

Master Plan Reexamination Report

Green Township
Sussex County, New Jersey

September 2008



MASTER PLAN REEXAMINATION REPORT

Green Township, Sussex County

Prepared for

Green Township Planning Board
Municipal Building
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The original of this report was signed and
sealed in accordance with N.J.S.A. 45:14A-12.

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INTRODUCTION

This report constitutes the Master Plan Reexamination Report for Green Township 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 update and revisions. The Municipal Land Use Law (MLUL) requires that this review be conducted at least every six years and requires that it be conducted by the Planning Board.

Green Township adopted its last Comprehensive Master Plan in 2003. A Land Use Plan Element was adopted as an amendment to the Master Plan in November 2005 and a Third Round Housing Element and Fair Share Plan was adopted in December 2005. The planning documents that Green has adopted represent the Township's desire to not only protect and enhance the natural and agricultural resources that the community find so important, but they also reflect the commitment to local control and self governance that are the hallmark of responsible planning. When regional planning and regional governance threaten to wrest control of land use and associated decisions from the local citizens, it diminished the hard work of local leaders to ensure that the powers and responsibility for land use controls granted by the Municipal Land Use Law are wielded wisely and responsively. The recommended actions of the Re-examination Report continue this commitment to local land use control.

This report has been prepared in order to satisfy the 6-year review requirement of N.J.S.A. 40:55D-89. Section A of this report identifies the goals and objectives, which were established in the Master Plan and Reexamination Report. Sections B and C describe what changes have occurred in the Township and the State since the adoption of these plans. Finally, Sections D and E discuss recommended actions to be addressed by the Township in the future.

PERIODIC REEXAMINATION

The MLUL requires that reexamination reports address the following five criteria set forth in N.J.S.A. 40:55D-89:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.

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

MUNICIPAL SUMMARY

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, as well as County Routes 603 and 611. 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.

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.

According to the 2000 Census, the population of Green Township increased to 3,220 from 2,709 in 1990. The median age was 36.3 years, which was slightly younger than the Sussex County median age of 37.1 years. The average household size dropped slightly from the 1990 level of 3.25 persons to 3.07 persons in 2000. The housing stock of the Township is predominantly single-family detached dwelling units. Most structures were built after 1970. The Township provides much less employment opportunity as compared with other municipalities in the region, and with Sussex County as a whole.

A. MAJOR PROBLEMS AND OBJECTIVES RELATED TO LAND DEVELOPMENT IN GREEN TOWNSHIP AT THE TIME OF THE ADOPTION OF THE LAST MASTER PLAN.

The 2003 Master Plan of Green Township identified the following goals and objectives, which form the basis for the Master Plan's policies and recommendations. The following represent the *existing* Master Plan objectives. A review of progress to these objectives is discussed in Section B. Revisions to these objectives are discussed in Section D of this Reexamination Report.

2003 Master Plan Goals and Objectives:**Environmental:**

1. To retain the current large lot zoning in order to respect the carrying capacity of natural systems within the township
2. Increase the minimum size of lots wherever possible based on reasonable and objective criteria
3. Protect the sole source aquifer upon which the majority of Green Township depends
4. Emphasis on cluster development and transfer of development rights
5. Evaluate the environmental/heritage commission (*now committee*) build-out analysis for potential contributing element in zoning
6. Identify and respond to existing and potential residential growth pressures in the township
7. Make certain that the development which does occur in Green Township takes place in areas and at densities which are appropriate considering environmental factors such as potential ground water supply, septic suitability of soils, steep slopes, floodplains and prime agricultural soils
8. Reserve environmentally sensitive and scenic areas from over-development
9. Encourage innovation in the development of larger tracts so that land can be preserved for conservation purposes, for agricultural use, and for recreation
10. Preserve all wetlands and flood prone areas, all wooded steeply sloping areas, and ridgelines, at least one-half of all mature woodlands and as much viable agricultural land as possible.
11. To promote the conservation of energy and the use of renewable energy sources whenever possible as the township develops, in part by introducing development regulations which will require developers to orient streets and buildings and design

landscaping plans in a manner which will permit maximum utilization of renewable energy sources and reduce energy consumption.

Economic:

12. Provide “campus type” development in the AI-10 Zone
13. Establish and expand business zoning where it is highly visible, i.e. Sussex County Route 517
14. Encourage reactivation of the Lackawanna Cut-off
15. Provide a business zone by the Township Park
16. Encourage location of businesses in Green Township
17. Create a town center near the recreation park area
18. Evaluate the amount of land zoned for industrial and commercial use so as to ensure that there is not a disproportionate amount of the same in the township
19. Encourage balanced development rather than focusing on purely residential development
20. Encourage commercial development in centers
21. Interconnect Industrial Development
22. Review uses currently permitted in the AI Zone to ensure their compatibility with the neighborhood and resource protection
23. Increase the tax base by balancing the impact of various forms of development on the existing municipal service base
24. Provide basic services e.g. gas station, grocery store, pharmacy, etc
25. Encourage light manufacturing/assembly uses and restaurants
26. Establish criteria for the development of small neighborhood commercial areas at such time in the future as residential development reaches the point where it becomes desirable and feasible to provide convenient shopping facilities to meet local needs and help conserve time and energy
27. Identify those portions of Green Township with the potential to attract industrial development and develop zoning provisions designed to encourage those industrial uses which may be desirable and which the township can realistically expect to attract.
28. Provide for commercial and industrial development, where appropriate, in accordance with the highest standards of site design to ensure that such development will have a positive impact on the community and the environment while also providing necessary services, jobs and ratables.

Quality of Life:

- 29. Augment the “sense of place”
- 30. Protect the rural/agricultural character of the area
- 31. Retain open space
- 32. Evaluate commercial recreation as a land use, for example golf courses
- 33. Focus on preserving the value of residential properties and maximizing the efficiency with which necessary public services are provided, keeping government costs as low as possible.

Housing:

- 34. Encourage multi-unit housing and age-restricted housing
- 35. Encourage provision of ECHO housing
- 36. Encourage provision of housing opportunities for all residents and persons employed within Green Township
- 37. Provide realistic opportunities for addressing indigenous low and moderate income housing needs within Green Township

Recreation:

- 38. Encourage development of facilities such as an ice-skating rink or golf course and a community center

General:

- 39. Ensure coordination with the zoning in adjacent municipalities, particularly in the area of Brighton Road
- 40. Review the Master Plan using the State Development Plan and redevelopment Plan as a reference
- 41. Designate villages and hamlets as appropriate
- 42. Evaluate the strengths and weaknesses of the Township
 - o Strengths
 - Vision of the Community
 - Flexibility
 - Receptiveness
 - Caring attitude of residents toward the community
 - Dedication and resourcefulness of Board and Professionals

- Natural resources
- Location
- Reputation
- Weaknesses
 - Lack of Resources- Money
 - State mandates, requirements and rules
 - Reactive rather than proactive
 - Resistance to new ideas and change
 - Lack of tax base
 - Communication difficulty within community
 - Short-sightedness rather than vision
 - Narrow-minded rather than open
 - Personal agendas
- 43. Recognize that landowners have the right to benefit from the development potential of their land.
- 44. Maintain zoning policies, which are reasonably compatible with the State Development and Redevelopment Plan and with the Sussex County Master Plan.

Agricultural:

- 45. Encourage farmland preservation
- 46. Promote current statewide objectives for agricultural land retention and open space preservation
- 47. Promote the local, regional and statewide interest in retaining land in agricultural use

Circulation:

- 48. Encourage “through” circulation patterns, avoiding cul-de-sac development wherever possible

Municipal Services:

- 49. Evaluate emergency services, particularly from the standpoint of ambulances and establishment of a substation for the Allamuchy/Green First Aid Squad.
- 50. Promote safe roadway access and the efficient provision of public services
- 51. Make certain that the availability of public services and capital improvements keeps pace with growth in the municipality and that, to the extent legally possible, developers contribute on a pro-rata basis to the costs of capital improvements

52. Ensure that the subdivision improvements required of developers match the long range goals for the development of various areas within the township.

B. THE EXTENT TO WHICH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED**2003 Master Plan Goals and Objectives That Have Been Achieved:****Environmental:**

2. Increase the minimum size of lots wherever possible based on reasonable and objective criteria

The Township achieved this objective by eliminating the AR-3.5/2 and AR-5/3 Agricultural Zoning Districts and rezoned those portions of the Township to the AR-5/2 Zoning District based on a nitrate dilution model for septic suitability and ground water quality protection.

5. Evaluate the environmental/heritage commission (*now committee*) build-out analysis for potential contributing element in zoning.

The Township has relied upon the build-out analysis for the 2005 Land Use Plan, its continuing open space and farmland preservation efforts and for the development of its original and revised Third Round Housing Plan and Fair Share Plan. The Township continues to update and revise the build-out analysis as open space and farmland is preserved and as NJDEP regulations change and impact the development potential of the Township.

9. Encourage innovation in the development of larger tracts so that land can be preserved for conservation purposes, for agricultural use, and for recreation

The Planning Board insisted upon innovative design methods throughout the development approval process for the Toll Brothers at Greenfield Hills project. The Board required the preservation of natural features and the extension of historic hedgerows to preserve the rural landscape and provide agricultural lands as a buffer to the residential development.

Economic:

26. Establish criteria for the development of small neighborhood commercial areas at such time in the future as residential development reaches the point where it becomes desirable and feasible to provide convenient shopping facilities to meet local needs and help conserve time and energy.

The Township achieved this objective by adopting the NC Neighborhood Commercial Zone District to provide a wide variety of commercial uses and provide convenient shopping opportunities.

27. Provide for commercial and industrial development, where appropriate, in accordance with the highest standards of site design to ensure that such development will have a positive impact on the community and the environment while also providing necessary services, jobs and ratables.

The Planning Board insisted upon modern design methods throughout the development approval process for the Crossed Keys Inn project. The Board permitted a pervious paving system, required extensive landscaping and encouraged creative architecture for the site.

Quality of Life:

30. Protect the rural/agricultural character of the area.

The Township continues to work with the Open Space Committee to identify, support, and fund open space and farmland acquisition projects throughout the Township.

31. Retain open space

The Township continues to work with the Open Space Committee to identify, support, and fund open space acquisition projects throughout the Township.

Agricultural:

45. Encourage farmland preservation

The Township continues to work with the Open Space Committee to identify, support, and fund farmland acquisition projects throughout the Township.

Land Use Plan Element Progress Report

The 2003 Master Plan made several recommendations for changes in the zoning plan of the Township, including reductions in residential densities, the combination of several Agricultural Residential zones into one Agricultural Residential zone of five acre density with a two acre minimum lot size, and the revision of the Business zone in certain areas to include additional conditional uses. The methodology of enacting the proposed land use amendments was called into question and in reaction a revised Land Use Plan was adopted in December of 2005.

The 2005 Land Use Plan recommended several changes to the zoning map, bulk, standards, and land development ordinance of the Township. The following summarizes Green Township's actions as part of and since the adoption of the Land Use Plan in December 2005:

1. Provide small-scale shopping and local service development for its citizens in historic "crossroads" locations.

The goals of the township are to increase the development of commercial properties and provide small-scale shopping and local service development for its citizens in historic "crossroads" locations. As a part of accomplishing this objective, the Land Use Plan recommended the adoption of a new zoning district, the "NC" Neighborhood Commercial Zoning District that would establish a 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. The new zone is intended to provide convenient facilities, places of employment and opportunities for investment for local residents.

The Township implemented the recommendation by adopting the NC Neighborhood Commercial Zone District, which provides for a wide variety of commercial uses, including small scale neighborhood retail, office and service establishments while at the same time prohibiting the proliferation of strip shopping centers. These NC zones were established in two locations that had been previously zoned as the Business zone. These locations include the intersection of Decker Pond Road (Route 517) and Kennedy Road (Route 611) and the surrounding area up to Mill Race Court as well as the intersection of Kennedy Road (Route 611), Greendell Road and Wolfes Corner Road (Route 611) also known as the Village of Greendell.

2. Promote tourism based enterprises and other destination type businesses while also providing retail facilities of regional interest.

The 2005 Land Use Plan recommended the designation of a Rural Business Zone “RB” in order to provide tourism, places of employment and opportunities for investment for Green’s residents. The Plan recommended that the new district be located 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 intended to allow tourism based commercial enterprises and other destination type businesses as well as provide facilities and destinations of regional interest, provide places of employment and opportunities for investment for local residents.

The Township implemented the recommendation by adopting the RB Rural Business Zone District, which provides for a wide variety of commercial uses to promote tourism, including antique stores, banquet/catering halls, bed and breakfasts, and farmers markets, while at the same time prohibiting the proliferation of strip shopping centers.

3. Retain the current large lot zoning in order to respect the carrying capacity of natural systems within the township; increase the minimum size of lots wherever possible based on reasonable and objective criteria; and protect the sole source aquifer upon which the majority of Green Township depends.

The 2005 Land Use Plan recommended the repeal of the AR-3.5/2 Agricultural Residential Zone District and the AR-5/3 Agricultural Residential Zone District, in their entirety, and recommended they be replaced with the AR-5/2 Agricultural Residential Zone District, wherein the minimum lot size shall be two (2) acres and wherein the maximum density shall be 0.20 dwelling units per acre (one (1) dwelling per five (5) acre minimum lot size); to reduce the minimum lot size for lot size averaging and cluster development to a minimum lot of two (2) acres; and to rezone certain property previously designated as AR-3.5/2 Agricultural Residential and AR-5/3 Agricultural Residential Zone Districts as the RB-Rural Business Zone Districts.

The Township implemented this recommendation by eliminating the AR-3.5/2 and AR-5/3 Agricultural Zoning Districts and rezoned those portions of the Township to the AR-5/2 Zoning District.

4. Review uses currently permitted in the AI Zone to ensure their compatibility with the neighborhood and resource protection.

The 2005 Land Use Plan recommended that the existing permitted uses in the AI-10 zoning district be amended to eliminate retail self-storage warehouses and governmental buildings and uses from the permitted uses within the zoning district.

The Township continues to rely on the existing permitted uses within the district. The Planning Board may consider ordinance revisions consistent with the Plan's recommendations.

Summary of Development Projects:

Subsequent to the Adoption of the 2003 Green Master Plan, a number of developments of both residential and commercial in nature have been approved that will impact the character of Green Township and are summarized below.

Residential Development:*Toll Brothers at Greenfield Hills*

Toll Brothers proposed a 45-lot subdivision for residential development on four existing lots that comprise 241.3 acres in the AR 5/2 zone. The project area is located along Wolf's Corner Road, Henry Road, and Hibler Road. The site is also adjacent to the Erie Lackawanna 'High Line' rail bed. The majority of the building lots will range from 2 to 4 acres in size, with 9 lots ranging from 4 to 9 acres and another 4 lots in excess of 10 acres, including 3 'flag' lots. The development includes three new roads for access to the residential lots. One road is accessed from Hibler Road, and provides direct access to 24 residential lots, while a second road, accessed from Wolf's Corner Road, provides access to 17 residential lots and terminates at a cul-de-sac. A third road provides access to 5 lots and terminates in a Cul-de-Sac. Toll Brothers received approval by the Green Township Planning Board in 2006, but has not begun construction on the project.

Commercial Development:*Salerno Property:*

The applicant received approval for a 16,000 square foot "flex" building on the Green Township portion of the property, which straddles the Andover Township boundary line and is located in the AI-10 Agricultural Industrial zoning district. The applicant received a subdivision, use variance, and other variances in association with the application. The development includes 50 parking spaces, 20 in the front yard and 30 in the rear yard.

Crossed Keys Inn:

The applicant received approval to remove a temporary tent banquet facility currently used as part of the adjacent bed and breakfast and construct a permanent stand alone banquet facility. The 15,458 square feet building will accommodate up to 200 patrons and off-street parking will also be located on-site. The applicant proposed a total of 84 spaces, of which, 48 are paved spaces, and 36 are porous pavement spaces. The entrance area also accommodates 5 additional spaces for use by the adjacent Bed and Breakfast on the adjacent

lot.

Ja-Bar Silicone:

The applicant received approval to construct a 12,975 square foot addition to the existing 19,982 square foot building that was being used for office, manufacturing, and warehouse space. The modifications to the existing building include a new spatial allocation of 2,809 square feet of proposed office area and 17,173 square feet of proposed manufacturing area. The proposed addition will have 1,920 square feet of office space, 8,130 square feet of manufacturing, and 2,925 square feet of warehouse space. Based on the parking requirements for this zone, the required parking is 78 spaces and the plan provides 78 parking spaces. The existing structure does not meet the minimum front yard requirement and the proposed structure does not meet the minimum front and side yard requirements. Variances for minimum lot area requirement and minimum lot width requirements were granted as part of this development.

Airside Inc.:

The applicant received approval to construct a 24,000 square foot facility for the fabrication and distribution of sheet metal ductwork in the AI-10 Agricultural/ Industrial Zone. The building will include 15,000 square feet of warehouse, 6,000 square feet of factory and 3,000 square feet of office space. The property will include 28 parking spaces, a loop drive around the building and access to Brighton Road (County Route 606). A parking area for 6 trailers and 2 loading docks with a total of 4 bays are included.

C. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES, AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED WITH PARTICULAR REGARD TO THE DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES, HOUSING CONDITIONS, CIRCULATION, CONSERVATION OF NATURAL RESOURCES, ENERGY CONSERVATION, COLLECTION, DISPOSAL, AND RECYCLING OF DESIGNATED RECYCLABLE MATERIAL AND CHANGES IN STATE, COUNTY, AND MUNICIPAL POLICIES AND OBJECTIVES.

Population, Housing, Employment, Land Use - Conditions and Trends

POPULATION

The population of Green, much like the population of Sussex County, grew extremely rapidly between 1950 and 1980 and has leveled off somewhat since then, although growth still continues to be in excess of 10% per decade. The population trends experienced in Green Township, Warren County and the State of New Jersey from 1930 through 2000 are shown below. There were 3,220 residents in Green Township in 2000, which was an increase of 511 people from the 1990 population. The U.S. Census Bureau's estimate of the population in 2006, 3,558 people, indicates that the increase so far this decade has continued at approximately the same rate. Over the past 50 years, the population of Green has grown at rates similar to those of Sussex County as a whole, but significantly smaller than those for the entire state of New Jersey.

<i>Populations Trends, 1930 to 2000</i>									
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	6.1%	4,160,165	118,831	2.9
1950	596	56	9.4%	34,423	4,791	13.9%	4,835,329	675,164	16.2
1960	854	258	30.2%	49,255	14,832	30.1%	6,066,782	1,231,453	20.3
1970	1,343	489	36.4%	77,528	28,273	36.5%	7,171,112	1,104,330	18.2
1980	2,450	1107	45.2%	116,119	38,591	33.2%	7,365,011	463,899	6.5
1990	2,709	259	9.6%	130,943	14,824	11.3%	7,730,188	365,177	5.0
2000	3,220	511	15.9%	144,166	13,223	9.2%	8,414,350	684,162	8.9

HOUSEHOLDS

A household is defined as one or more persons, either related or not, living together in a housing unit, which includes rental apartments, condominiums, houses, etc. In 2000, there were a total of 1,046 households in the Township. Most households (31.4%) were occupied by two persons. Three- and four-person households were also very common, each totaling 21.4 percent and 20.3 percent, respectively. The average number of persons per household in the Township was 3.07, which was higher than the County's average of 2.8.

<i>HOUSEHOLD SIZE- Occupied Housing Units Green Township and Sussex County</i>				
	Township	Percent	County	Percent
Total Households	1,046	100	50,831	100
1-person household	115	11.0	9,614	18.9
2-person household	328	31.4	15,734	31.0
3-person household	224	21.4	9,362	18.4
4-person household	212	20.3	9,871	19.4
5-person household	114	10.9	4,465	8.8
6-person household	37	3.5	1,303	2.6
7-or-more-person household	16	1.5	482	0.9
Average Household Size	3.07		2.80	

Family households are defined as two or more persons living in the same household, related by blood, marriage or adoption. Most households in Green were family households, comprising 85.1 percent of all households. The average family size was 3.34 persons. The vast majority of family households were married-couple families (92.7%), of which almost 54 percent had children under the age of 18. Only 11 percent of households consisted of one person with a near 50-50 split between male and female householder.

In providing more detail of American households, the 2000 Census included the sub-groups of non-traditional households: 'Other family' and 'Nonfamily' households. 'Other family' households made up 7.3 percent of all households, of which 40 households or about 61.5 percent were female householders with no husband present. Nonfamily households are defined as households that consist of a householder living alone or sharing the home exclusively with people to whom he/she is not related. Non-family households only comprised 3.9 percent of all households in the Township.

Household Size and Type Green Township		
	Total	Percent
Total Households	1,046	100
1-person household:	115	10.9
Male householder	57	49.5
Female householder	58	50.5
2 or more person household:	931	89.0
• Family households:	890	85.1
<i>Married-couple family:</i>	825	92.7
With own children under 18 years	444	53.8
No own children under 18 years	381	46.1
• Other family households:	65	7.3
<i>Male householder, no wife present:</i>	25	38.4
With own children under 18 years	14	56.0
No own children under 18 years	11	44.0
<i>Female householder, no husband present:</i>	40	61.5
With own children under 18 years	18	45.0
No own children under 18 years	22	55.0
• Non-family households:	41	3.9
Male householder	23	56.1
Female householder	18	43.9
Average Family Size	3.34	

HOUSING TYPE AND SIZE

In 2000, there were 1,036 single-family detached homes making up 97.2 percent of the housing stock. The second most common was housing structures with two units, which comprised only 1.5 percent of the total. Multi-unit housing represented only 2.4 percent of the housing stock within the Township, and no single structure contained more than four units.

The median number of rooms within housing units in the Township was 7.6, with the largest percentage of structures (30.5%) having nine or more rooms. Almost 87 percent of the structures had six or more rooms, while only 5.3 percent had four or less rooms.

<i>Housing Type and Size</i> <i>Green Township</i>		
UNITS IN STRUCTURE	Total	Percent
Total	1,066	100
1, detached	1,036	97.2
1, attached	4	0.4
2	16	1.5
3 or 4	10	0.9
5 or more	0	0.0
Mobile home	0	0.0
Boat, RV, van, etc.	0	0.0
ROOMS		
1 to 3 rooms	9	0.9
4 rooms	47	4.4
5 rooms	87	8.2
6 rooms	149	14.0
7 rooms	206	19.3
8 rooms	243	22.8
9 or more rooms	325	30.5
Median number of rooms	7.6	

EMPLOYMENT DATA

The following tables detail changes in employment characteristics from 1994 to 2003 for Green Township, Sussex County, and New Jersey. Aside from 2000 to 2001, when there was no change, employment in Green Township has risen slowly but steadily since the mid-nineties. Similarly, the resident labor force in the Township has increased as well. The unemployment rate in the Township has been increasing since 2000, when it was at its lowest point of 1.8 percent. The latest data from 2003 showed the unemployment rate at 3.1 percent. The highest unemployment rate was experienced in 1994 when it hit 3.9 percent. In Sussex County, employment grew steadily until 1999, after which it dropped off slightly. Both the County and the State of New Jersey also saw rising unemployment rates since 2000.

Employment and Resident Labor Force, 1994 - 2003, Green Township				
	Resident Labor Force	Employment	Unemployment	Unemployment Rate
1994	1,517	1,458	59	3.9
1995	1,554	1,499	55	3.5
1996	1,581	1,530	51	3.2
1997	1,613	1,570	43	2.7
1998	1,608	1,573	35	2.2
1999	1,651	1,616	35	2.1
2000	1,679	1,649	30	1.8
2001	1,687	1,649	37	2.2
2002	1,717	1,666	51	3.0
2003	1,736	1,682	55	3.1

Employment and Resident Labor Force, 1994 - 2003, Sussex County				
	Resident Labor Force	Employment	Unemployment	Unemployment Rate
1994	72,851	68,228	4,623	6.3
1995	74,446	70,168	4,278	5.7
1996	75,622	71,601	4,021	5.3
1997	76,809	73,487	3,322	4.3
1998	76,361	73,610	2,751	3.6
1999	78,309	75,614	2,695	3.4
2000	79,528	77,181	2,347	3.0
2001	79,589	76,680	2,908	3.7
2002	81,449	77,460	3,989	4.9
2003	82,422	78,193	4,229	5.1

Employment and Resident Labor Force, 1994 - 2003, New Jersey				
	Resident Labor Force	Employment	Unemployment	Unemployment Rate
1994	4,016,000	3,742,500	273,500	6.8
1995	4,064,200	3,803,700	260,500	6.4
1996	4,143,500	3,878,400	256,100	6.1
1997	4,192,300	3,976,900	215,400	5.1
1998	4,144,300	3,953,000	191,300	4.6
1999	4,205,500	4,012,200	193,200	4.6
2000	4,187,900	4,030,500	157,400	3.8
2001	4,179,500	4,003,800	175,700	4.2
2002	4,367,800	4,112,800	255,000	5.8
2003	4,375,000	4,118,000	256,983	5.9

CLASS OF WORKER AND OCCUPATION

The majority of workers (83.6%) living in Green Township were a part of the private wage and salary worker group---including people who worked for wages, salary, commission, tips, etc, for a private for-profit employer or a private not-for-profit, tax-exempt, or charitable organization. The second largest category was government worker (13%) followed by those who were self-employed (3.4%).

<i>Class of Worker, 2000</i> <i>Green Township</i>		
	Number	Percent
Total	1,681	100.0
Private wage and salary worker	1406	83.6
Government worker	218	13.0
Self-employed worker	57	3.4
Unpaid family worker	0	0.0

Those that worked within the private wage field were concentrated heavily in management/professional positions (46.9%) and sales & office occupations (28.6%), together totaling over three-quarters of all employees. Although Green is agricultural in its landscape, only 0.2 percent reported being employed in the farming, fishing and forestry occupations.

<i>Occupation, 2000</i> <i>Green Township</i>		
	Number	Percent
Employed civilian population 16 years and over	1,681	100.0
Management, professional, and related occupations	788	46.9
Service occupations	117	7.0
Sales and office occupations	480	28.6
Farming, fishing, and forestry occupations	4	0.2
Construction, extraction, and maintenance occupations	158	9.4
Production, transportation, and material moving occupations	134	8.0

COMMUTING TO WORK

According to the 2000 Census, the mean travel time to work for those who lived in the Township was approximately 42 minutes. About 60 percent of all commuters travel more than thirty minutes to work with 26.8 percent having a commute of an hour or more.

<i>Travel Time To Work, 2000</i> <i>Green Township</i>		
	Number	Percent
Workers who did not work at home	1,600	100.0
Less than 10 minutes	101	6.3
10 to 14 minutes	79	4.9
15 to 19 minutes	223	13.9
20 to 24 minutes	181	11.3
25 to 29 minutes	53	3.3
30 to 34 minutes	142	8.9
35 to 44 minutes	122	7.6
45 to 59 minutes	271	16.9
60 to 89 minutes	272	17.0
90 or more minutes	156	9.8
Mean travel time to work (minutes)	41.5	

Most commuters drove to work alone. The proportion of workers who drove alone to work was 84.6 percent, while only 8.1 percent carpooled. Only two percent used public transportation to get to work.

<i>Means Of Commute, 2000</i> <i>Green Township</i>		
	Number	Percent
Workers 16 years and over	1662	100
Car, truck, or van	1541	92.7
Drove alone	1406	84.6
Carpooled	135	8.1
Public transportation	33	2.0
Walked	20	1.2
Other means	6	0.4
Worked at home	62	3.7

COVERED EMPLOYMENT

There is currently very limited information available on actual job opportunities within municipalities. The Department of Labor collects information on covered employment, which is employment and wage data for employees covered by unemployment insurance. The tables below provide a snapshot of private employers located within Green Township. The first table reflects the number of jobs covered in private employment from 1993 through 1999. The second table reflects the disbursement of jobs by industry and salaries in 1999.

According to data from the New Jersey Department of Labor and Workforce Development, there was very little private employment in Green Township in the nineties. The peak was seen in 1996, when 129 jobs were covered by unemployment insurance. The lowest number was in 1993 when 75 jobs were covered by private unemployment insurance.

Private Wage Covered Employment* 1993-1999, Green Township			
Year	Number of Jobs	# Change	Change
1993	75	-	-
1994	99	24	32.0
1995	118	19	19.2
1996	129	11	9.3
1997	97	-32	-24.8
1998	109	12	12.4
1999	121	12	11.0

*Third Quarter Numbers

Using third quarter data, the most dominant industry was services, which provided sixty jobs and paid the second highest wages of all the industries. The agriculture industry ranked second in employment, providing 22 jobs where the construction sector was the highest paying industry of all, averaging an annual salary of \$42,912.

Private Employment and Wages 1999, Green Township						
	Employment				Wages	
	March	June	Sept	Dec	Weekly	Annual
Industry						
Agriculture/Forest/Fish	15	15	22	18	\$480	\$24,985
Construction	17	15	16	15	\$825	\$42,912
Manufacturing	-	-	-	-	-	-
Transportation/Utilities	0	0	0	0	0	0
Wholesale	12	10	11	11	\$644	\$33,482
Retail	5	8	6	24	\$282	\$14,687
Finance/Insurance/Real Estate	0	0	0	0	0	0
Services	56	51	60	44	\$816	\$42,414
Total/Average	109	104	121	118	\$677	\$35,209

EXISTING ZONING

In November 2005, the Township adopted a new Land Use Plan Element as an amendment to its Master Plan. A number of ordinances have been adopted as a result of the Land Use Plan Amendment. There are a number changes in the overall scheme of the existing zoning in comparison to the new Land Use Plan particularly the Town Center Overlay District. The most important change, however, is the combining of the three current Agricultural Residential zones (AR 5/3, AR 5/2 and AR 3.5/2) into one zone, the AR 5/2 which establishes an overall density of five acres per home and minimum lot size of two acres. The zoning scheme discussed below is illustrated in the Existing Land Use and Zoning Map.

Residential

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.

R-1 and R-1.5 Residential

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

Commercial

NC Neighborhood Commercial

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.

RB Rural Business

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.

Industrial

AI-10 Agricultural Industrial

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 over-riding 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.

This zone permits light industrial, agricultural, horticultural and airport uses requiring a 10-acre minimum lot size and 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.

Agricultural

A large portion of the Township is under permanent protection in either the Open Space or Farmland Preservation Inventory. 1,073 acres or 10% of the Township is permanently protected state parkland or fish and wildlife management lands. An additional 604 acres or 6% of the Township is permanently deed-restricted farmland in the state farmland preservation program. Nearly 16% of vacant land in the Township is not developable. In addition to these acres already removed from the development roles, another 372 acres of open space and 302 acres of farmland are in active negotiation at this time to be included in the protected lands inventory. Totaling the existing and likely preserved lands, fully 23% of the Township will not be

developed, including not only large portions of the AR-5/2 zoning designation, but also the AI-10 and RB zones as well, impacting residential and commercial development.

Other

Airport Property

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.

Economic Policies and Constraints on Development

The Land Use Plan provides opportunities for commercial development in various locations around the community. 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 over-riding 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. The intent of Neighborhood Commercial (NC) 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. The Rural Business (RB) Zone is 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.

The Land Use Plan also proposes that the Township investigate whether it is feasible to adopt a Town Center Overlay Zone, based upon the fact 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.

The amount of work and negotiations necessary to achieve the expansion of the Town Center boundary and sewer service area is daunting, however, the Township believes it may 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, the new 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.

Environmental Constraints

Wetlands and Floodplains

Most of Green Township is not constrained from development by wetlands or floodplain areas. There are 1,200 acres of wetlands in the Township, or about 12% of the total land area and the majority of the floodplains are coincident with the wetlands areas. The majority of the Township is well-drained agricultural soils. Those areas of the Township that are constrained by wetlands or floodplains are found along the three main watercourses, the Pequest River, Trout Brook and Bear Brook and their tributaries and streams that flow through Green Township.

Topography

Most of Green Township is not constrained from development by steep slope areas. The vast majority of the Township has slopes less than 10%. Those areas that are constrained are found in southeast corner of the Township along the Byram Township border and are almost entirely contained in Allamuchy State Park. The remaining areas of considerable slope are found along the Fredon Township border in the northwest corner of Green Township. Small farms and rural residential development typify this area.

Natural Heritage Priority Sites

- Springdale – Roughly half of the Springdale heritage site is found within the borders of Green Township. Springdale is described as a large limestone wetland complex fed by numerous alkaline seeps and drained by a stream running northeast through the entire wetland basin. Most of the site is within the Whittingham Wildlife Management Area owned by N.J. Div. of Fish, Game & Wildlife. The site contains a good occurrence of a globally rare natural community and Plant Species of Special Concern.
- Green Marsh – Green Marsh is located entirely within Green Township. Green Marsh is described as a marl pond with adjacent emergent limestone wetlands. Bordered on the south by forested uplands. Good example of globally rare natural community. Contains a concentration of state significant plant species.
- Greendell Powerline Site– Greendell Powerline Site is located entirely within Green Township. Greendell Powerline Site is described as an open successional wetlands and wooded swamp adjacent to a powerline right-of-way. It contains one state listed endangered plant, one critically imperiled plant community, plus special concern plant species.

- Buckmire Pond – Buckmire Pond is located entirely within Green Township. Buckmire Pond is described as primarily Limestone wetlands. Contains a globally rare wetland natural community with concentration of state imperiled plant species.
- Buckmire Pond North – Buckmire Pond North is located entirely within Green Township. Buckmire Pond North is described as mixed deciduous woodland over limestone with numerous parallel running ridges. Contains one critically imperiled state plant and four other state rare plants.
- Johnsonburg Swamp – The western portion of the Johnsonburg heritage site is located in Green Township. The site contains Mud Pond, Francis Lake, Federal Springs and associated wetlands, surrounded by a matrix of rich calcareous forest with extensive dolomite outcrops. A dramatic escarpment is located at the north end of Mud Pond. The site contains a superb collection of globally rare upland and wetland communities, fourteen State Endangered plants and one State Threatened animal.
- Greendell Marsh – Roughly half of the Greendell Marsh Heritage Site is found within the borders of Green Township. Greendell Marsh is described as a calcareous forest on dolomite outcrops and series of hydrologically linked karst features. The site contains excellent example of a globally imperiled natural community, a good example of a globally rare natural community, and good populations of two State Endangered plants, one State Endangered and one Threatened animal species.

Water Supply Well Head Protection Areas

There are three known water supply wellhead protection areas in Green Township according to the NJDEP. These are Well 1, Well 3A and Well 4 for the Tranquility Springs Water Company, the only water supply company in Green Township. This water supply company serves the Forest Knolls community and a few, additional surrounding households.

Known Contaminated Sites

What follows is the updated listing of known contaminated sites in Green Township, according to the NJDEP KCSL of 2008.

March 2008 - Active Sites with Confirmed Contamination			
Site ID (MasterFile)	PI Number	PI Name	Address
259614	332591	105 Shore Road	105 Shore Road
341680	422582	119 Wolfs Corner Road	119 Wolfs Corner Road
74087	G000037427	127 Decker Pond Rd	127 Decker Pond Rd
363198	448721	37 Mackerley Road	37 Mackerley Road
362346	447510	3 Shotwell Road	3 Shotwell Road
229331	300189	43 Shore Road	43 Shore Road
340666	421201	61 Whitehall Road	61 Whitehall Road
165718	217731	66 Kennedy Road	66 Kennedy Road
366479	453288	72 Kennedy Road	72 Kennedy Road
80919	236909	77 Wolfs Corner Road	77 Wolfs Corner Road
352999	435664	7 Sunset Drive	7 Sunset Drive
16213	7760	Green Hills Middle School	69 Mackerley Rd
1446	14642	Trinca Airport	Airport Rd

March 2008 - Pending Sites with Confirmed Contamination			
Site ID (MasterFile)	PI Number	PI Name	Address
67792	G000022089	47 Mackerley Road	47 Mackerley Road

March 2008 - Closed Sites with Confirmed Contamination			
Site ID (MasterFile)	PI Number	PI Name	Address
227327	297382	17 Hillside Terrace	17 Hillside Terrace
259105	331910	17 Meadow Lane	17 Meadow Lane
179371	235007	182 Decker Pond Road	182 Decker Pond Road
182699	239103	18 Shore Road	18 Shore Road
124932	164934	198 Decker Pond Road	198 Decker Pond Road
205478	270278	20 Highland Avenue	20 Highland Avenue
225414	294212	24 Shore Road	24 Shore Road
73010	G000029474	258 Decker Pond Road	258 Decker Pond Road
87908	G000061768	25 Shore Road	25 Shore Road
178000	233260	29 Scenic Drive	29 Scenic Drive
168984	222083	2 Dogwood Drive	2 Dogwood Drive
121075	159291	4 Laurel Drive	4 Laurel Drive
69976	G000031690	73 White Hall Road	73 White Hall Road
37616	13437	Garden State Academy	Decker Pond Road
71578	G000013547	Little Lake Industries	Kennedy Road

Land Ownership

The table below outlined the current MODIV data for Green Township. According to the MODIV tax assessor's data, there are 591 acres of vacant parcels in the Township, all of which are privately owned. Parcels in public ownership total 878 acres, 227 acres of which are municipally owned, the remainder of which is a combination of state and county property.

Farmland Preservation

A large portion of the Township is already under permanent protection in either the Open Space or Farmland Preservation Inventory. 1,073 acres or 10% of the Township is permanently protected state parkland or fish and wildlife management lands. An additional 604 acres or 6% of the Township is permanently deed-restricted farmland in the state farmland preservation program. These totals nearly 16% of vacant land in the Township is not developable. In addition to these acres already removed from the development roles, another 372 acres of open space and 302 acres of farmland are in active negotiation at this time to be included in the protected lands inventory. Totaling the existing and likely preserved lands, fully 23% of the Township will not be developed, including not only large portions of the AR-5/2 zoning designation, but also the AI-10 and RB zones as well, impacting residential and commercial development.

Green Township Land Classification 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%
Total	1601	100.00%	10092.70	100.00%	\$559,629,256.00	100.00%

REGIONAL PLANNING REGULATIONS***State Development and Redevelopment Plan***

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.

According to the SDRP, Planning Areas 4B, and 5 should be sensitive to the existing environs and work to revitalize the exiting cities and towns and concrete any growth or development in concentrated centers. Moreover, the SDRP states that, Rural Planning Areas need strong Centers and that Centers should attract private investment that otherwise might not occur.

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 (97.5%) of Green Township is designated as part of the Planning Area of the Highlands. The remainder (2.5%) 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. The Highlands Draft Regional Master Plan, released for comment in November 2006, proposes overlay zones which will govern land use in both the Preservation and Planning Areas of the Highlands in conjunction with local zoning. The portion of Green Township that is in the Planning Area is about evenly divided

between two of the three overlay zones, the Protection Zone and the Conservation Zone. The descriptions of these zones from the Highlands Master Plan are shown below:

Protection Zone - The Protection Zone consists of high resource value lands that are important to maintaining water quality, quantity, and other significant ecological processes. Land acquisition is a priority in the Protection Zone. Any development activities will be subject to stringent limitations on consumptive and depletive water use, degradation of water quality, and impacts to environmentally sensitive lands and may only occur via redevelopment of existing developed areas. The Highlands Council used 640 acres or 1 square mile as the minimum mapping threshold for identification of a Protection Zone. The purpose of the Protection Zone is to:

- Protect and enhance natural resources that are important to maintaining water quality, quantity and other significant ecological processes by implementing growth control measures; and
- Prioritize land acquisition and areas in need of restoration and enhancement of important natural resources.

Conservation Zone - The Conservation Zone consists of areas with significant agricultural lands and interspersed environmental features that should be preserved when possible. Development potential is limited in area and intensity due to infrastructure constraints and resource protection goals, although opportunities exist for low impact, clustered development. The Highlands Council used 640 acres or 1 square mile as the minimum threshold for mapping a Conservation Zone. The purpose of the Conservation Zone is to:

- Protect and enhance agricultural resources that are important to maintaining a viable agricultural industry; and
- Prioritize farmland appropriate for preservation.

Green Township submitted comments following the publication of the Draft Highlands Master Plan in hopes of convincing the Council and its staff to revise the draft Master Plan Mapping as it relates to Green Township. The Township, in responding to the Draft Highlands Master Plan, listed a number of concerns:

- The State Plan Endorsement could be jeopardized by failure to conform to the Highlands Master Plan and therefore jeopardize the Township's petition for substantive certification of its Housing Plan by COAH. Green Township intends to seek State Plan Endorsement after the Sussex County Strategic Growth Plan is reevaluated and amended to comply

with The State Planning Commission endorsed Highlands Regional Master Plan for the Highlands Planning Area.

- The Township is also concerned with the possible devaluing of private property, both within the Preservation Area and Planning Area. The Township and its' citizens are very concerned that many of the proposed land use measures within the Protection and Conservation Overlay zones will act as effective takings of the development potential of private property.
- The Township is concerned regarding the proposed minimum lot size designations for residential development. These lot size designations seem arbitrary and recommend that a renewed scientific scrutiny of these minimum lot sizes be conducted.
- The Township recommends that the exception areas on protected farms, which have been partially responsible for the success of Green's farmland preservation efforts, continue to be honored in the Highlands Master Plan.

The Township further recommended a number of amendments to the Land Use Capability Map and Master Plan to address local concerns. These amendments included:

- The Lake Tranquility community should be placed within a special planning area, or other designation that recognizes it's already developed character.
- The ongoing development of the Forest Knolls Development is of great importance to the Township as it is a part of the Township Third Round Housing Plan and as such, request the area be designated as a special planning area.
- The Township requested that the NC Neighborhood Commercial and RB Rural Business zones be designated as special planning areas.
- The Township raised an objection to the Highlands Master Plan considering nearly the entire Township to be in a critical habitat area. The Township would support that Critical Habitat Areas would include wildlife management areas and protected open space, and recommended that these resource areas recognized farmland preservation exception areas as well.
- The Township raised an objection to the Highlands Master Plan considering large areas of the Township designated as forest resource areas. The Township would prefer an identification process that includes wildlife management areas, protected open space and only a limited number of larger, forested parcels in private ownership. The Plan should exclude single-family home development areas. The Township also

recommended that these resource areas recognize farmland preservation exception areas as well.

- The Township objected to having large areas of the Township designated as agricultural resource areas that did not include the exception areas on protected farms. The township recommended that these exception areas continue to be honored.

Highlands Regional Master Plan Conformance

The majority (97.5%) of Green Township is designated as part of the Planning Area of the Highlands and only a small remainder (2.5%) of the Township is in the Preservation Area. Given the fact that this small remainder is designated as Preservation Area and is entirely public open space, being a part of Allamuchy State Park, Green Township asserts that its Master Plan and Land Development Ordinance are in conformance with the Highlands Regional Master Plan.

Green Township has no land use or permitting authority within any portions of the Highlands Preservation Area as these lands are under State ownership and dedicated as open space in perpetuity by the State Parks system. The current zoning of AR-5/2 does not indicate that these lands have any development potential, but simply that the Township has not created a separate zoning classification for public open space. The Township does not recognize these lands as having any development potential and recognizes that the State Development and Redevelopment Plan identify these lands as Parklands.

NJDEP Stormwater Management Rules

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. More recently, NJDEP has issued new Stormwater rules in 2007 that provide greater protection to riparian zones of Category 1 (C-1) waters, increasing those zones to 300 feet. Green Township

contains C-1 waterways that have been affected by these new changes, reducing the development potential of a number of properties within the Township.

Council on Affordable Housing (COAH)

Unlike the previous two rounds, COAH's Third Round methodology determines a municipality's affordable housing obligation principally upon the net development growth within the municipality. The need for affordable housing in a municipality is now calculated through the sum of the following:

- Rehabilitation Share - Deficient housing units occupied by low- and moderate-income households, which are referred to as the "rehabilitation share." This figure is provided by COAH.
- Remaining Prior Round (1987 – 1999) Obligation – Assigned to a municipality by COAH or the court for the period 1987 through 1999.
- Growth Share Obligation - The municipality's need for affordable housing resulting from net growth in the amount of residential and non-residential development between the years 2004 to 2018. The amounts of residential and non-residential development projections are provided by COAH. The growth share obligation is calculated by applying a ratio of one affordable unit for every five (5) new market-rate residential units projected, plus one affordable unit for every sixteen (16) newly created jobs as measured by new or expanded non-residential construction projected in the municipality. The growth share projections are converted into actual growth share obligation when market-rate units and newly constructed and expanded non-residential developments receive permanent certificates of occupancy.

Green Township adopted a new "Third Round" Housing Element and Fair Share Plan in December 2005 and subsequently filed it with COAH. The Township has also submitted supplementary information in order to receive substantive certification from COAH. The proposed Affordable Housing Plan for the Township meets its obligation through a Regional Contribution Agreement (RCA) with Sussex Borough, a new Municipal Growth Share Ordinance, the rezoning of a portion of the Forest Knolls Community from R-1 to R-1 Affordable Housing, and a Municipal/Private Partnership to build 9 Family Rental Units within the Forest Knolls Community.

However, following the publication of COAH's regulations on December 20, 2004, under which the Green Housing Element and Fair Share Plan were drafted, the New Jersey Builders

Association and various nonprofit entities sued COAH and sought to invalidate the newly adopted round three regulations. On January 25, 2007, the Appellate Division issued its decision concerning these challenges. In that decision, the Appellate Division invalidated various regulations and directed the agency to adopt new regulations. The Appellate Division also stayed municipal applications for substantive certification and builders' remedy lawsuits against municipalities seeking substantive certification at that time.

Although COAH has taken far longer than the Appellate Division initially authorized, on December 17th, 2007, COAH finally unveiled a comprehensive new set of procedural and substantive regulations responsive to the Appellate Division's rulings. COAH has indicated that it intends to adopt and cause the new regulations to be published in the June 2, 2008 edition of the New Jersey Register. On December 17, 2007, the New Jersey Council on Affordable Housing (COAH) voted to propose its revised third round regulations resulting from the Appellate Division Decision on January 25, 2007. On May 6, 2008, COAH voted to adopt the rules, with minor clarifications, as N.J.A.C. 5:96 (Procedural Rules) and N.J.A.C. 5:97 (Substantive Rules). On May 6, 2008, the Council also proposed amendments to the recently adopted revised third round rules (N.J.A.C. 5:96 and N.J.A.C. 5:97) and the procedural rules for municipalities certified before January 25, 2007 (N.J.A.C. 5:95). The proposed rules were published in the NJ Register on June 16, 2008.

COAH initially sought to accomplish this objective in its third housing cycle by requiring each municipality to predict residential and nonresidential growth in the municipality between January 1, 2004 and January 1, 2014, and then by assigning obligations based upon the projected growth. In COAH's initial Third Round regulations, COAH determined that for each eight market units projected, the municipality must provide one affordable unit. For each 25 jobs projected, COAH obligated the municipality to provide one affordable unit. However, based upon COAH's new proposed regulations, the ratios have been significantly decreased, resulting in much higher growth share obligations throughout New Jersey. COAH's proposed regulations now state that for each four market units projected, the municipality must provide one affordable unit; and for every 16 jobs projected, COAH obligated the municipality to provide one affordable unit.

COAH has also expanded the period for which growth is predicted. In the first version of COAH's Third Round regulations, COAH predicted growth in a 10 year period: January 1, 20004 through

January 1, 2014. In the proposed round three regulations; COAH requires a prediction of growth in a fourteen year period: January 1, 2004 through January 1, 2018.

Based on projected growth as calculated by COAH, Green Township has a total obligation of 83 units, 19 Prior Round units and 64 in Growth Share. Green has a rehabilitation share obligation of 5 units. Green Township is part of Region 1 where the median income for a four-person household is \$74,464, the moderate-income level is \$59,571 and low income is \$37,232. The following outlines the measures that the Township will enlist to meet its Fair Share and constitutes the Township's Fair Share Plan.

Second Round/Prior Round Obligation

Alternative Living Arrangements

As part of the Township's Second Round certification, there were several affordable housing opportunities existing that the Township claimed credit for. These opportunities included a group home facility. The group home provides a total of three (3) credits, lowering the Second Round obligation to twelve (12) units after these credits are applied.

Regional Contribution Agreement

As part of the Second Round Plan, Green Township entered into a Regional Contribution Agreement with the City of Hoboken for thirteen (13) units. The RCA was approved by COAH in December of 2004. After applying twelve (12) of these units to complete the Second Round obligation, the remaining one (1) RCA units are now excess units. Since the agreement was completed under Second Round, utilizing previous numbers and regulations, the Township will utilize this excess towards its Third Round Growth Share Obligation.

Third Round

The recently adopted Affordable Housing Reform Statute, P.L. 2008 c. 46 has eliminated the use of RCAs from Municipal Affordable Housing Plans. The Township has executed, and registered with COAH, an RCA agreement with Sussex Borough for eleven (11) additional units in the Third Round. The applicability of the excess Second Round RCA credit and the eleven (11) Third Round RCA credits will need to be actively pursued in any revised Third Round plan.

Third Round Fair Share Plan

Green's 63-unit obligation is based on projected future growth. The Growth Share Obligation will be based on actual certificates of occupancy issued and COAH will be monitoring that number

at the three, five and eight year mark of the certified plan. The Township will need to submit a new Third Round Housing Element and Third Round plan by December 2008 to maintain COAH Certifications.

This Re-examination Report will recommend amending the Housing Plan when the final Third Round Housing Rules are adopted and no further litigation is proceeding against those rules. The amended Housing Plan should include any land use or zoning changes necessary to meet the affordable housing obligation of the Township.

D. THE SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES, STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED.

The 2003 Master Plan of Green Township identified certain goals and objectives, which formed the basis for the Master Plan's policies and recommendations. The following represent the *revised* Master Plan objectives for 2008. A number of prior objectives have either been removed or modified and a number remain continuing goals of the Township and its Master Plan.

2008 MASTER PLAN GOALS AND OBJECTIVES

Environmental:

1. Retain the current large lot zoning in order to respect the carrying capacity of natural systems within the Township.
2. Increase the minimum size of lots based on reasonable and objective criteria if warranted.
3. Protect the sole source aquifer upon which the majority of Green Township depends.
4. Emphasize cluster development whenever possible.
5. Identify and respond to existing and potential residential growth pressures in the Township.
6. Make certain that the development which does occur in Green Township takes place in areas and at densities which are appropriate considering environmental factors such as potential ground water supply, septic suitability of soils, steep slopes, floodplains and prime agricultural soils.
7. Reserve environmentally sensitive and scenic areas from over-development.
8. Encourage innovation in the development of larger tracts so that land can be preserved for conservation purposes, for agricultural use, and for recreation.
9. Preserve all wetlands and flood prone areas, all wooded steeply sloping areas, and ridgelines, at least one-half of all mature woodlands and as much viable agricultural land as possible.
10. Promote the conservation of energy, whenever possible, as the Township develops, in part by introducing development regulations which will require developers to orient streets and buildings and design landscaping plans in a manner which will reduce energy consumption.

11. Explore the use of renewable energy sources and renewable energy generation with the goal of understanding the benefits and impacts that such development may create for the Township and its residents.

Economic:

12. Encourage reactivation of the Lackawanna Cut-off.
13. Encourage the location of new businesses in Green Township.
14. Consider the expansion of the Newton Town Center per the 2005 Land Use Plan in conjunction with the Plan Endorsement Process.
15. Encourage balanced development rather than focusing on purely residential development.
16. Review uses currently permitted in the AI Zone to ensure their compatibility with the neighborhood and resource protection.
17. Increase the tax base by balancing the impact of various forms of development on the existing municipal service base.
18. Encourage light manufacturing/assembly uses and restaurants.
19. Provide for commercial and industrial development, where appropriate, in accordance with the highest standards of site design to ensure that such development will have a positive impact on the community and the environment while also providing necessary services, jobs and ratables.

Quality of Life:

20. Continue to preserve and augment the unique "sense of place" in the Township.
21. Protect the rural/agricultural character of the area.
22. Retain open space.
23. Focus on preserving the value of residential properties and maximizing the efficiency with which necessary public services are provided, keeping government costs as low as possible.

Housing

24. Encourage the provision of housing opportunities for all residents and persons employed within Green Township.
25. Provide realistic opportunities for addressing indigenous low and moderate income housing needs within Green Township.
26. Encourage provision of ECHO housing.

Recreation

27. Encourage development of facilities to keep pace with current and future recreation needs of the Township with an emphasis on the health and well being of the public.

Agricultural

28. Encourage farmland preservation.
29. Promote current statewide objectives for agricultural land retention and open space preservation.
30. Promote the local, regional and statewide interest in retaining land in agricultural use.

Circulation

31. Encourage “through” circulation patterns, avoiding cul-de-sac development wherever possible.

Municipal Services

32. Continue to evaluate emergency services, including Police, Fire and First Aid.

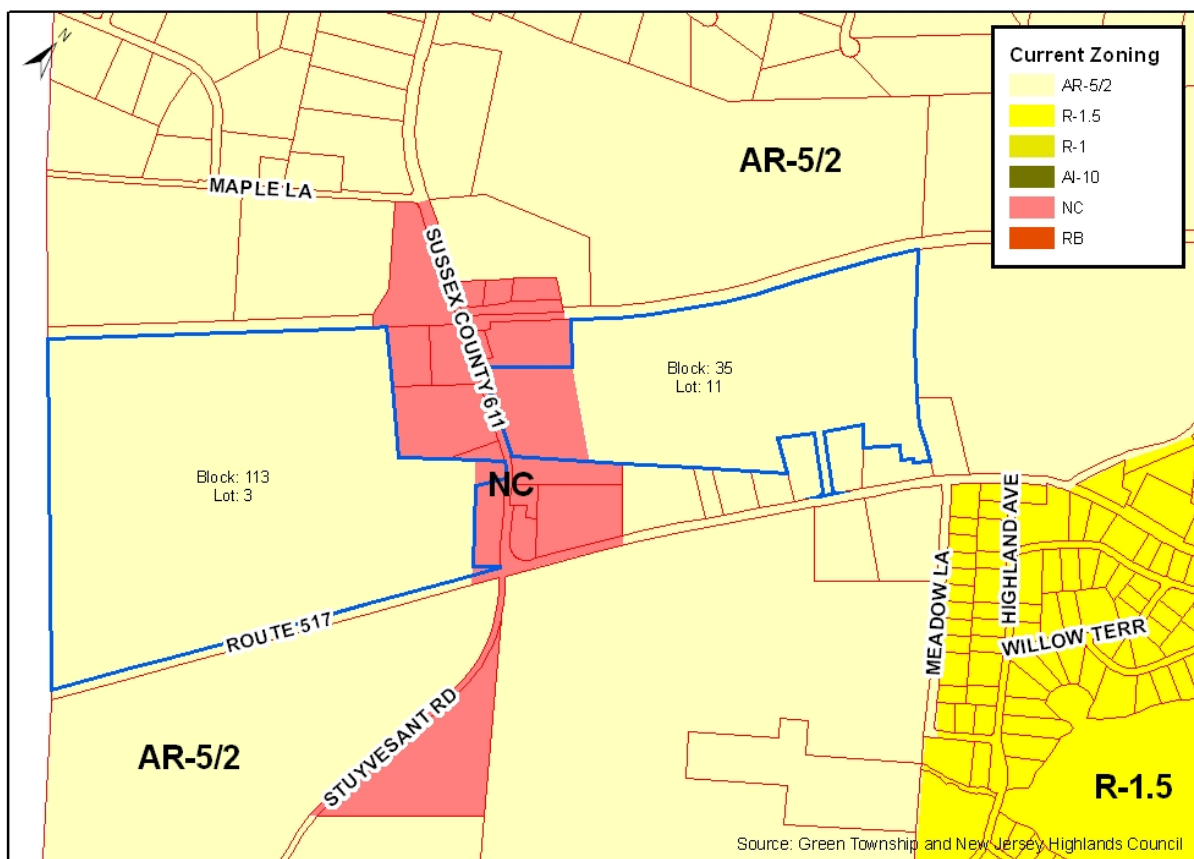
ZONING MAP CHANGES

In November 2005, the Township adopted a new Land Use Plan Element as an amendment to its 2003 Master Plan. The Land Use Plan recommended a number of zoning changes, including the establishment of a NC zoning district and changes to the RB and AI-10 zoning districts. In addition, parcel-based mapping data became available for Green Township, which allowed for a more accurate parcel mapping analysis than had previously been available. Subsequent to the zoning changes implemented based on recommendations of the 2003 Master Plan and the 2005 Land Use Plan, several properties have been identified that are split-zoned and some properties have been accidentally placed in incorrect zoning districts. The areas affected by the split-lot zoning and zoning map errors are discussed below.

Split-lot parcels and Zoning Map Errors

There are five distinct areas within the Township where split-lot parcels and/or zoning errors exist.

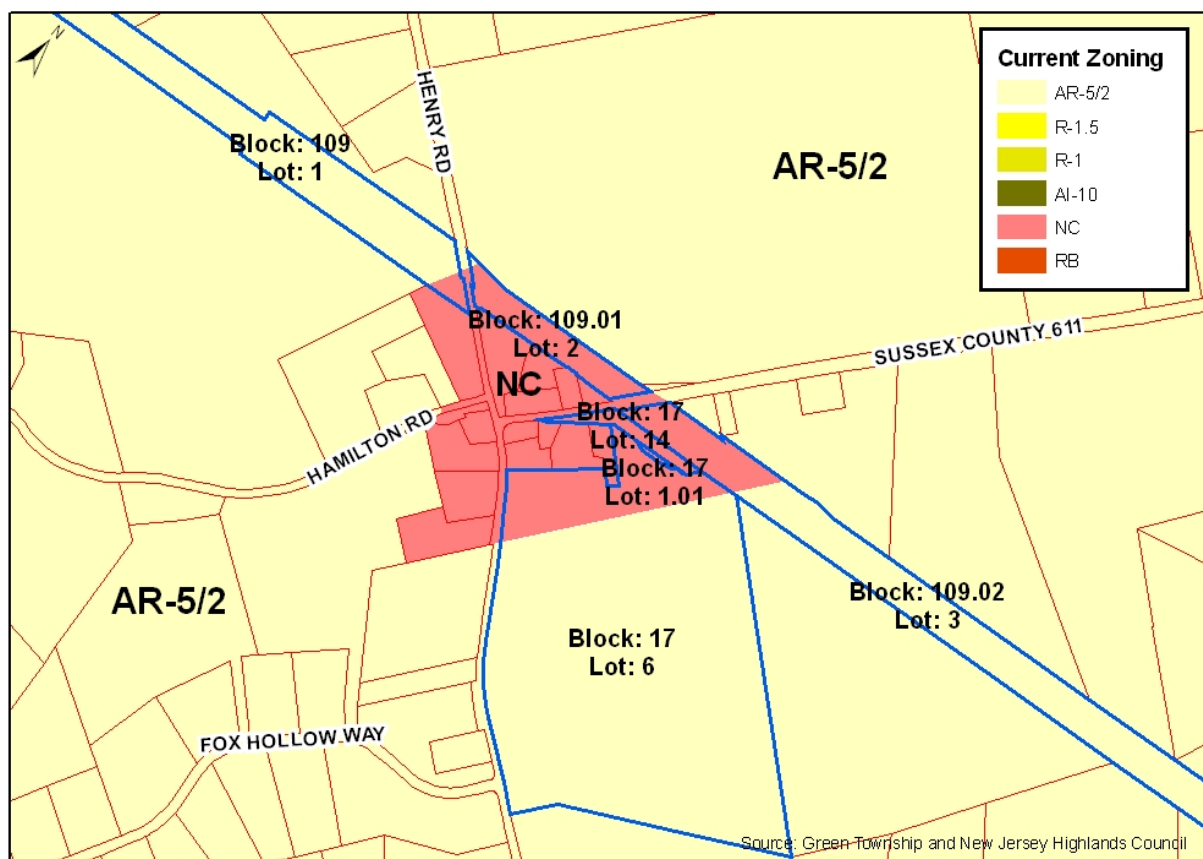
1. NC Neighborhood Zoning District in the vicinity of Kennedy Road and Decker Pond Road



This NC zoning district is located along Kennedy Road in the southwestern part of the township. There are two properties in the NC zoning district that are split-zoned NC and AR-

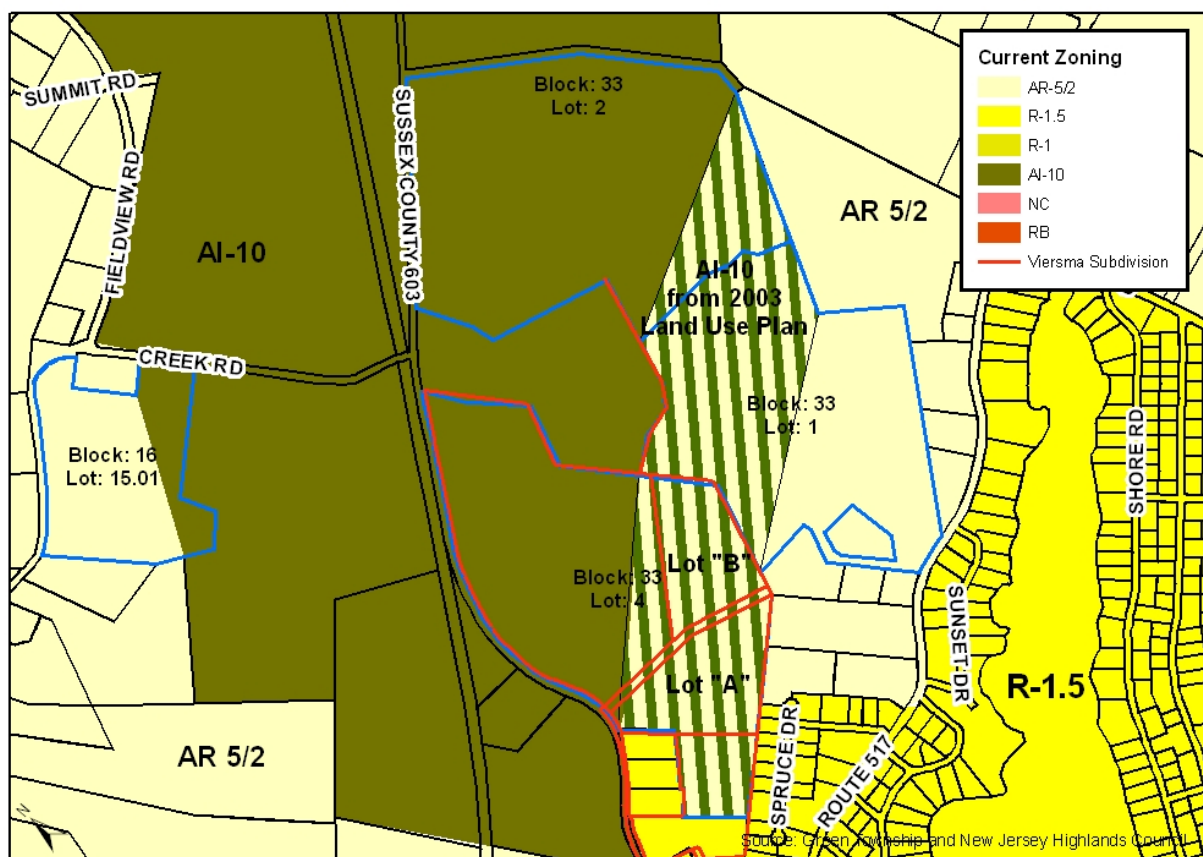
5/2 zoning district. The first parcel, Block 113, lot 3, has frontage on the west side of Kennedy Road and frontage along the north side of Decker Pond Road. The second parcel, Block 35, lot 11, has frontage along the east side of Kennedy Road. The Board has recommended that these two parcels be zoned to AR-5-2 in their entirety.

2. NC Neighborhood Zoning District at Wolf's Corner Road and Kennedy Road



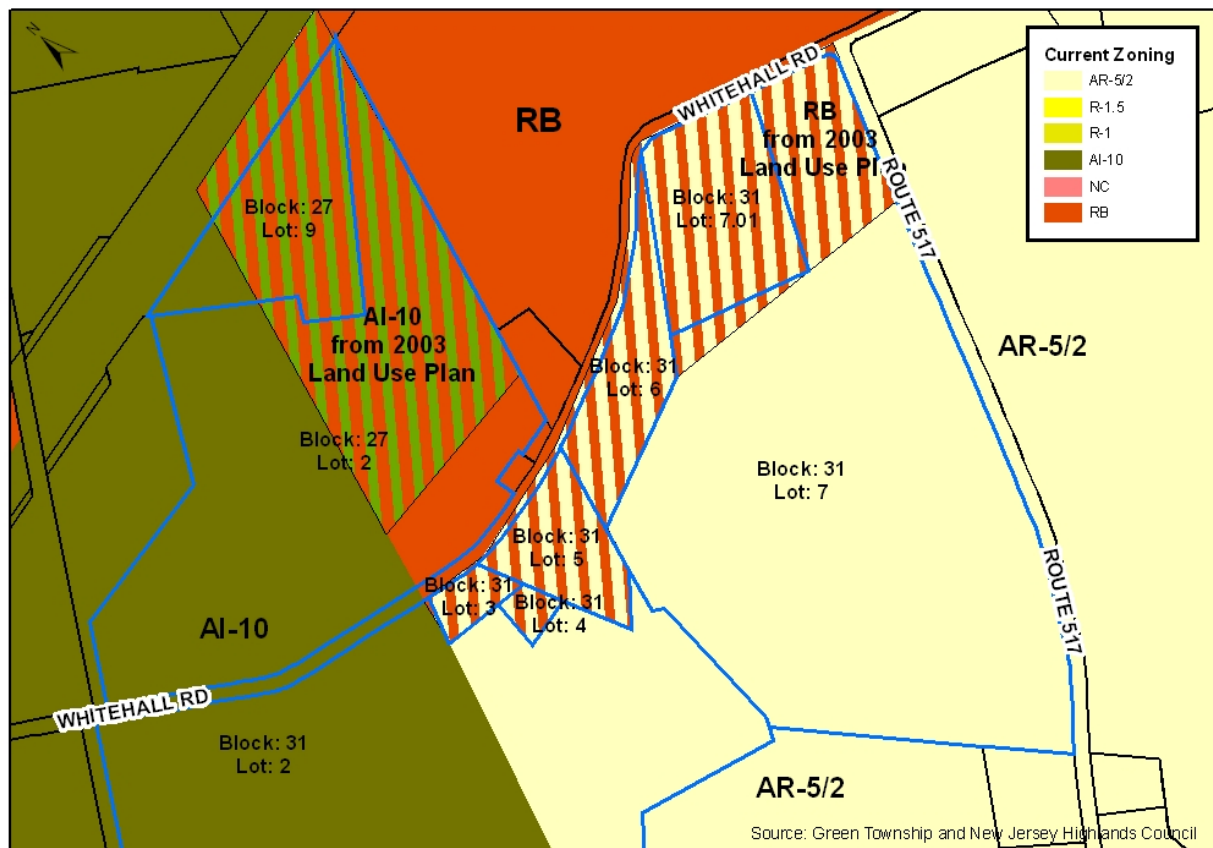
This NC zoning district is centered at the intersection of Kennedy Road and Wolf's Corner Road (CR 611) in the western part of the township. There are three properties that are split-zoned in the NC and AR-5/2 zoning district. Block 17, lot 6 is located on the east side of Kennedy Road, Block 109, lot 1 and the other two properties, Block 109, Lot 1 and Block 109.02, Lot 3, are owned by NJDOT and were formerly used as a railroad right-of-way. There are also three additional parcels that are owned by NJDOT that the Board is recommending be moved from the NC zone to the AR-5/2 zone, Block 109.01, Lot 2 and Block 17, Lots 1.01 and 14. The Planning Board has recommended that these parcels be zoned to AR-5-2 in their entirety.

3. Split-Zone Lots in the Airport Road Area



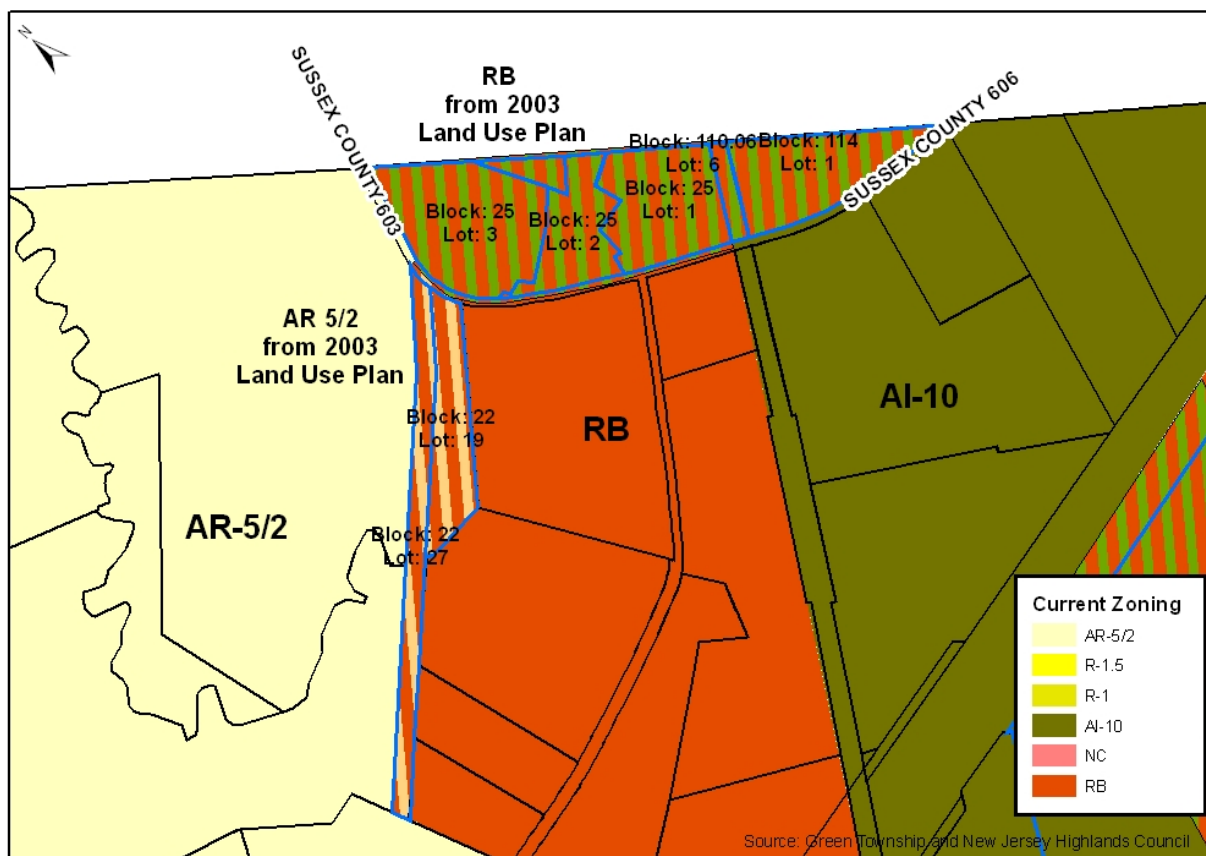
The properties affected by the split-zoning are located along the south side of Airport Road in close proximity of the Lake Tranquility neighborhood, as well as on Creek Road. The existing zoning map resulted in three properties, Block 33, lots 2 and 4, as well as Block 16, lot 15.01, that are split-zoned between the AI-10 and AR-5/2 zoning districts. The 2003 Land Use Plan Map zoning map placed Block 33, lot 1 into a split-zone, the 2005 Land Use Plan Map placed Block 33, lot 1 in the AR-5/2 zone. The Planning Board has recommended that Block 33, lot 2 be re-zoned AI-10 in its entirety, that Block 33, lot 1 and Block 16, Lot 15.01 be maintained as AR-5/2 in their entirety and recognizes that Block 33, lot 4 has been the subject of a subdivision and that the AR-5/2 and AI-10 zone limit line be coincident with the lot line between remainder lot 4 and proposed lots A and B as identified on the Minor Subdivision Plat for the Viersma property.

4. Split-Lot Parcels and Errors in RB and AI-10 Zoning Districts in the Whitehall Road Area



This area of the Township affected by the zoning map errors is located along Whitehall Road near the southeastern border of the Township and adjacent to the Borough of Andover. The existing zoning map omitted several properties on the south side of Whitehall Road from the RB zoning District, including Block 31, Lots 3, 4, 5, 6, 7, and 7.01. The current zoning map inaccurately designates them in the AR-5/2 zoning district. Two additional properties located on the north side of Whitehall Road have been affected by zoning map errors. Block 27, Lots 2 and 9 are currently in both the AI-10 and RB zoning districts, creating split-zoned lots. It should be noted that amending the zoning map to be consistent with the 2003 Land Use Plan would place Block 31, lot 7 into a split-zone and not ameliorate the split-zoning that exists on Block 27, Lot 2 and Block 31, Lot 2. The Planning Board has recommended that Block 31, Lots 3, 4, 5, 6, 7, and 7.01 be re-zoned to the RB zone, that Block 27, Lots 2 and 9 be rezoned AI-10 in their entirety and that Block 31, Lot 2 be rezoned AI-10 in its entirety.

5. Zoning Map Omissions of AI-10 Zoning District in the Brighton Road Area



This area of the Township affected by the zoning map errors is located along Brighton Road near the eastern border of the Township and adjacent to Andover Township. The existing zoning map incorrectly designated Lots 19 and 27 in Block 22, located on the west side of Brighton Road in the RB zoning District rather than the AR-5/2 zoning district. Five additional properties located on the west side of Brighton Road, Block 110.06, Lot 6, Block 114, Lot 1, and Block 26, Lots 1, 2, and 3 have been incorrectly designated as RB zoning district instead of the AI-10 Zoning District. The Planning Board has recommended that Lots 19 and 27 in Block 22 be re-zoned AR-5/2 and that Block 110.06, Lot 6, Block 114, Lot 1, and Block 26, Lots 1, 2, and 3 be rezoned AI-10.

Green Township Re-Examination Report

Proposed Zoning

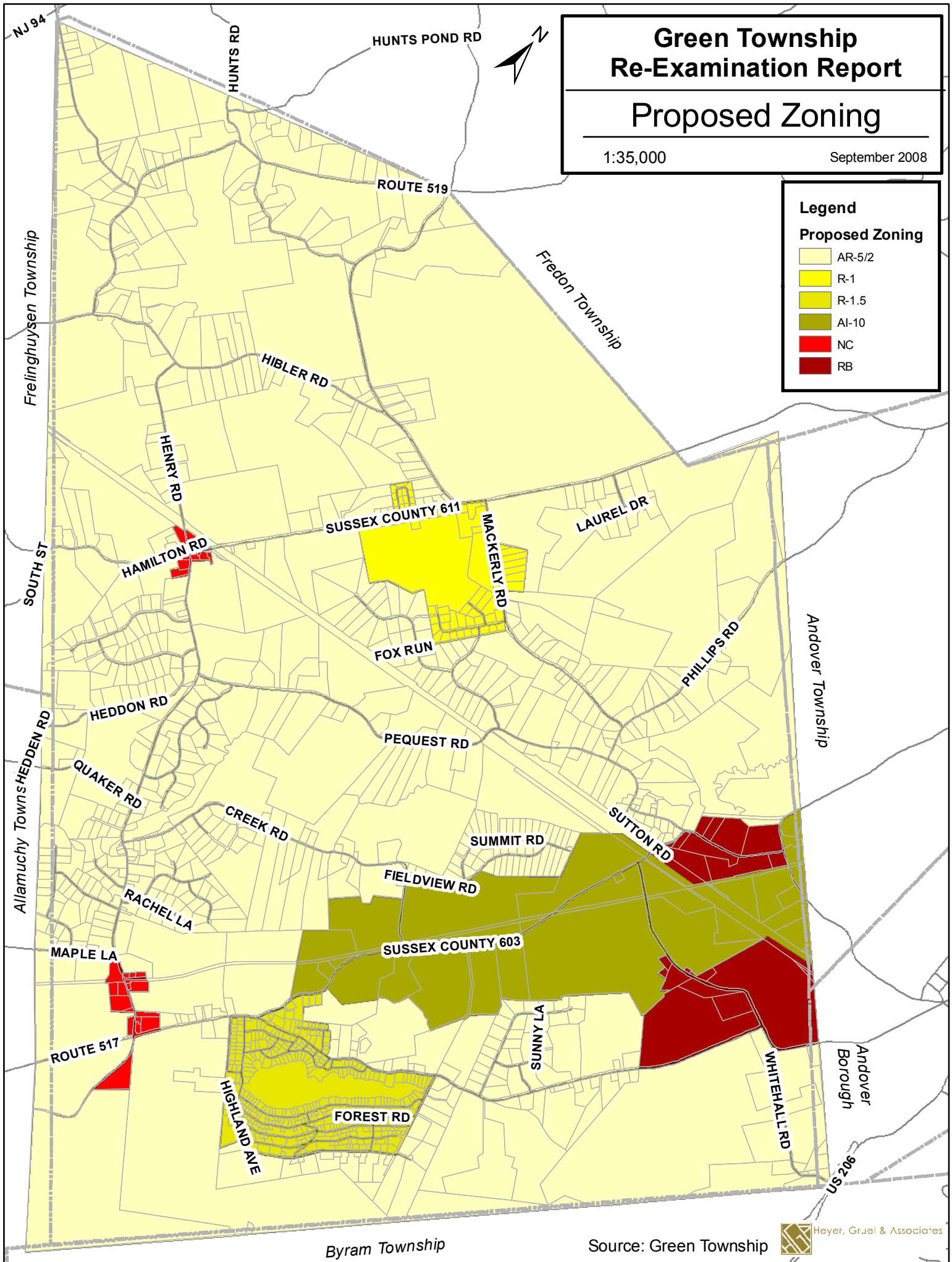
1:35,000

September 2008

Legend

Proposed Zoning

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



ORDINANCE CHANGES:

The Re-examination Report recommends a number of ordinances be adopted to further effectuate policies and recommendations in the 2005 Land Use Plan Amendment.

1. FAR Standards in the Business Zone

The Green Township Planning Board discussed the need to adopt a Floor Area Ratio (FAR) standard for the Business zones in the Township. The need for such an ordinance is in part to permit the Township to collect increased development fees when a D(4) variance is granted for increased density on a site. The current schedule of zoning requirements does not include a Maximum Density for the Neighborhood Commercial, Rural Business and Agriculture and Industry districts, but it does have a 'units per acre' density for residential zones. It is necessary to add a Floor Area Ratio (FAR) standard to the NC, RB and AI-10 districts to take full advantage of the Developers Fee Ordinance.

Land development ordinances of several similar townships in Sussex and Warren Counties were reviewed to get an understanding of what other communities view as the appropriate density. Based on these examples, and the rural nature of the community, it is recommended that the Neighborhood Commercial, Rural Business and the AI-10 zoning district adopt a FAR of 0.2.

2. Reduction of Maximum Building Coverage

The Green Township Planning Board discussed the need to revise the ordinance regulating the Maximum Building Coverage standards for the Residential zones in the Township. A review of the current schedule of zoning requirements concluded that the existing Maximum Building Coverage is too permissive and would permit large buildings relative to the lot they were built on. An adoption of a residential FAR is one approach. Another approach the board may want to consider is to limit the building size based on the lot size, regardless of the zoning district, which was taken in Byram Township. If the Board were to adopt standards similar to Byram Township, it is recommended that the following standards be adopted:

Maximum Principal Building Coverage	
Lot Size	Max Coverage
< 20,000	15% (up to 3000 sq ft)
Between 20,000 and 39,999	3,000 + 5% of square footage over 20,000 (up to 4,000 sq ft)
> 40,000	4,000 + 3% of square footage over 40,000

If the board however were to choose the FAR approach, it is recommended that a FAR between 0.10 and 0.20 would be most appropriate.

3. Condition Use standards

The Green Township Planning Board discussed the need for creating Conditional Use standards for the NC and RB zoning districts and outdoor storage standards. The Conditional Uses recommended for the RB Rural Business Zone District include residences, churches, outdoors dining, outdoor sales/displays, and banks. The Conditional Uses recommended for the NC Neighborhood Commercial Zone District include churches, outdoors dining, outdoor sales/displays, and banks. A number of permitted accessory uses are recommended for both the RB and NC zoning district including off-street parking, signs, and outdoor storage.

For residential uses in the RB zoning district, it is recommended that the following standards be adopted:

- Lots where the principle use is residential must contain a minimum of five (5) acres.
- Lots where the principle use is a permitted commercial use may have an accessory residential structure on a minimum of five (5) acres that is separate from the commercial use on the property. The primary commercial use must be on a minimum of five (5) acres, for a combined total of ten (10) acres for the lot.
- Lots should be configured in such a manner to facilitate the potential future conversion thereof to a permitted principal use from the perspectives of: suitable driveway access, adequate sight distance, adequate on-site circulation and available area for off-street parking.

For churches in both the RB and NC zoning districts, it is recommended that the following standards be adopted:

- No building shall exceed the height limit for the zone district except as provided for in Section 30-65.
- There shall be a minimum of ten (10) acres measured within 1,000 feet of the front street right-of-way.
- All buildings shall be located at least two hundred (200) feet from a street or residential district property line; at least one hundred (100) feet from a side property line and two hundred (200) feet from a rear property line.
- Any property so devoted shall front upon an arterial or collector street.

- Off-street parking shall be provided in accordance with subsection 30-17.2M(1)
- All parking areas and driveways shall be located at least 50 feet from a street or property line and at least 25 feet from a building.
- There shall be a minimum distance between buildings of 50 feet or the height of the principal building, whichever shall be greater.

For Outdoor Dining in both the RB and NC zoning districts, it is recommended that the following standards be adopted:

- Such use shall be clearly ancillary to the permitted principal use located upon the same lot. The ratio of outdoor seating to indoor seating (within principal use upon the lot) shall be no greater than 1:4 (25%).
- Total of indoor and outdoor seating area is used to determine seating requirements per subsection 30-17.2M(1) Parking and Loading Space Requirements.
- All such outdoor dining facilities shall be located in the rear yard or side yards of the property, no outdoor dining may occur in the front of the principal building on the lot. Additionally, any outdoors dining in a sideyard must be located at least double the minimum required side yard setback for the principal building located upon the lot from the side property line.
- All outdoor dining facilities shall be unenclosed by walls. Outdoor dining areas may have a roof in the nature of a covered porch. Under no circumstance should an outdoor dining area consist of floor, roof and walls as to create a permanent dining area.
- Such use shall be screened from view from adjoining properties devoted to residential uses. Such screening shall include fencing, landscaping, decorative latticework or other architectural construction.
- Such use shall be buffered from view from the frontage street. Corner lots shall be considered to have frontage on two or more streets.
- There shall be no amplified music or sounds utilized in conjunction with the outdoor dining use.
- The hours of operation of the outdoor dining use shall be limited to 8:00 a.m. to 11:00 p.m.
- Lighting shall be subdued such that there is adequate light to protect the public health yet the emission of fugitive light shall not extend beyond any residential district property line.

For Outdoor Sales/Displays in both the RB and NC zoning districts, it is recommended that the following standards be adopted:

- All articles, materials, goods or stock-in-trade displayed outside the confines of the building shall be exemplary of such goods within the principal permitted use upon the lot.
- All such storage shall be located within ten (10) feet of the front façade of the building and no closer to a side yard than the minimum required side yard setback for the principal building located upon the lot. Additional outdoor sales/displays shall be permitted in the rear yard no closer to a side yard than the minimum required side yard setback for the principal building located upon the lot.
- Outdoor sales/displays shall not diminish available parking area in violation of subsection 30-17.2M(1) Parking and Loading Space Requirements.
- Outdoor sales/displays are permitted to be in place one hour before and one hour after normal hours of operation. Such outdoor sales/displays shall be moved indoors before and after this time and outdoor sales/displays shall not remain outdoors overnight. This provision does not apply to farmers markets and agricultural retail establishments where such goods are permitted to be stored outdoors.

For Banks in both the RB and NC zoning districts, it is recommended that the following standards be adopted:

- Shall have a minimum front yard setback of 100 feet; a minimum rear yard setback of 100 feet; and minimum side yard setbacks of 50 feet.
- Drive-up windows shall be designed and located such that the drive-up window is located at the side or rear of the principal structure. Access to any such drive-up window shall not create the potential for conflicts with customer parking and circulation of those not utilizing the drive-up facilities.
- Drive-up window facilities shall provide an additional by-pass lane to allow circulation around the site without using designated drive-up lanes.

4. Definitions

The Green Township Planning Board recognizes that the ordinance definition section does not include a definition of Bed and Breakfast. The Planning Board recommends a definition based on its understanding of that use.

BED AND BREAKFAST – A facility for overnight accommodations and a morning meal, in a dwelling unit or other facility, with onsite accommodations for the owner or caretaker, for a period not to exceed two weeks.

5. Outdoor Storage

The Green Township Planning Board recognizes that the ordinance provisions regulating outdoor storage should be amended to establish regulations regarding outdoor storage in the RB, NC, and AI-10 zoning districts as well as prohibiting outdoor storage in the AR and R zoning districts.

6. Landscaping Standards

The Green Township Planning Board recognizes that the ordinance provisions regulating Landscaping Design are out of date and need to be revised. The current Landscaping Standards rely on tree species, planting standards, care and maintenance standards and quantity and quality requirements that are not the industry standard at this time. The ordinance standards regulating Landscape Design should be revised and amended to provide the most up to date standards.

7. Housing Element and Fair Share Plan

Amend the Housing Plan when the final Third Round Housing Rules are adopted and no further litigation is proceeding against those rules. The amended housing Plan should include any land use or zoning changes necessary to meet the affordable housing obligation of the Township.

E. THE RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING 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.

Since Green Township has not adopted any redevelopment plans pursuant to the Local Redevelopment and Housing Law, P.L.1992, C. 79 (C.40A:12A-1 ET SEQ.) and since there are no current plans to do so, no changes are recommended to the Land Use Plan Element of the Township Master Plan or to the local development regulations to effectuate any redevelopment plans.