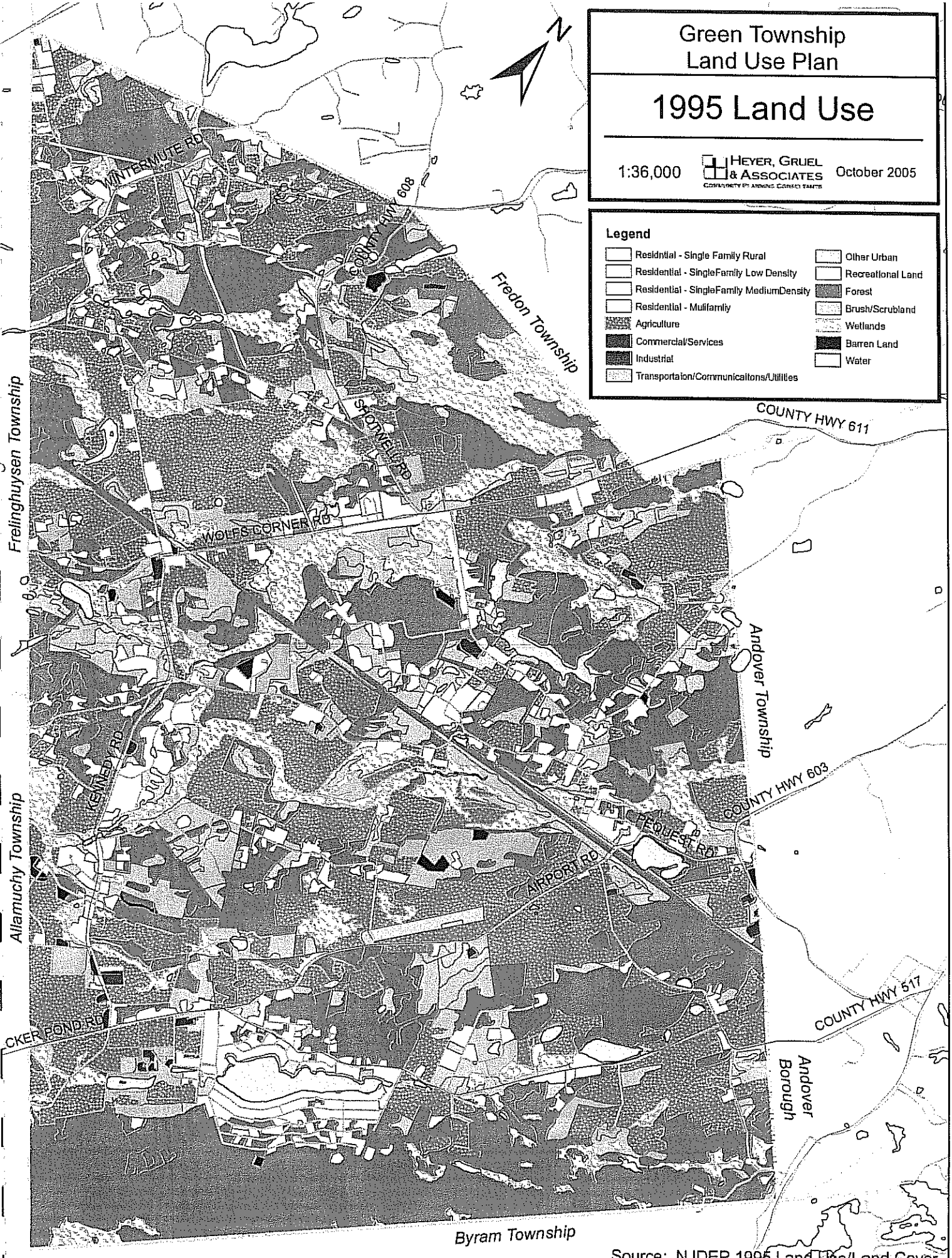
1:36,000

HEYER, GRUEL  
& ASSOCIATES  
COMMUNITY PLANNING CONSULTANTS

October 2005

### Legend

	Residential - Single Family Rural		Other Urban
	Residential - Single Family Low Density		Recreational Land
	Residential - Single Family Medium Density		Forest
	Residential - Multifamily		Brush/Scrubland
	Agriculture		Wetlands
	Commercial/Services		Barren Land
	Industrial		Water
	Transportation/Communications/Utilities		



Green Land Cover Summary			
Based on 1995/96 NJDEP Land Use/Land Cover			
Land Use Classification	Acres	% of Subtotal	% of Total
Residential, Rural, Single Unit	762.442	18.32%	7.33%
Residential, Single Unit, Low Density	141.509	3.40%	1.36%
Residential, Single Unit, Medium Density	133.366	3.20%	1.28%
Residential, High Density, Multiple Dwelling	0.99	0.02%	0.01%
Agriculture	2795.238	67.17%	26.86%
Commercial/Services	30.798	0.74%	0.30%
Industrial	13.201	0.32%	0.13%
Transportation/Communications/Utilities	58.748	1.41%	0.56%
Other Urban Or Built-Up Land	185.884	4.47%	1.79%
Recreational Land	39.06	0.94%	0.38%
Subtotal - Developed Lands	4,161.24	100.00%	39.98%
Forest	3575.768	57.24%	34.35%
Brush/Scrubland	1246.608	19.95%	11.98%
Wetlands	1201.444	19.23%	11.54%
Barren Land	32.404	0.52%	0.31%
Water	191.136	3.06%	1.84%
Subtotal – Natural Lands (Inc. Open Space)	6247.36	100.00%	60.02%
TOTAL	10,408.60		

In slight contrast to the land use study, agricultural areas are not the largest land cover designation. No single land cover type dominates the Township. The largest land cover type is forest at 3,576 acres or 34% of the total land area. Agricultural lands are the next largest land cover type at 2,795 acres or 27% of the Township. Brush/scrublands and wetlands each account for another 12% of the total land area at 1,246 acres and 1,201 acres respectively. Residential single-family homes at rural densities are the next largest designation; at 7% of total land cover or at 762 acres, this is the largest developed land classification. All residential land classifications (Single family Rural, Single family Low Density, Single family Medium Density and Multifamily High Density) total 1,038 acres or 10% of the total land area.

The discrepancy between 1,038 acres of residential land cover and 2,377 acres of residential land use is explained by the fact that many of the residential parcels in the land use study have other types of land cover on them, including forests and surface water. Industrial and commercial land cover designations total .43% and reflect a similar minority ranking as seen in the land use study.

The subtotal of developed land coverage is 4,161 acres or 40% of total land cover for the Township, in contrast to the 6,247 acres, or 60%, of natural land cover. This reinforces the assertion that the majority of development in the Township is spread over low-density rural neighborhoods interspersed amongst largely undeveloped tracts of farmland and forestland.

### Surface Water and Watersheds

Green has nearly 100 lakes and ponds of which five are named water bodies. These include Lake Tranquility, Buckmire Pond, Turtle Pond, Redings Pond and Grass Pond. These lakes and ponds occupy a total of 226 acres, or 2% of the total area of the Township. Three main watercourses, the Pequest River, Trout Brook and Bear Brook and their tributaries and streams serve Green Township. These lakes and ponds are linked in three main hydrologic systems, the Pequest River watershed, The Bear Brook Watershed and a small section of the Musconetcong River Watershed.

The Pequest River drains most of the Township. Other streams in Green Township are Bear Brook in the southwesterly portion of the Township and Trout Brook in the easterly portion of the Township. Both Bear Brook and Trout Brook are classified as FW2-TP (C1). The Category One (C1) designation for water bodies indicates the highest level of protection accompanied with a requirement of a 300-foot buffer zone to restrict development and protect water quality.

Green Township is located within Watershed Management Area (WMA) 1- the Upper Delaware River Watershed. Within the Upper Delaware River Watershed, there are further drainage area designations delineated by hydraulic unit code (HUC) designations. The system starts with the largest possible drainage areas and progressively smaller subdivisions of the drainage area are delineated and numbered in a nested fashion. A drainage area with a hydrologic unit code (HUC) designation with 14 numbers, or HUC-14, is one of several sub watersheds of a larger watershed with 11 numbers, or a HUC-11.

Three HUC-11 divisions exist in Green Township, the Musconetcong River (above Trout Brook), the Pequest River (above/including Bear Swamp) and Bear Brook. Within Green Township's borders, one HUC-14 exists within the Musconetcong River HUC-11, Cranberry Lake/Jefferson Lake and Tributaries. Within Green, four HUC-14s exists within the Pequest River HUC-11, Trout Brook/Lake Tranquility, New Waywanda Lake/Andover Pond Tributary, Pequest River (Trout Brook to Brighton) and Pequest River (above Brighton). And the final HUC-11 division in the Township, Bear Brook, consists of two HUC-14s, the Bear Brook and Bear Brook (Sussex/Warren County).

Green Township  
Land Use Plan

Surface Hydrology

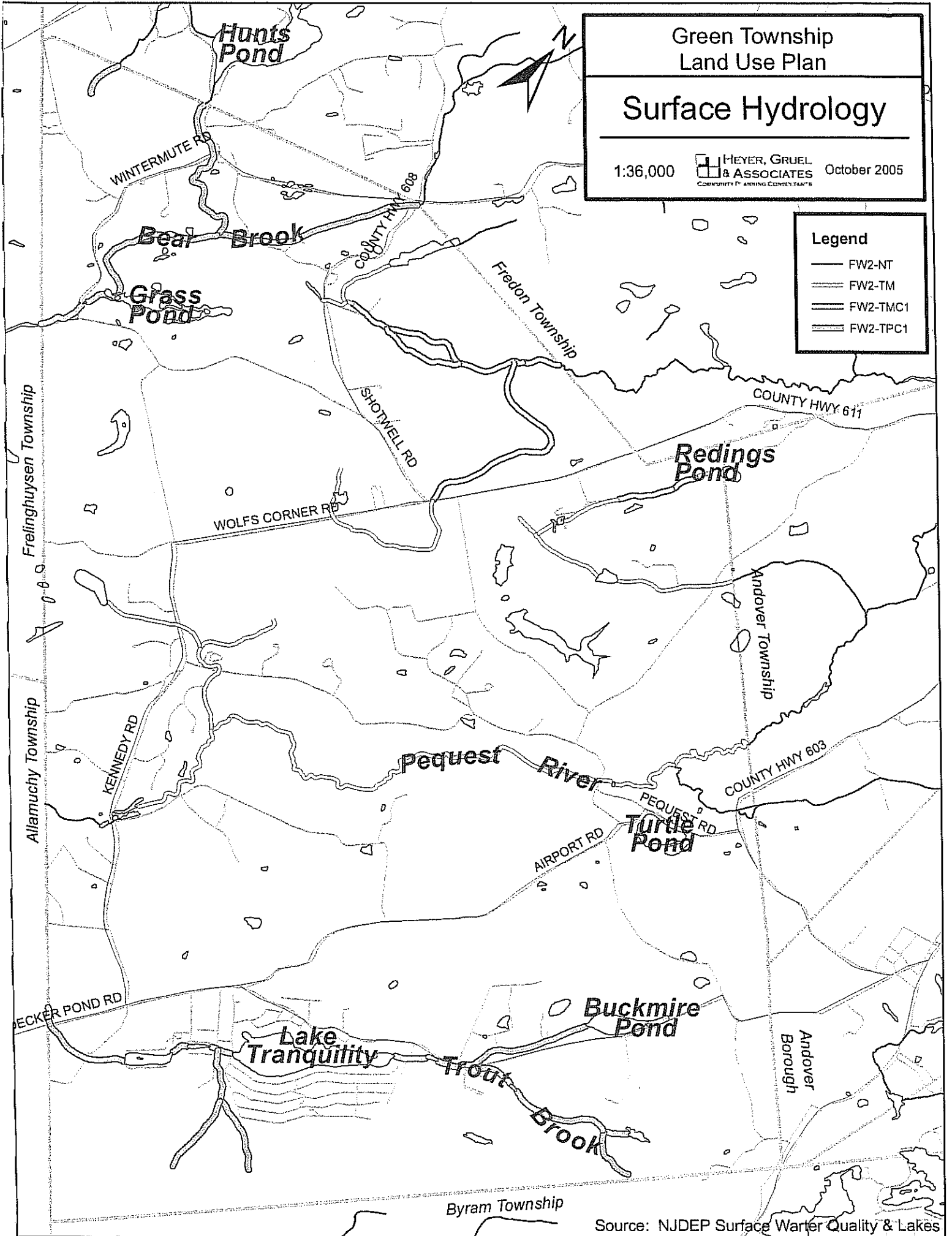
1:36,000

HEYER, GRUEL  
& ASSOCIATES  
COMMUNITY PLANNING CONSULTANTS

October 2005

Legend

- FW2-NT
- FW2-TM
- FW2-TMC1
- FW2-TPC1



Source: NJDEP Surface Water Quality & Lakes

Green Township  
Land Use Plan

Watersheds

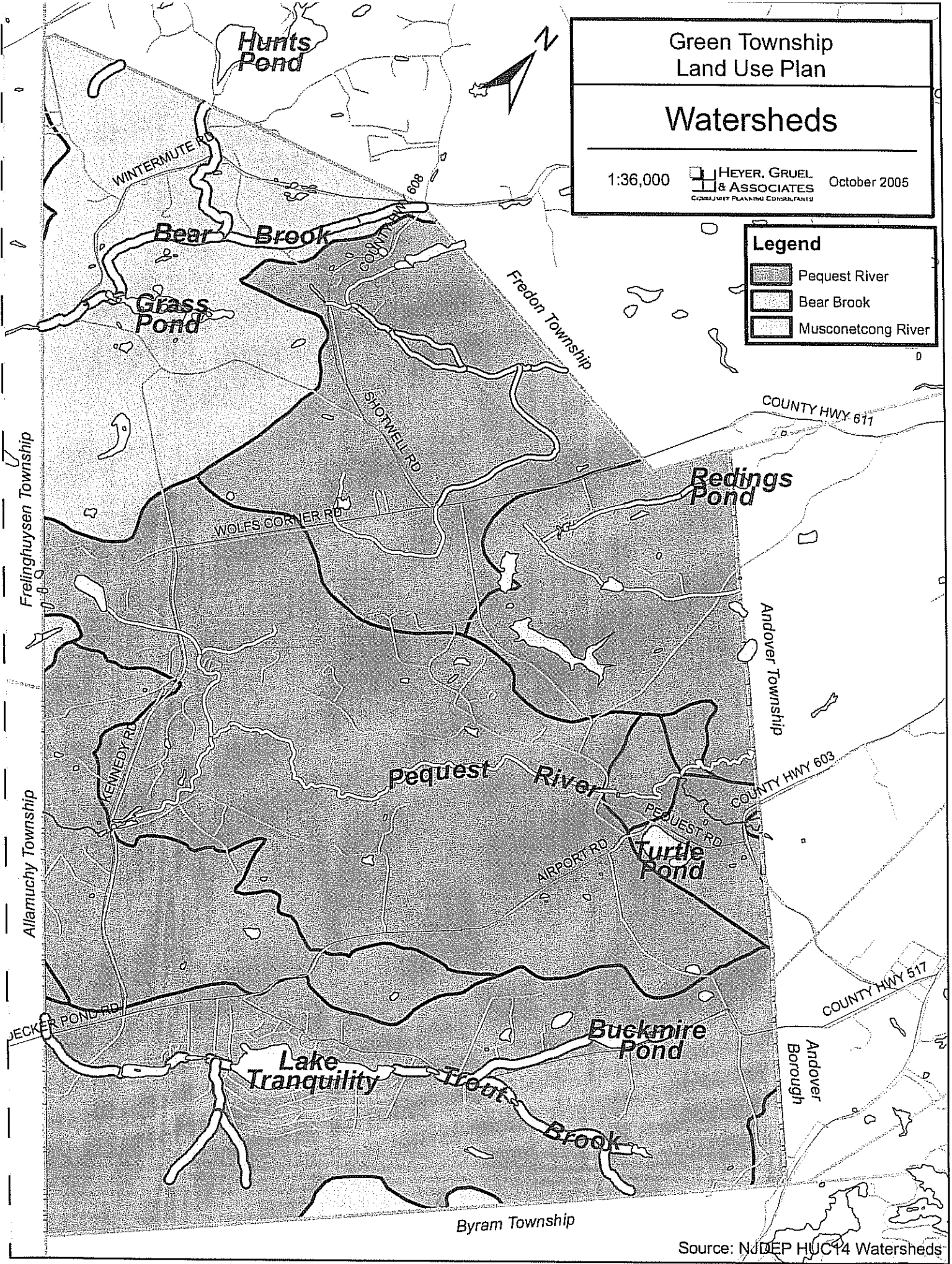
1:36,000

HEYER, GRUEL  
& ASSOCIATES  
CONSULTING PLANNING CONSULTANTS

October 2005

Legend

- Pequest River
- Bear Brook
- Musconetcong River



Source: NJDEP HUC14 Watersheds

### State Planning Areas

The State Planning Commission adopted the State Development and Redevelopment Plan (SDRP) on March 1, 2001. The SDRP also undergoes a periodic cross acceptance process with State, County and local officials reconciling the State Plan with local conditions and zoning. 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. New growth and development should be located in 'centers', which are 'compact' forms of development, rather than in 'sprawl' development. The overall goal of the SDRP is to promote development and redevelopment that will consume less land, deplete fewer natural resources, and use the State's infrastructure more efficiently.

The 2001 SDRP identifies Green as part of the PA 4A Rural Environmentally Sensitive (3946.7 acres or 49.6% total land area), PA 5 Environmentally Sensitive (5162.1 or 37.9% total land area) and various park designations (1299.7 or 12.4% total land area) Planning Areas.

### Planning Area 4B – Rural/Environmentally Sensitive

Some lands in the Rural Planning Area PA4 have one or more environmentally sensitive features qualifying for delineation as Rural/Environmentally Planning Area PA 4B.

According to the SDRP in the Rural/Environmentally Planning Area, PA 4B, the intention is the same as the underlying Rural Planning Area, PA4, and that is to:

- Maintain the Environs as large contiguous areas of farmland and other lands;
- Revitalize cities and towns;
- Accommodate growth in Centers;
- Promote a viable agricultural industry;
- Protect the character of existing, stable communities; and
- Confine programmed sewers and public water services to Centers.

The objectives of the Rural/Environmentally Planning Area, PA 4B are those of the Environmentally Sensitive Planning Area PA5.

The State Plan provides for "the protection of critical natural resources and for the maintenance of the balance between ecological systems and beneficial growth. The ecological systems of the Environmentally Sensitive Planning Area should be protected by carefully linking the location, character



Green Township  
Land Use Plan

State Plan Areas

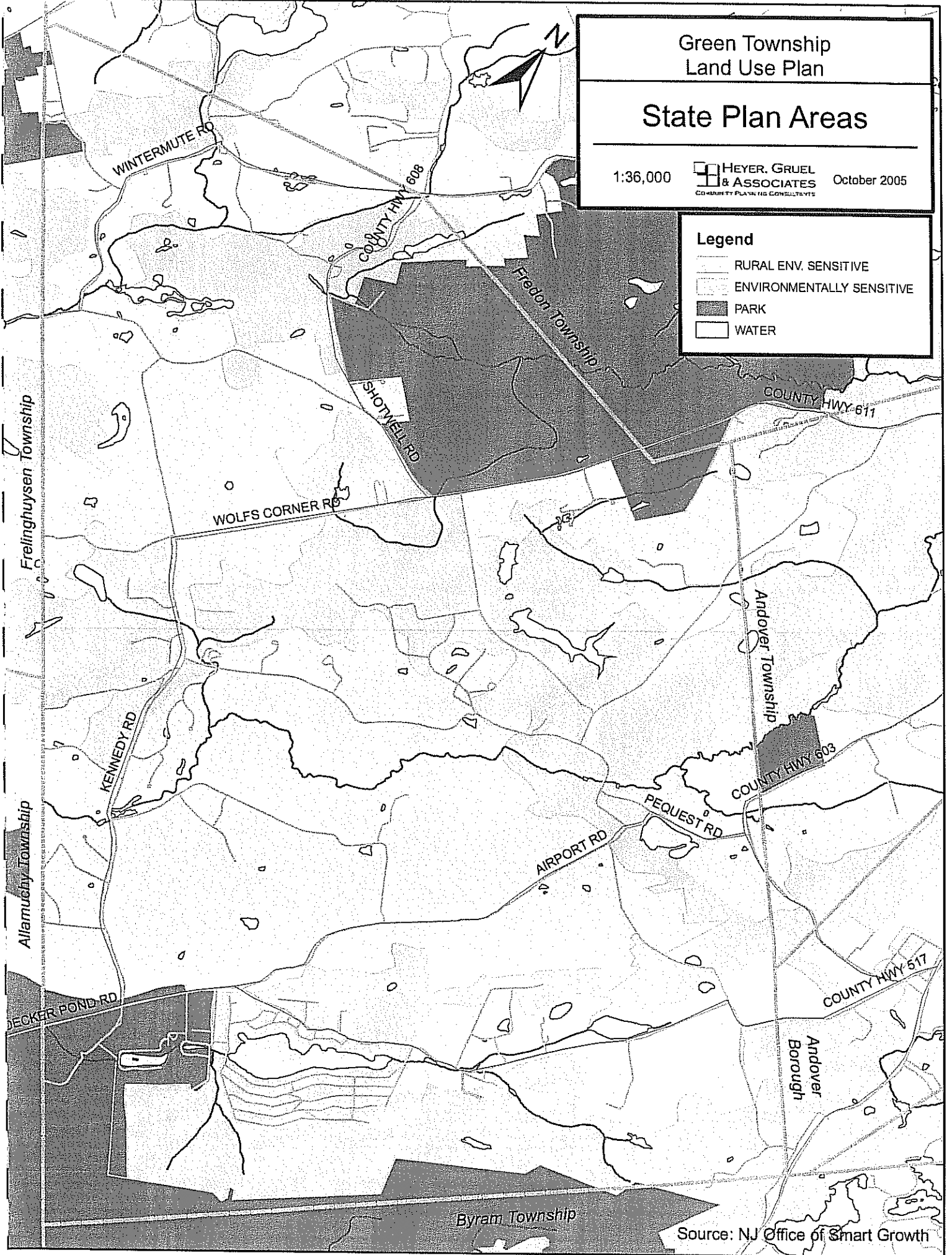
1:36,000

HEYER, GRUEL  
& ASSOCIATES  
COMMUNITY PLANNING CONSULTANTS

October 2005

Legend

- RURAL ENV. SENSITIVE
- ENVIRONMENTALLY SENSITIVE
- PARK
- WATER



Source: NJ Office of Smart Growth

and magnitude of development to the capacity of the natural and built environment to support new growth and development on a long-term, sustainable resource basis. Large contiguous area of undisturbed habitat should be maintained to protect sensitive natural resources and systems. Any new development that takes place in the Environmentally Sensitive Planning Area should capitalize on the inherent efficiencies of compact development patterns found in existing Centers”.

Moreover, the SDRP states that, Rural Planning Areas need strong Centers and that Centers should attract private investment that otherwise might not occur.

#### Planning Area 5 – Environmentally Sensitive

According to the SDRP, the Environmentally Sensitive Planning Area contains large contiguous land areas with valuable ecosystems, geological features and wildlife habitats and that the future environmental and economic integrity of the State rests in the protection of these irreplaceable resources.

PA 5 is vulnerable to damage of many sorts from new development in the Environs, including fragmentation of landscapes, degradation of aquifers and potable water, habitat destruction, extinction of plant and animal species, and destruction of other irreplaceable resources, which are vital for the preservation of the ecological integrity of New Jersey’s natural resources. Perhaps most important, because the environs in PA 5 are more sensitive to disturbance than the Environs in other Planning Areas, new development in PA 5 areas has the potential to destroy the very characteristics that define the area.

According to the SDRP in the Environmentally Sensitive Planning Area, PA 5, the intention is to:

- 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
- Revitalize cities and towns

The State Plan provides for “the protection of critical natural resources and for the maintenance of the balance between ecological systems and beneficial growth. The ecological systems of the Environmentally Sensitive Planning Area should be protected by carefully linking the location, character and magnitude of development to the capacity of the natural and built environment to support new growth and development on a long-term, sustainable resource basis. Large contiguous area of

undisturbed habitat should be maintained to protect sensitive natural resources and systems. Any new development that takes place in the Environmentally Sensitive Planning Area should capitalize on the inherent efficiencies of compact development patterns found in existing Centers”.

Moreover, the SDRP states that Environmentally Sensitive Planning Areas need strong Centers and that Centers should attract private investment that otherwise might not occur.

Of Special note to this Land Use Plan for Green Township is the presence of a Village Center in the SDRP in the adjacent Andover Borough. This will be discussed further in the Land Use Plan.

#### New Jersey Highlands Water Protection And Planning Act Planning Areas

The Legislature and Governor passed the NJ Highlands Water Protection and Planning Act (Highlands Act) in 2004. Under the Highlands Water Protection and Planning Act, the majority (96%) of Green Township is designated as part of the Planning Area of the Highlands. The remainder (4%) of the South East corner of the Township, portions of the former Stuyvesant Estate, is in the Preservation area. All the lands in the Township designated as Preservation Area are public open space as part of Allamuchy State Park. The Planning Area is the portion of the Highlands that is not subject to the same land use controls as the Preservation Areas; however, the Highlands Regional Master Plan will create a comprehensive approach to land use designed to protect drinking water supplies for most of northern New Jersey. It is anticipated that the Highlands Regional Master Plan will have some impact on Green Township.

This section will describe the known impact of this legislation on the Township, but the newness of the Highlands Act and its regulations, combined with the impending Highlands Regional Plan still leave many questions unanswered and only time and experience will paint a full picture of the Highlands Act's impact.

The Highlands Act designates 88 municipalities in New Jersey in seven different counties as constituting the New Jersey Highlands Region. Communities in Bergen, Hunterdon, Morris, Passaic, Somerset, Sussex and Warren Counties are all included in the Highlands Region. This region encompasses about 800,000 acres or 1,250 square miles and is divided into two separate areas. The interior area within the region is the “preservation area” or the Core and is roughly half of the region. The remaining area of the region is the “planning area”. The preservation area has the most stringent controls on

Green Township  
Land Use Plan

Highlands Areas

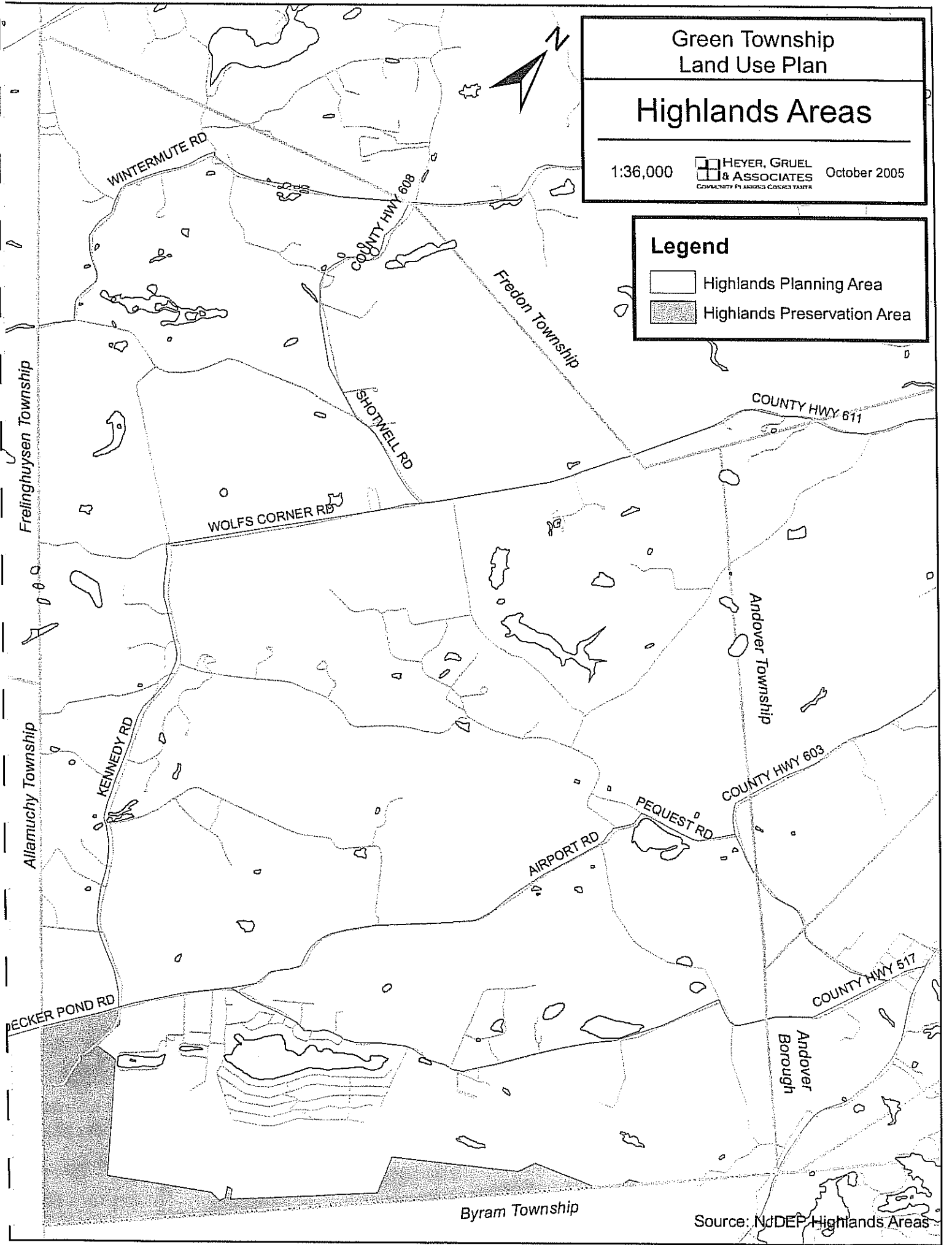
1:36,000

HEYER, GRUEL  
& ASSOCIATES  
COMMUNITY PLANNERS CORPORA

October 2005

Legend

- Highlands Planning Area
- Highlands Preservation Area



Source: NJDEP Highlands Areas

development and the strongest water quality protections in the region. The majority of Green Township is in the planning area.

The Highlands Act creates a 15-member Highlands Council to create a Highlands Management Plan and draft and implement regulations for the region. The membership of the Council is appointed by the Governor and consists of eight residents of the counties in the region, five of whom would be elected municipal officials and three of whom would be elected county officials. Of these eight people, there would be at least one resident from each of the counties. The other seven members of the council would consist of seven residents of the State and would represent farmers, environmentalists and the business community. The Governor reserves the right to veto any action of the Highlands Council.

The Highlands Act mandates that the Highlands Council shall prepare and adopt a regional master plan for the Highlands Region. The Highlands regional master plan shall be periodically revised and updated at least once every six years. The Council shall not adopt the Highlands Regional Master Plan unless it recommends receiving zones in the planning area and the capacity of each receiving zone for the Transfer of Development Rights program authorized Highlands Act. The Highlands Council will submit the plan to the State Planning Commission for endorsement pursuant to the rules and regulations adopted by the State Planning Commission. The State Planning Commission review shall be limited to the planning area only.

The goal of the regional master plan with respect to the entire Highlands Region shall be to protect and enhance the significant values of the resources. The goals of the regional master plan with respect to the preservation area shall be:

- (1) Protect, restore, and enhance the quality and quantity of surface and ground waters therein;
- (2) Preserve extensive and, to the maximum extent possible, contiguous areas of land in its natural state, thereby ensuring the continuation of a Highlands environment which contains the unique and significant natural, scenic, and other resources representative of the Highlands Region;
- (3) Protect the natural, scenic, and other resources of the Highlands Region, including but not limited to contiguous forests, wetlands, vegetated stream corridors, steep slopes, and critical habitat for fauna and flora;

- (4) Preserve farmland and historic sites and other historic resources;
- (5) Preserve outdoor recreation opportunities, including hunting and fishing, on publicly owned land;
- (6) Promote conservation of water resources;
- (7) Promote Brownfield remediation and redevelopment;
- (8) Promote compatible agricultural, horticultural, recreational, and cultural uses and opportunities within the framework of protecting the Highlands environment; and
- (9) Prohibit or limit to the maximum extent possible construction or development which is incompatible with preservation of this unique area.

The goals of the regional master plan with respect to the planning area shall be to:

- (1) Protect, restore, and enhance the quality and quantity of surface and ground waters therein;
- (2) Preserve to the maximum extent possible any environmentally sensitive lands and other lands needed for recreation and conservation purposes;
- (3) Protect and maintain the essential character of the Highlands environment;
- (4) Preserve farmland and historic sites and other historic resources;
- (5) Promote the continuation and expansion of agricultural, horticultural, recreational, and cultural uses and opportunities;
- (6) Preserve outdoor recreation opportunities, including hunting and fishing, on publicly owned land;
- (7) Promote conservation of water resources;
- (8) Promote Brownfield remediation and redevelopment;
- (9) Encourage, consistent with the State Development and Redevelopment Plan and smart growth strategies and principles, appropriate patterns of compatible residential, commercial, and industrial development, redevelopment, and economic growth, in or adjacent to areas already utilized for such purposes, and discourage piecemeal, scattered, and inappropriate development, in order to accommodate local and regional growth and economic development in an orderly way while protecting the Highlands environment from the individual and cumulative adverse impacts thereof ; and

(10) Promote a sound, balanced transportation system that is consistent with smart growth strategies and principles and which preserves mobility in the Highlands Region.

The Act further mandates that the Council shall use the regional master plan elements, including the resource assessment and the Smart Growth component, to establish a Transfer of Development Rights program for the Highlands Region that furthers the goals of the Highlands Regional Master Plan. The Transfer of Development Rights program shall be consistent with the "State Transfer Of Development Rights Act'

The Highlands Act also gives the Highlands Council the right to review and accept or reject particular building projects, either public or private that disturb two acres of land or lead to a cumulative increase in impervious surface of one acre or more once it has a Highlands Plan in place. In the preservation area these projects cannot proceed without Highlands Council approval and in the planning area the Council decision is advisory and non-binding.

Any municipality in the Highlands Region whose Master Plan and ordinances have been approved by the Council as being in conformance with the Regional Master Plan shall qualify for State aid, planning assistance, technical assistance, and other benefits and incentives that may be awarded or provided by the State to municipalities and counties which have received plan endorsement by the State Planning Commission or implement Smart Growth strategies and principles. Any such municipality or county shall also qualify for any State aid that may be provided for Smart Growth projects.

Additionally, every municipality located wholly or partially in the preservation area shall be entitled to State aid to compensate for any decrease in the aggregate amount of property tax revenues derived from the taxation of real property in that portion of the municipality located in the preservation area that is directly attributable to the implementation of the Highlands Act. The council shall annually calculate the amount to which each municipality is entitled and shall certify and transmit such amounts to the State Treasurer and to the Director of the Division of Local Government Services in the Department of Community Affairs.

The Act further defines the role of the NJDEP and its promulgation of new rules and permitting required in the Highlands Region. It also describes the relationship between the Highlands Council and the Council of Affordable Housing. The Act also describes its relation to other State environmental protection acts, such as the Freshwater Wetlands Act, Water Pollution Control Act, Safe Drinking Water Act, Water Quality Planning Act, and Flood Hazard Area Control Act.

### Build-out Analyses

In the past few years, there have been several build-out analyses done for Green, including those by the Musconetcong Watershed Association and Sussex County, as well as the Green Township Environmental Commission.

#### Musconetcong Watershed Association – 1999

The Musconetcong Watershed Association Build Out analysis examined the existing vacant properties in the Township and determined if they were sub-divisionable or not. Environmentally constrained lands were removed from the analysis, as well as a certain amount for infrastructure improvements. Using the current residential zoning at the time, the build out determined how many additional building lots were possible at the existing allowable densities. The same was done for commercial development in the commercial zones using building coverage as the allowable density.

Land Type	Developable Acres	Potential Units/Lots	Square Feet
lots incapable of further subdivision	352.16	109	
lots capable of further subdivision	4,345.20	816	
Business Zone	10.63		115,760
Agricultural/Industrial	534.64		2,910,832
Total	5153.48	925	3,026,592
Existing Development		1,069*	352,613**
Build Out		1,994	3,379,205

\* 2000 Census \*\* 2000 Tax Records

These results indicate that 925 additional homes were possible under the zoning scheme at the time, creating a total build out of 1,994 households in the Township. The build-out also predicted another 3 million square feet of commercial space, creating a total build out of nearly 3,400,000 square feet of commercial development in the Township.



Green Township  
Land Use Plan

Build Out

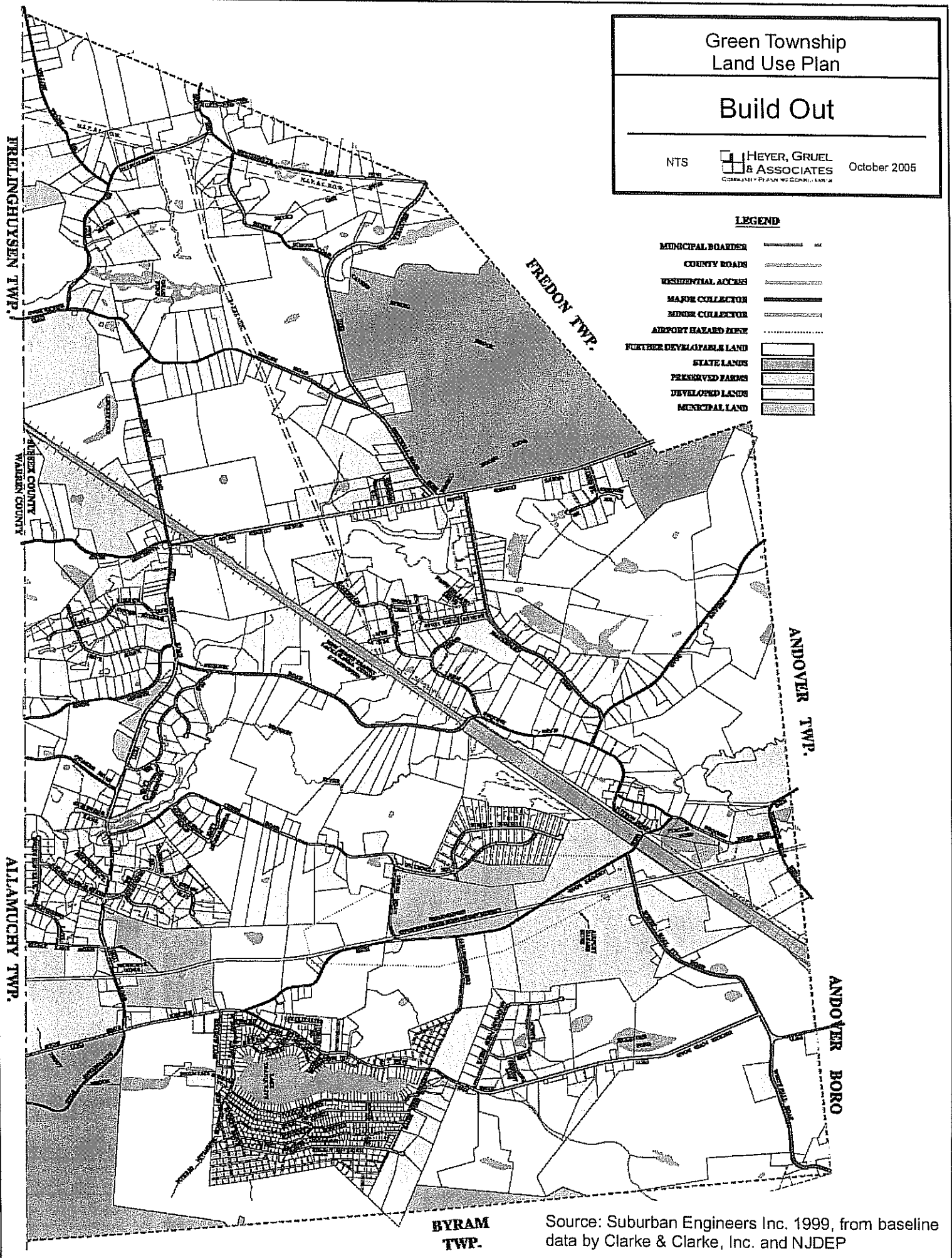
NTS

HEYER, GRUEL  
& ASSOCIATES  
COMMUNITY PLANNING CONSULTANTS

October 2005

LEGEND

MUNICIPAL BOARDER	---
COUNTY ROADS	---
RESIDENTIAL ACCESS	---
MAJOR COLLECTOR	---
MEDIR COLLECTOR	---
AIRPORT HAZARD ZONE	---
FURTHER DEVELOPABLE LAND	[White Box]
STATE LANDS	[Stippled Box]
PRESERVED FARMS	[Horizontal Line Box]
DEVELOPED LANDS	[Vertical Line Box]
MUNICIPAL LAND	[Diagonal Line Box]



Source: Suburban Engineers Inc. 1999, from baseline data by Clarke & Clarke, Inc. and NJDEP

Sussex County Strategic Growth Plan – 2002

In 2000, the county received a Smart Growth Grant from the Office of State Planning to prepare the Sussex County Strategic Growth Plan (SGP), intended to update the existing master plan. There was a build-out of the entire county included in the SGP; the Green Township portion is presented below. This build-out followed a similar procedure as that followed by the Musconetcong Watershed association, generating a Developable Acres figure and then a Potential Units figure from the existing zoning. The key difference between the two build-outs is that the SGP build-out was recalculated after Green Township had made changes to its zoning and decreased density in residential areas. This change is reflected in the total build-out numbers.

Residential Zoning	Zone Name	Minimum Lot Size	Developable Acres	Potential Units/Lots
AR-5/2	Agricultural-Residential	5	3397.01	270
R-1	Residential	1	53.21	0
R-1.5	Residential	1.5	42.25	18
Sum				288
		Existing Development		1,224*
		Build Out		1,512

Commercial Zoning	Zone Name	Lot Size	Developable Acres	Total Square Feet
AI-10	Agricultural- Industrial	10	312.6	309,132
B	Business	1.5	177.3	964,776
Sum			490	1,273,908
		Existing Development		352,613**
		Build Out		1,626,521

\* 2000 Census plus New Homes Built 1998-2002 \*\* 2000 Tax Records

These results indicate that 288 additional homes were possible under the revised zoning scheme at the later date of this build-out, creating a total build out of 1,512 households in the Township. The build-out also predicted another 1.2 million square feet of commercial space, creating a total build out of 1,625,000 square feet of commercial development in the Township. This reflects the changes made in the Township in its efforts to reduce density and retain rural character.

Environmental Commission Build Out Update – 2005

The Environmental Commission, in 2005, undertook a parcel-by-parcel analysis of the original 1999 build-out in order to re-evaluate the impacts on the build out of continued farmland and open space

protection and residential development. The analysis also recalculated densities based on the new zoning scheme.

	Potential Units/Lots
Original Build-Out Analysis	925
Deduction for New Homes Built	210
Deduction for Open Space Preservation	16
Deduction for Farm Land Preservation	39
New Total Build Out	660
Adjusted Existing Development	1,279*
New Total Build Out	660
	1,939

\*2000 census plus New Homes Built 1998-2005

All of the build-outs illustrate the fact that there are approximately 1,200 homes in the Township and a potential for 500 to 700 more and an additional 1.2 to 3 million square feet of commercial development.

#### Land Use and Zoning Plan

This Land Use plan for Green is designed to help keep Green Township "Green". This land use plan is strongly based on the previous Land Use Amendments passed by the Planning Board and Township Council in the past three years, the citizen survey of 2002, and the thoughts and recommendations of the Planning Board and Township Staff. While it is important to maintain the rural character of the community, it is vital that the Township prepare itself for more growth in a responsible way and to ensure continued commercial development in a manner and place that will bring much needed municipal income without proving detrimental to the existing pattern of development.

The Land Use Plan and Land Development Ordinance applies 'land density zoning' to the majority of the forestlands and farmlands in the Township, which allows clustered development, concentrating housing units on smaller areas and retaining the rest of the site in its natural state. 'Land density zoning' defines the overall density of development in the AR 5/2 zone with a minimum lot size of 2 acres. Thus, the 5-acre 'density zoning' with 2 acre lot sizes on a 300-acre tract would permit 60 housing units, leaving 30 acres for infrastructure and 150 acres open space.

The remaining residential areas of Green can develop at the existing densities of 1 to 1.5 acre lots. The Lake Tranquility community and Forest Knolls community will develop at existing densities, providing that on-site septic systems and wells are sufficient to accommodate that growth.

The Forest Knolls community has existing approvals for 55 homes, a portion of which have been constructed and the remainder of which are expected to be built over the next few years. There are an additional 50 acres of land designated to be developed in another phase within the Forests Knolls development. While this area has some environmental constraints, primarily a tributary to the Pequest River, the property owner has indicated that this remaining area in the 1-acre zone may be available for affordable housing development. The property owner has expressed a willingness to discuss future development on the property as an opportunity for the Township to meet its affordable housing obligation.

The Lake Tranquility neighborhood began as so many other neighborhoods in the region, as a summer cabin resort. The Lake Tranquility area was subdivided in the 1950s and the first cabins were constructed in 1954. The Township did not assume possession of the road network in the neighborhood until the 1980s. This neighborhood is vulnerable to many of the same pressures as other lakefront communities that have transformed from seasonal resorts to year round residential neighborhoods such as intense development of lots through home expansions and replacements. Green Township has some protections in place already, such as requiring a septic field reserve area for each lot in town. This is most useful in the denser neighborhoods to assure that septic systems will continue to function properly in the future. The neighborhood has received a NJ State Dam Safety Grant to effect replacement or repairs to the dam that creates Lake Tranquility. The Lake Tranquility Homeowners Association routinely tests the lake for contaminants and pollutants and the water quality is always excellent due to the high throughrate and flow of the water into and out of the lake.

In addition to reducing residential densities in the farmlands and forestlands and maintaining higher densities—where reasonable—in established neighborhoods, Green also wants to create commercial land use opportunities. The Neighborhood Commercial zone (NC Zone) replaces portions of the Business Zone (B Zone) and is intended to maintain existing commercial enterprises, encourage, small scale neighborhood retail, office and service establishments suitable for the “country crossroads” found in Green Township. The intent of this district is to encourage a reasonable amount of new commercial and retail development designed to accommodate the natural characteristics of the land and take

advantage of its location along rural lanes to provide controlled economic development throughout the Township.

Existing commercial development in the areas that are proposed as NC zones illustrate the types of land uses expected in the zone. One of the zone areas has a small office building, post office, and a veterinary clinic. The area also includes a sawmill, furniture store, packing company, a restaurant, a local bank and a meeting hall. The other Neighborhood Commercial zone area hosts a delicatessen, an electronics company, an historic firehouse with a post office and municipal facility, a new firehouse with a banquet hall, a kennel, and an historic train station. These small commercial and service establishments epitomize the type of development meant to be supported and encouraged in the Neighborhood Commercial zone.

The Rural Business (RB) Mixed-Use zone that replaces other portions of the existing Business zone (B Zone) is intended to fulfill different purposes than the Neighborhood Commercial zone (NC Zone). The RB Zone is to take advantage of its location adjacent to the Andover Borough Town Center and proximity to future infrastructure to provide for complementary development adjacent to the Andover Borough Town Center, through mixed-uses, including specific commercial development. The RB Zone is also intended to allow tourism based commercial enterprises and other destination type business, while maintaining the rural character of the area and preventing impacts on existing residential and agricultural development. The intent of this district is to encourage suitable new development and to revitalize existing commercial development along sections of Pequest Road, Whitehall Road and Decker Pond Road.

Existing commercial development in the area that is proposed as RB zones illustrate the types of land uses expected in the zone. The area is home to a local Bed and Breakfast, a retail farm market and a retail landscaping supply and nursery outlet. These tourism and local retail establishments epitomize the type of development meant to be supported and encouraged in the Rural Business zone.

The Agricultural Industrial Zone (AI-10 Zone) was established to encourage the development of clean industrial, research laboratories, professional offices, or commercial recreation businesses with the overriding purpose of generating a broader base of good local jobs for Green. The AI-10 zone also promotes the continuing use as agricultural and horticultural business throughout the zone. This zone

also incorporates the municipally owned Trinca Airport and allows for this airport use. The area surrounding the airport is subject to an airport safety zone. The Township has retained an engineering firm that specializes in airport development to prepare an airport layout plan to determine the best future use of the property. The intention of the Township is to create a special use district on the airport property, possibly an Airport Residential Overlay Zone. It is expected that the engineering firm will explore the possibility of developing a large lot development with each home having access to, and through an association, maintaining the airport as a private airpark.

Green Township  
Land Use Plan








Existing Zoning

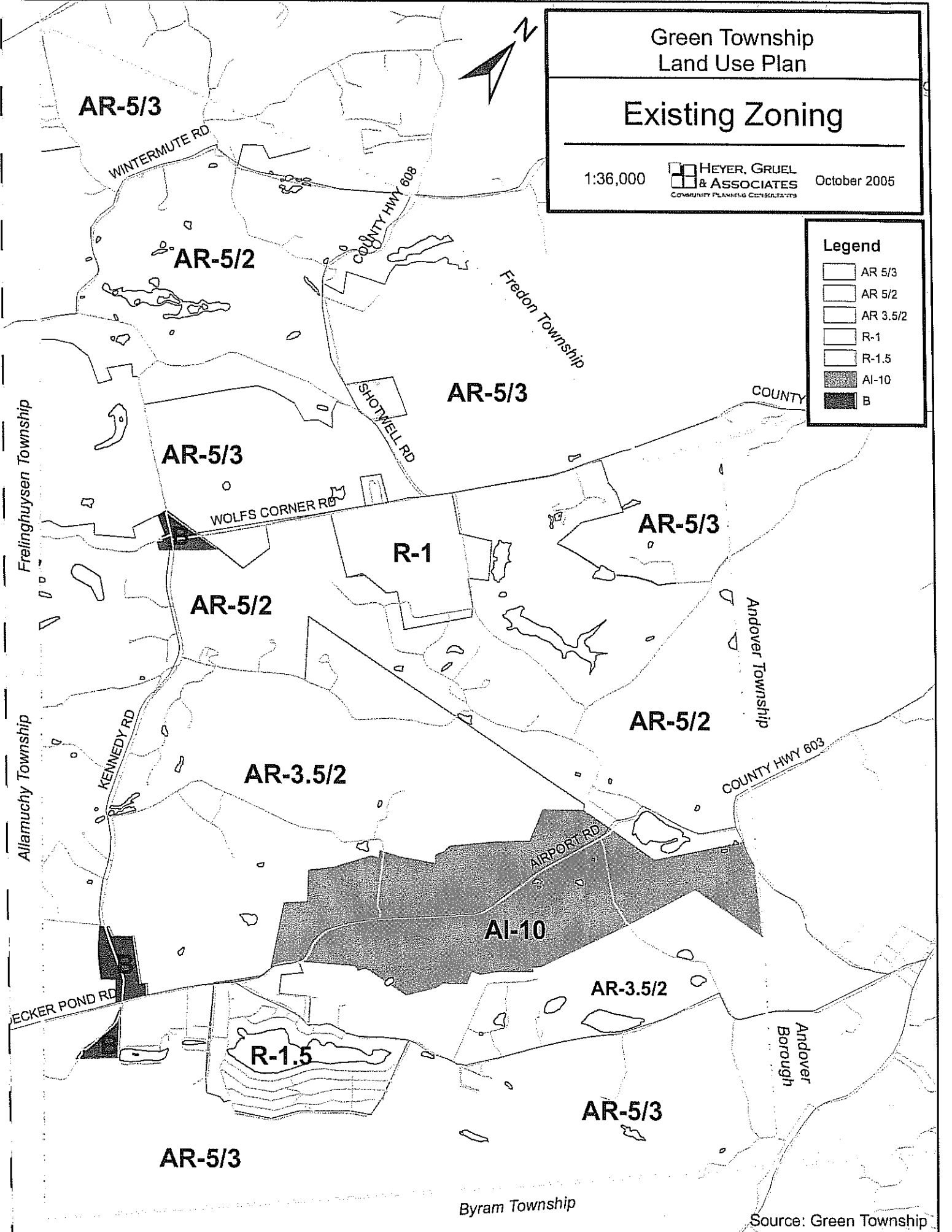
1:36,000

HEYER, GRUEL  
& ASSOCIATES  
COMMUNITY PLANNING CONSULTANTS

October 2005

Legend

-  AR 5/3
-  AR 5/2
-  AR 3.5/2
-  R-1
-  R-1.5
-  AI-10
-  B



Byram Township

Source: Green Township

Green Township  
Land Use Plan






Zoning Previously Approved  
by Ordinance 03-03

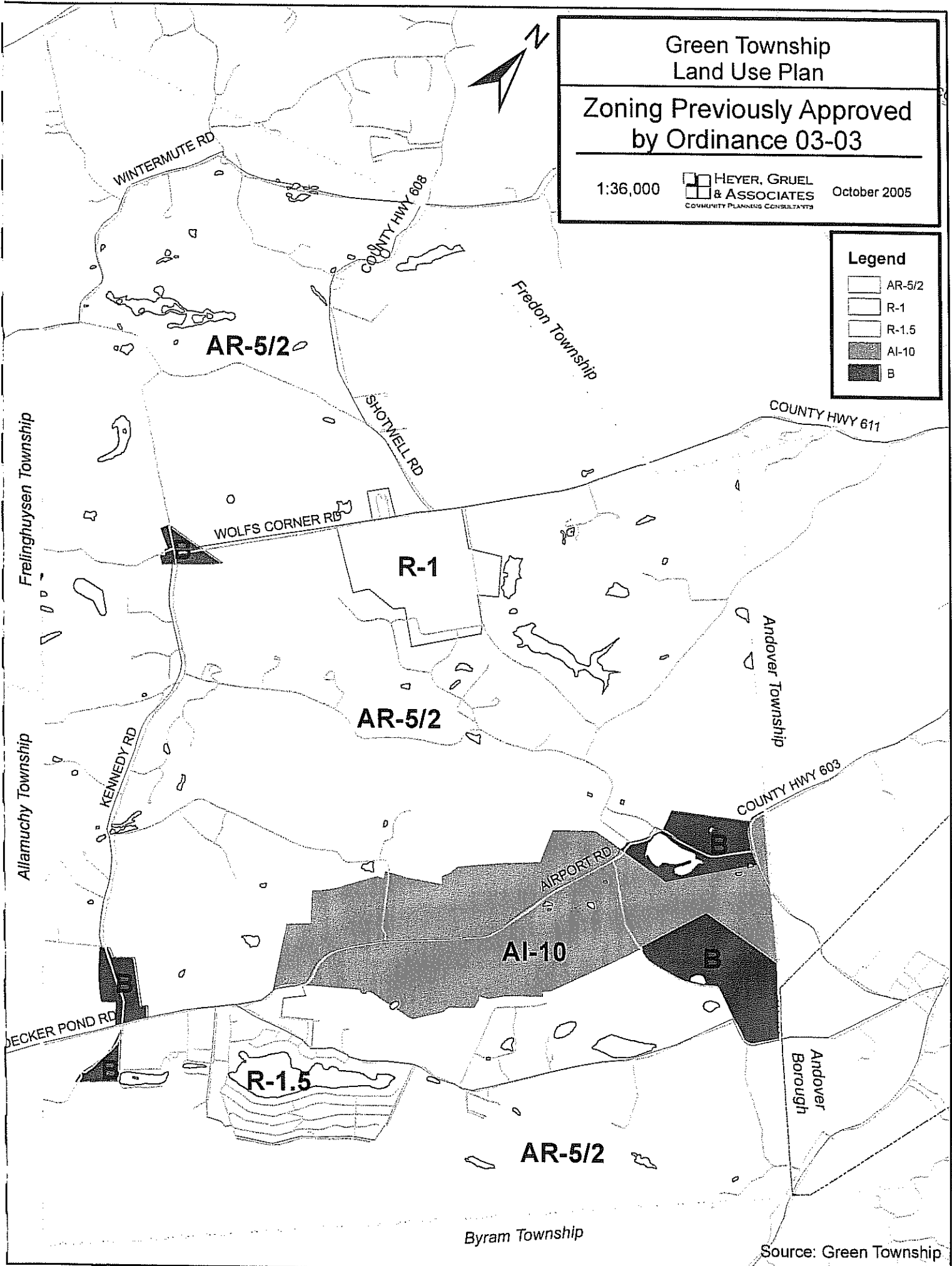
1:36,000

HEYER, GRUEL  
& ASSOCIATES  
COMMUNITY PLANNING CONSULTANTS

October 2005

Legend

-  AR-5/2
-  R-1
-  R-1.5
-  AI-10
-  B



Source: Green Township



### Land Use Recommendations: Zoning Changes

This Land Use plan recommends several changes to the zoning map, bulk standards, and land development ordinance of the Township. The recommended zoning changes take into account the current development patterns, existing undeveloped tracts, and environmental constraints throughout Green Township.

### NEW ZONES

#### NC Neighborhood Commercial

The Neighborhood Commercial zone is designed to maintain existing commercial enterprises, encourage, small-scale neighborhood retail, office and service establishments suitable for the "country crossroads" found in Green Township. The zone is intended to provide convenient facilities, places of employment and opportunities for investment for local residents. The majority of the bulk standards in the NC zone will remain those of the B zone. There will be a 1.5-acre minimum lot size, with an FAR of 0.25.

The Neighborhood Commercial zone is intended to establish viable, aesthetically uniform and pleasing but visually divergent buildings, structures, improvements and amenities within the district, which will serve the long-term interests of Green Township. Individual projects shall be in harmony with the goals of the Township and shall be aesthetically compatible with, but visually divergent from, surrounding uses and structures and environmental conditions.

The goals of the Township are to provide small-scale shopping and local service development for its citizens in historic "crossroads" locations. This will provide convenient facilities, places of employment and opportunities of investment for its residents. The establishment of the district is intended to provide sufficient space and appropriate development and design standards in an appropriate location to provide for various commercial uses, according to their respective environmental requirements and at locations along transportation routes to promote the free flow of traffic while discouraging facilities and routes which will result in congestion or blight; will promote a desirable visual environment through creative development, design and construction techniques and good civic design and arrangement and will encourage plan development which incorporates the best features of design and which will relate the type, design and layout of various commercial development of the site to the type, design and layout of various other commercial developments within the zone district, while achieving an aesthetic or architectural common theme, yet providing for visual divergence, in order to promote the public health, safety and general welfare of all residents of the Township of Green. Individual developments in

conformance with these standards will have character, which will encourage the economic success of themselves and their neighbors.

A building's relationship to the road it fronts on shall be a visually direct one, without a significant parking mass between it and the road. Pedestrian pathways and interconnecting driveway easements linking one business to another and linking businesses to population centers within the district shall be encouraged as shall be vegetative landscape plantings and other amenities attending the structures themselves, the pedestrian pathways, parking areas and driveway accesses. Parking shall be located between the building and side or rear yards. Parking areas shall be extensively landscaped with plantings on internal islands and the periphery to buffer parking from the roadway. The buildings' architectural design and materials shall relate to those traditionally found in Green Township.

Significant environmental features shall be identified and preserved within open space. A particular open space within the tract shall relate to other open space, on adjacent tracts, which shall be accessible by pedestrian pathways.

#### Proposed Permitted Uses in NC Zone

- |   |                                       |
|---|---------------------------------------|
| 1. Antiques Stores  | 15. Fraternal and Civic Organizations |
| 2. Appliance/Furniture Sales  | 16. Funeral Homes                     |
| 3. Art Studios  | 17. Galleries and Craft Store         |
| 4. Bakery   | 18. Gift Shop                         |
| 5. Banks and Financial Institutions                                     | 19. Libraries                         |
| 6. Beauty/Barber Shop   | 20. Medical and Dental Clinics        |
| 7. Book Shop  | 21. Paint and Hardware Store          |
| 8. Business Offices   | 22. Photographers                     |
| 9. Charitable Organizations   | 23. Professional/Medical Offices      |
| 10. Clothing and Apparel  | 24. Restaurant                        |
| 11. Computer/Office Systems   | 25. Shoe Repair                       |
| 12. Delicatessen/Convenience Market<br>(Not to exceed 1500 square feet) | 26. Sport Shop                        |
| 13. Drug Store  | 27. Variety Stores                    |
| 14. Emergency Services  | 28. Veterinary Clinics                |

Proposed Conditional Uses in NC Zone

1. Day Care Centers
2. Hotels and Inns
3. Outdoor Cafes

Conditions for each of these uses will focus on adequate lot size, adequate lot frontage, proper buffering, hours of operation, and other conditions deemed necessary for these uses.

Proposed Prohibited Uses in the NC Zone

1. Strip shopping centers. Strip shopping center means a commercial use or uses contained in one structure having a linear orientation, which is approximately parallel to a roadway with the majority of off-street parking located between the commercial structure and the roadway.
2. Any and all other non-residential uses not specifically listed as a Permitted or Conditional uses.

Proposed Bulk Standards for the Neighborhood Commercial NC Zone

Height (Feet)	Minimum Lot Area (Acres)	Maximum Density (FAR)	Maximum Depth Measurement (Feet)**	Width at Street Line (Feet)*	Width at Setback Line (Feet)	Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Maximum Impervious Coverage
35	1.5	0.25	330	200	200	60	75	25	75%

RB Rural Business

The Rural Business zone is designed to take advantage of its location adjacent to the Borough of Andover to provide for complementary development adjacent to the Andover Borough Town Center, through mixed-uses, including specific commercial development. The RB Zone is also designed to allow tourism based commercial enterprises and other destination type businesses. The zone is intended to provide facilities and destinations of regional interest, provide places of employment and opportunities for investment for local residents.

The RB zone should be expanded beyond the current extent of the B zone in the Brighton Road vicinity. The RB zone will be expanded to the Andover Township border. The RB zone will have a standard set of bulk standards, different from those of the existing B zone. There will be a 5-acre minimum lot size with an FAR of 0.25.

Much like the Neighborhood Commercial zone, the Rural Business zone is intended to establish viable, aesthetically uniform and pleasing but visually divergent buildings, structures, improvements and amenities within the district, which will serve the long-term interests of Green Township. Individual projects shall be in harmony with the goals of the Township and shall be aesthetically compatible with, but visually divergent from, surrounding uses and structures and environmental conditions.

The goals of the Township are to allow tourism based commercial enterprises and other destination type businesses while also providing retail facilities of regional interest. This will provide local tourism, places of employment and opportunities of investment for its residents. The establishment of the district is intended to provide sufficient space and appropriate development and design standards in an appropriate location to provide for various commercial uses. These commercial uses are to be developed according to their respective environmental requirements and at locations along transportation routes to promote the free flow of traffic while discouraging facilities and routes which will result in congestion or blight. The district will promote a desirable visual environment through creative development, design and construction techniques and good civic design and arrangement and will encourage plan development, which incorporates the best features of design. The district will relate the type, design and layout of various commercial development of the site to the type, design and layout of various other commercial developments within the zone district, while achieving an aesthetic or architectural common theme, yet providing for visual divergence, in order to promote the public health, safety and general welfare of all residents of the Township of Green. Individual developments in conformance with these standards will have character, which will encourage the economic success of themselves and their neighbors.

A building's relationship to the road it fronts on shall be a visually direct one, without a significant parking mass between it and the road. Pedestrian pathways and interconnecting driveway easements linking one business to another and linking businesses to population centers within the district shall be encouraged as shall be vegetative landscape plantings and other amenities attending the structures themselves, the pedestrian pathways, parking areas and driveway accesses. Parking shall be located sensitive to the site conditions and should not dominate the front of the lot. The majority of the parking is preferred to be between the building and side or rear yards. Parking areas shall be extensively landscaped with plantings on internal islands and the periphery to buffer parking from the roadway. The buildings' architectural design and materials shall relate to those traditionally found in Green Township.

Significant environmental features shall be identified and preserved within open space. A particular open space within the tract shall relate to other open space, on adjacent tracts, which shall be accessible by pedestrian pathways.

#### Proposed Permitted Uses in the RB Zone

- a. Agricultural and horticultural uses meeting the requirements of subsection 30-34.1, paragraph a.
- b. Business uses, limited to the following:
  1. Antique and Book Stores
  2. Art Studios
  3. Banquet/Catering Halls
  4. Bed and Breakfasts
  5. Farmers Markets and Agricultural Retail establishments
  6. Galleries and Craft Stores
  7. Gift Shops
  8. Inns
  9. Medical and Dental Labs
  10. Professional and Medical Offices
  11. Restaurants
  12. Theatres

#### Proposed Conditional Uses in the RB Zone

1. Residences with a minimum of 2.5 acres
2. Churches and similar places of worship, which may include attendant parish houses, convents and religious education buildings.
3. Outdoor Dining

Conditions for each of these uses will focus on adequate lot size, adequate lot frontage, proper buffering, hours of operation, and other conditions deemed necessary for these uses.

#### Proposed Prohibited Uses in the RB Zone

1. Strip shopping centers. Strip shopping center means a commercial use or uses contained in one structure having a linear orientation, which is approximately parallel to a roadway with the majority of off-street parking located between the commercial structure and the roadway.

2. Any and all other non-residential uses not specifically listed as a Permitted or Conditional uses.

Proposed Bulk Standards for the Rural Business RB Zone

Height (Feet)	Minimum Lot Area (Acres)	Maximum Density (FAR)	Maximum Depth Measurement (Feet)**	Width at Street Line (Feet)*	Width at Setback Line (Feet)	Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Maximum Impervious Coverage
35	5	0.25	500	200	200	60	100	25	25%

Town Center Overlay Zone

The preceding discussion of the Rural Business zoning district is intended to describe the base, underlying zoning scheme for the area. However, Green Township recognizes that immediately adjacent to portions of the proposed RB zone Andover Borough petitioned for and was granted by the State Planning Commission designation as a Town Center in 1996. This Town Center designation encompasses half of the Borough and includes approximately the entire western portion of the Borough.

At this time, there is an approved General Development Plan (GDP) for a Planned Unit Development (PUD) throughout the Andover Town Center. This approval was first granted in 1985 to a developer who has since sold the property and approvals to Beazer Homes. The GDP has gone through several iterations and is once again before the Borough for additional alterations. The applicant is now seeking amendments to the GDP to make changes to the original site design. The current proposal is for 590 residential units that are a mixture of townhouses and single-family homes, including a large number of age-restricted units. The GDP also includes commercial/retail development and an industrial/office park. It is anticipated that if the development were completed as planned it would add 1,424 residents to Andover Borough, the current population of which is 660. This would more than triple the size of the population with one project.

The current proposal for "Villages at Andover Borough" includes:

- 84 Single Family Detached Homes
- 197 Age Restricted Single Family Detached Homes
- 195 Townhouse Units
- 114 Garden Apartment Units
- 24, 000 square feet of mixed retail space
- 100,000 square feet of Industrial/Office space

The latest iteration of the plan under consideration has the Industrial/Office Park on the property that borders Green Township. The Lackawanna Cutoff separates this area from the rest of the Town Center. All indications from Andover Borough and the Office of Smart Growth is that the sewer service area for this project does not extend into Green Township, but stops at the Andover Borough border.

The Andover Town Center Petition on file at the Office of Smart Growth states:

Sewer Service

The proposed sewer service area is to be served by a treatment plant with a capacity of 251,300 gallons per day (gpd), of which 179,900 gpd is to treat the residential and commercial portions of the PUD. The balance, 71,400 gpd, is to treat the residential and commercial portions of the Center. No capacity has been allotted to surrounding communities or to any portion of the Borough outside the Center.

As we have previously mentioned, the proposed central sewage treatment facility is limited in design capacity to serve the PUD and an already developed portion of the Borough. Together they form the bulk of the Center. There is no contemplation of serving any more of the Borough or any portion of adjacent municipalities. As was pointed out in the Center Designation Report; the zoning of the adjacent municipalities does not create impositions or conflicts with the Andover Borough Center. Mostly it is low-density residential/farmland, or low intensity industrial. The likelihood of the industrial land developing in the future seems remote. Most likely the lands in Andover Township and Green Township will continue with a limited level of development in very large lot single family housing as proposed in their Master Plans and zoning ordinances...Farmland preservation should be of a high priority in those areas of Green and Andover Townships where there are existing farms. Green Township has already participated in farmland protection.

Intergovernmental Coordination

Andover, Byram and Green Townships have not been consulted regarding the petition other than the required notification. Byram has only a small border with Andover Borough. This area of Byram has a low level of existing development a low expectation of future development due to environmental limitations. Andover Township surrounds the Borough on three sides. Development in the Township near the Borough's borders reflects similar uses and densities to

those in the Borough; moderate residential density levels with on-site water and sewer along the eastern border, continued scattered commercial along Route 206, both north and south of the Borough, and undeveloped land along the northwest and western borders. Green Township's zoning proposes low residential densities on large lots. None of these areas are anticipated to be served by a sewage treatment plant. Therefore, they do not seem to be likely additions to the Center.

The Borough would participate in an inter-municipal discussion of land uses as they affect the periphery of the Center, particularly the encouragement of farmland preservation and other open space retention techniques, and the maintenance of low-density development outside the Center.

There are numerous steps that would need to be taken by Green Township to move forward and take advantage of possible Town Center development along its border. The Township would need to petition the Office of Smart Growth through the Plan Endorsement process to extend the Town Center boundary into Green Township. The Township would also need to use the Plan Endorsement process to petition to have the Sewer Service Area extended into Green as well. The Township will be required to petition for Plan Endorsement by the Council on Affordable Housing (COAH) within three years of certification under the latest, Third Round Affordable Housing Plan rules. Green is preparing its Housing Element and Fair Share Plan under the Third Round rules at this time. The expansion of the Town Center into Green would be a logical discussion when Green moves forward with its petition for Plan Endorsement.

These expansions under Plan Endorsement would undoubtedly include negotiations with Andover Borough, Sussex County, OSG and the Highlands Commission, as well as NJDEP, NJDOT and others. Andover Borough's Town Center Petition includes the statement; "The Borough would participate in an inter-municipal discussion of land uses as they affect the periphery of the Center, particularly the encouragement of farmland preservation and other open space retention techniques, and the maintenance of low-density development outside the Center." It would be incumbent on Green Township to requests discussions to expand the Town Center boundary to include this area in Green.



The Township would also need to amend its Wastewater Management Plan to include the Town Center Overlay Zone in a sewer service area. If a municipality in Sussex County elects to create a new sewer service area, (not in the highlands preservation area), the Township will need to complete the following steps for it to be officially adopted by NJDEP:

- Prepare a Wastewater Management Plan Amendment including text describing the changes, explanation of where wastewater will be treated and discharged, and mapping (per NJDEP GIS standards) of the proposed sewer service area. The planning board is responsible for the preparation of the WMP amendment and then forwards the plan amendment to the governing body for endorsement.
- Following endorsement of the proposed wastewater management plan amendment (in a public process) by the planning board and governing body, the plan amendment is forwarded to the Sussex County Planning Advisory Committee, also known as the 208 Committee. The 208 committee will review the plan amendment in a public forum, and recommend it for endorsement by the County Freeholders, as an amendment to the Sussex County Water Quality Management Plan.
- There are potentially significant environmental analyses that have to be a part of the plan amendment, including a consumptive depletive water use assessment, wetlands and threatened and endangered species impacts, water quality/stormwater impacts analysis, and additional environmental analyses.
- The plan amendment must be consistent with the Master Plan and State Development and Redevelopment Plan. This Land Use Plan achieves consistency with the Master Plan. Consistency with the State Development and Redevelopment Plan will be achieved through the Plan Endorsement process.
- Following County Freeholder endorsement, the plan amendment is submitted to NJDEP Watershed Management Planning for review and public hearing as a proposed WQMP amendment.
- The entire Wastewater Management Plan Amendment process can take 6 to 9 months to complete and has a significant cost.

# Green Township Land Use Plan









## Andover Town Center and Green Town Center Overlay Zone

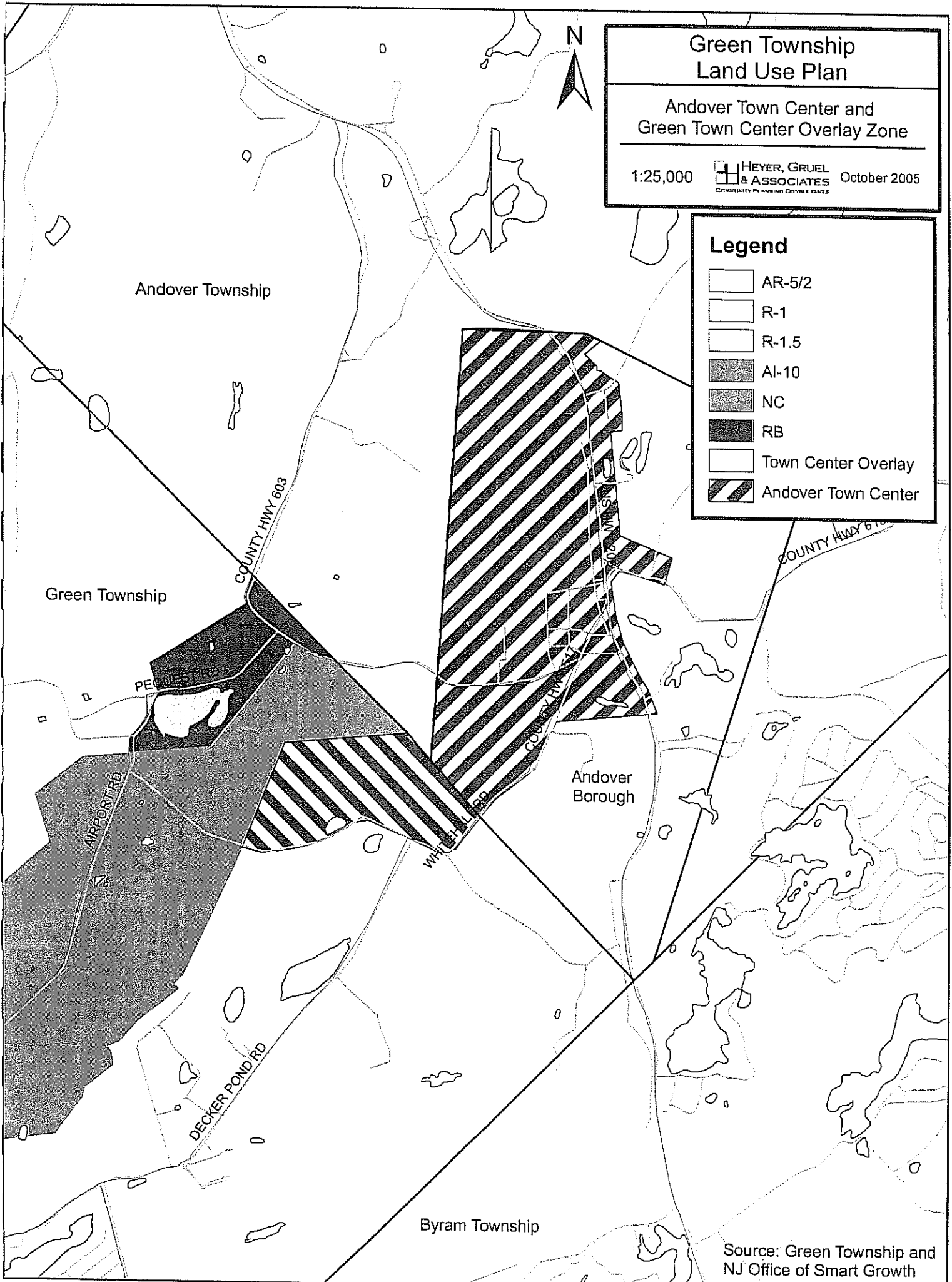
1:25,000

HEYER, GRUEL  
& ASSOCIATES  
COMMUNITY PLANNING CONSULTANTS

October 2005

### Legend

-  AR-5/2
-  R-1
-  R-1.5
-  AI-10
-  NC
-  RB
-  Town Center Overlay
-  Andover Town Center



Source: Green Township and  
NJ Office of Smart Growth

While the amount of work and negotiations necessary to achieve the expansion of the Town Center boundary and sewer service area may seem daunting, it would be worthwhile to take advantage of such a logical extension of proposed infrastructure and development to create a strong ratable with little or no adverse impact on Green Township or Andover Borough.

Accordingly, this land use plan advocates investigating the costs and benefits of extending the Andover Town Center and sewer service area into Green Township through the Plan Endorsement process. This analysis should include a determination of the intensity of development desired and the sewer capacity necessary to accommodate that growth. Real numbers in terms of the sewer gallonage necessary and the adequacy of local water supply should be addressed. If the envisioned development is determined to be reasonable, achievable and the appropriate course of action, then the Township will develop a second set of bulk standards and related design standards that will apply to a specific portion of the RB zone that is the subject of a Town Center Overlay Zone.

The Town Center Overlay Zone should allow for multiple principle structures on a lot to facilitate a "Shopping and Office Village" concept, in an attempt to develop in close association with the adjacent Andover Town Center. The Bulk Standards will allow for a greater density of development if sewer service is made available to support a more intense use. The design standards will create a special, village like development pattern, which encourages pedestrian linkages and mixed office and retail uses designed to link to the adjacent Town Center Development. The details of the Overlay zone should be the focus of a Planning Board Committee whose function will be to create design standards that will link development in the zone directly into the development in the adjacent PUD.

## EXISTING ZONES/ZONING PREVIOUSLY APPROVED BY ORDINANCE 03-03

### AR 5/2 Agricultural Residential

This zone permits agriculture and single-family homes at an overall density of five acres per home and minimum lot size of two acres. This zone is the largest designation in the Township. The Land Use Element amendments of the past few years have spoken specifically about these areas in detail.

Green Township is entirely dependent on underground aquifers for water. There are no surface reservoirs within the Township. Given the dependence of the Township upon sub-surface water supplies and a rudimentary transportation system, which relies entirely on privately owned vehicles. It is appropriate to revisit the residential densities permitted within the Township.

A review of the modified nitrate dilution model, promulgated by the NJDEP, leads to the conclusion that an overall residential density of one unit per five acres is in the best interest of the Township. This will help maintain sufficient water supplies and protect the quality of those water supplies.

In order to avoid some of the sprawling effects of large lot zoning, the Planning Board also finds it appropriate to reduce the minimum lot size permitted in lot size averaging and residential cluster development to two acres. In a cluster development this will retain open space of approximately 60% of any given tract and will also allow for greater flexibility for an applicant. Additionally, it will result in preservation of important cultural resources such as stone rows and tree rows and permit delineation of new property boundaries along natural and cultural features. This will further the Township's objectives of reducing the impact of development on the rural/agricultural character of Green Township.

This plan reiterates the findings of the previous Land Use amendments and proposes the same zoning changes enacted in Ordinance 03-03; combining the AR-5/3, AR-3.5/2 and AR-5/2 into one AR5/2 zone. All AR zoning will be developed at a density of 5-acres per unit with a minimum of 2-acre lot sizes.

### AI 10 Agricultural Industrial

This zone permits light industrial, agricultural, horticultural and airport uses requiring a 10-acre minimum lot size. This zone is found throughout the eastern half of the Township, primarily along Airport Road, portions of Whitehall Road nearest Airport Road and continuing north to the Andover Township border. Large portions of the zone are in farmland protection programs that have retired the development rights on the property, preserving these agricultural lands for farming use only.

#### Existing Permitted Uses in the AI-10 Agricultural Industrial Zone

1. Agricultural and horticultural uses
2. Processes of manufacturing limited to the fabrication, assembly and packaging of products, but not including the treatment or conversion of raw materials.

3. Scientific or research laboratories devoted to research, testing, design and/or experimentation and processing and fabricating incidental thereto.
4. Office buildings for business, professional, executive and administrative purposes.
5. Data processing facilities.
6. Governmental buildings and uses for office and administrative purposes.
7. Retail self-storage warehouses.

This land use plan advocates removing the last two permitted uses from the AI-10 Agricultural Industrial zone. The listing of governmental buildings as a permitted use is superfluous since government agencies are exempted from local land use controls. Retail self-storage warehouses is no longer considered an appropriate use in the area. There is no longer a need for this type of use in the community.

#### Conditional Uses in the AI-10 Agricultural Industrial Zone

1. Private or commercial recreation facilities, such as golf courses, tennis courts, riding stables or academies and swimming facilities.
2. Public utility facilities, except that above-grade major utility transmission lines and/or mains shall be prohibited in any runway subzones or runway and subzones of an airport (hazard area) safety zone as established pursuant to N.J.A.C. 16:62.
3. Cemeteries.
4. Private and commercial aircraft landing areas.

This land use plan does not advocate any changes to the conditional uses in the AI-10 Agricultural Industrial zone.

#### R1 Residential

This zone consists of single-family homes on a minimum of one-acre lots. The homes in the R-1 district are found along and around the intersections of Wolfs Corner Road and Mackerly Road in a development known locally as Forest Knolls.

This land use plan does not advocate any changes to the R1 Residential zone.

#### R1.5 Residential

This zone consists of single-family homes on a minimum of one and one half-acre lots. The homes in the R-1.5 district are found around Lake Tranquility.

This land use plan does not advocate any changes to the R1.5 Residential zone.

Green Township  
Land Use Plan








Proposed Zoning

1:36,000

HEYER, GRUEL  
& ASSOCIATES  
COMMUNITY PLANNING CONSULTANTS

October 2005

Legend

-  AR-5/2
-  R-1
-  R-1.5
-  AI-10
-  NC
-  RB
-  Town Center Overlay

