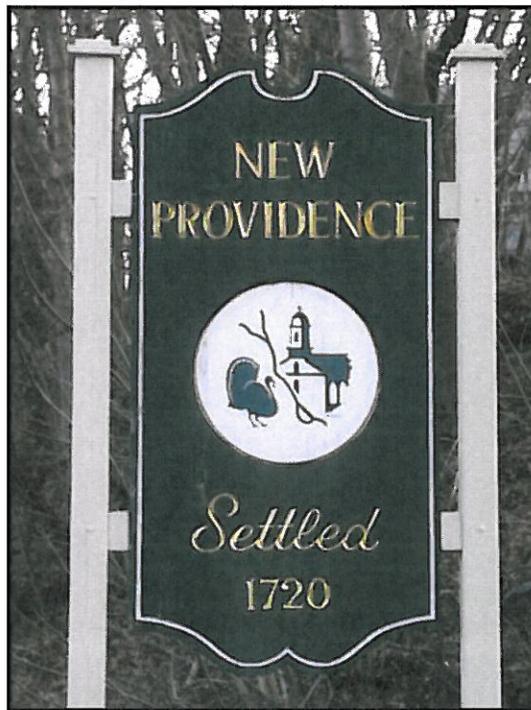


2009 Master Plan Re-Examination
For
The Borough of New Providence
Union County, New Jersey



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I. NEW PROVIDENCE COMMUNITY VISION

A Master Plan, periodically revised and expanded, has guided New Providence's land development policies for more than 45 years after the original adoption. The Master Plan articulates a common vision of the community and its natural and built environment. New Providence's vision is summarized in the following statements:

New Providence Township was originally established as Turkeytown by the first permanent Puritan Colony of its kind in 1720. Since it was first incorporated in 1899, New Providence has enjoyed steady but modest growth and diversification, reaching a population of about 1,918 residents in 1930 and 3,380 in the 1950's.

Beginning in the 1960's, residents of the nearby metropolitan areas sought to move to areas with more open space, lower taxes and less congestion, yet remain close to jobs in the cities. With that shift, the population of New Providence began to increase significantly with a 203% increase in population from 1950. Transportation infrastructure also began to expand, with the creation of Interstate 78 in the late 1960's. The final five mile section between Scotch Plains and Springfield, which consists of six lanes throughout its entire length, was completed in August 1986. The location of two transit stops in the Borough was also a major draw for residents looking to live in the suburbs but work in the cities.

Today, as the Borough is considered fully built-out, the amount of land available for achieving a balance of residential, commercial, industrial, and open space has become increasingly less available. New Providence, once known for its greenhouses and flower industry, has few remaining working greenhouse enterprises, and open space is highly valued in the most densely populated state in the United States.

As development has stabilized, so has the growth of the tax base. At the same time, the cost of providing municipal services has been increasing and outside funding sources have been decreasing. These are some of the many challenges facing New Providence that have been considered as part of the 2009 Master Plan Re-Examination.

Passive and active recreation facilities serve the diverse interests of its residents, from toddler playgrounds to athletic fields to community activity centers for seniors. Residents should be able to travel safely from any one area of the Borough to another by vehicle, bicycle, or walking along an interconnected system of pedestrian trails and walkways.

"Redeveloping" the town center would encourage a vibrant commercial and residential area that residents and visitors would continue to identify as the center of town, contributing to their sense of community. The current improvements to the District's building facades, structures, streetscape design and landscaping identifies the importance of the District in the overall picture of the Borough.

By critically establishing permitted commercial uses that ensure economic viability, the cycle of transient shopping center tenancy will cease and merchants will maintain the appearance of their establishments.

New Providence will be seen as a leading sustainable community; one that has effectively balanced the economic, social and environmental needs of its current residents with those of its future residents.

Looking toward the future, there is a common vision for New Providence. Through innovative and collaborative development partnerships, it is envisioned that New Providence will continue to be a stable, balanced and economically thriving community that provides its residents with the quality of life that originally attracted so many to live here.

II. INTRODUCTION

The Borough of New Providence's Master Plan was adopted in 1977, after which the Borough conducted periodic examinations in accordance with the New Jersey Municipal Land Use Law, (MLUL), N.J.S.A. 40:55D-89. The Borough last adopted its comprehensive Master Plan in 2003. The 2003 Master Plan document is being re-examined to reflect the changing needs of the Borough.

The governing body shall, at least every six years, provide for a general re-examination of its Master Plan and development regulations by the Planning Board. The Re-Examination Report shall state:

- A. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last Re-Examination 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 Master 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," into the land use plan element of the municipal Master Plan, and the recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The 2009 Master Plan Re-Examination represents the collective opinion of the Planning Board on the desired future course for the Borough. While it includes many concrete recommendations for specific changes, it is intended to serve primarily as a guiding document. In many topic areas, the report recommends that further studies be undertaken before definite changes are made.

It is important to note that this Re-Examination Report, by itself, does not require any expenditure of funds on any project or the adoption of any ordinance per se. Rather, it is intended to serve as a guide, not only for future efforts of the Planning Board but also the governing body, which is in a position to implement some of the specific recommendations in the report.

III. HISTORICAL PATTERN OF DEVELOPMENT

The 1977 Master Plan contained the following chronology of development:

HISTORY OF THE GROWTH AND DEVELOPMENT OF THE BOROUGH OF NEW PROVIDENCE					
DATE	Source	Designation	NO. OF STRUCTURES	ESTIMATED POPULATION	DEVELOPMENTS
1741	John Lawrence Map of Passaic	Village of Turkey	10	30	Turkey Road (now Springfield Avenue) was the only road shown and named. Since the map extended eastward to Salt Brook, it did not encompass South and Passaic Streets. 30 October 1680 the area now New Providence was added to Elizabeth-Town through Gawen Lawrie's Indian purchase. The first settlers, Jona & Jacob Carle came in the 1720's. They owned from Springfield Avenue to the river and the west side of Salt Brook extending to Central Avenue.
1778- 1780	Robert Erskine Map #106A "Contraction on the Jerseys"	Turkey Meeting House Named	34	200	Roads are not named, but shown are Springfield Avenue, Union Avenue, South Street, Passaic Street and a part of Mountain Avenue (from Union Avenue to South Street).
1845- 1850	John Littell's Map – 1845 and Beldings Map of Essex Co. of 1850	Village of New Providence	70	375	In 70 years (1780 to 1850) streets increased by 50% – added were Division Avenue, Maple Street, Oakwood Drive, part of Mountain Avenue from Division Avenue to Oakwood Drive and part of Central Avenue from Passaic River to Springfield Avenue.
1872	Map of Township of Millburn, Essex County and Summit, Springfield and New Providence Townships, Union County	Village of New Providence	110	550	The next 22 years (1850-1872) saw a 45% increase of streets – Elkwood Avenue cut through to Summit at the New Providence station (later the Elkwood Station) on Morris and Essex main line. Academy Street developed shortly after the New Providence Academy was built (1869) – Central Avenue built to Maple Street, Livingston Avenue shown as well as the New Jersey west line railroad.
1882	Union County Atlas by Robinson and Pidgeon	Village of New Providence and New Providence School District 18	118	600	Passaic and Delaware Railroad traversing New Providence, now a division of the Delaware, Lackawanna and Western Railroad. Between 1870 and 1896 Carl Schultz acquired over 300 acres of property south of the Railroad and named that area Murray Hill for the area of New York City from which he came.
1906	Borough of New Providence Place #30 Atlas of Union Co. By Jacob L. Bauer	Borough of New Providence	200	1150	New Providence, Borough since 1899 and having two railroad stations since 1889 was being eyed by developers and they laid out 6 subdivisions early in the 1900's: Cory subdivision, Lackawanna Park, Mary D. Francis subdivision, West View and Wilcox Street subdivisions as well as Berkshire Estates and Murray Hill Terrace, otherwise called the tea lots.

**HISTORY OF THE GROWTH AND DEVELOPMENT
OF THE BOROUGH OF NEW PROVIDENCE**

DATE	Source	Designation	NO. OF STRUCTURES	ESTIMATED POPULATION	DEVELOPMENTS
1933-1938	Borough Zoning Maps and Tax Maps	Borough of New Providence	750	1930-1,900 1938-2,200 1940-2,400	West Summit Railroad Station now called New Providence station, the Springfield Avenue overpass has been constructed over the Railroad at the Borough's eastern boundary. Bell Telephone Laboratories has now acquired the Borough property south of Mountain Avenue. The Berkshire Estates subdivision has been renamed the Murray Hill Farm Colony – Additional subdivisions are Laurel Park, West Summit Gardens, Valentine, Woodland Manor, Murray Hill Heights and Samuel Silverman.
1950-1955	Chatham Quad. U.S. Army Corp of Engineers – 1955 4 corners is located as 40° 42' 30" N. Lat. 74° 24' 30" W. Long.	Borough of New Providence	1,700	1950-3,400	Road and Street development between 1938 and 1950 was slow. In addition several of the proposed developments, Woodland Manor and Murray Hill Heights had not proceeded, probably due to the commencement of W.W. II. When that area was re-laid out in the 50's it was called the Fellsway. From 1950 to 1955 the population more than doubled.
1966-1976	Borough Zoning Map of 1966 and 1976	Borough of New Providence	1960-3400 1966-4600 1976-5000	1960-10,250 1966-13,500 1972-14,100 1974-14,220 1976-14,300	Building boomed and population exploded – more than doubling the population and housing between 1950 and 1955 – by 1960 it had tripled our 1950 population and housing. By 1966 the usable area of the Borough was substantially occupied – Between 1966 and 1976 the population increased by 800 and structures by 400 – Today the area is a matured, fully built-up community.
1977-2000	Borough Zoning Map of 1978–2001	Borough of New Providence		1980-12,426 1990-11,439 2000-11,907	Growth stable.
2003-2009	Borough Zoning Map 2009	Borough of New Providence		2003-11,988 2004-11,942 2005-11,888 2006-11,915^ 2007-11,847^ 2008-__N/A 2009-__N/A	Growth Stable. Municipality considered built out due to lack of developable land.

Data obtained from the sixty map series entitled "Autobiography of Our Borough"
Compiled in 1976 by Architect Frank W. Orleans, A.I.A. and updated 2001.

*Note: Including out buildings
^ Projected by census

IV. **MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT AT THE TIME OF ADOPTION OF THE LAST MASTER PLAN**

The first provision of the N.J.S.A. 40:55D-89 of the Municipal Land Use Law (MLUL) states that the Re-Examination Report shall include:

“The major problems and objectives relating to land development in the municipality at the time of adoption of the last Re-Examination Report.”

The 2003 Master Plan contained the following list of goals and objectives to guide the future growth and development of the Borough:

A. **GOALS:**

The 1962 and 1977 Master Plans articulated community objectives to guide the development of New Providence during an unusual period of growth and new development. These objectives were determined to be valid during the 2003 Master Plan process and are noted as follows:

1. The protection and encouragement of stable, safe and desirable residential neighborhoods served by an adequate system of community facilities.
2. The creation of a balanced pattern of development through the compatible arrangement of different land uses.
3. The establishment of well defined commercial, laboratory and light industrial areas to serve the residents of the community, to encourage new economic growth and to strengthen the tax base.
4. The preservation of areas sufficient to serve present and future recreational needs.
5. The preservation of the existing character and economic balance of the Borough, while at the same time providing for orderly change and redevelopment.

B. **GOALS (2003 MASTER PLAN):**

The 2003 Master Plan, based upon the existing conditions and changes that occurred over the period, identified the following additional goals:

1. Preserve ecologically sensitive open and forested land, natural feature areas, remaining historic sites and buildings.
2. Discourage any additional strip retail/commercial development.

3. Finalize redevelopment design standards for existing commercial areas, concentrating on pedestrian streetscapes, façade improvement, parking, building size, landscaping and signs and shopper/visitor amenities.
4. Intensify landscaping requirements for all commercial and non-residential uses. The improvements should complement streetscape improvements. Combinations of evergreen and shade trees are recommended.
5. Minimize the intrusion of additional traffic into residential neighborhoods, through signage, traffic calming devices and discouraging further through street connections.
6. Provide for high tech adaptive reuse of warehouse/light manufacturing as well as provision of office (employment center) expansion.
7. Encourage design and development standards that enhance and/or preserve open space, woodland preservation, a pedestrian friendly environment, trailway systems, conservation areas, wetlands/meadow area preservation etc.
8. Promote street signage and traffic controls that aid and complement the suburban character of the community and give special consideration for existing traffic conditions to promote a safe and efficient travel system and circulation options.
9. Continue to maintain Affordable Housing Plan certification.
10. Encourage and provide for the reuse and redevelopment of the existing downtown commercial district through balanced public-private partnerships and coordinated activities and actions.
11. Continue and expand, when opportunities arise, the network of paths and walkways connecting neighborhoods to schools, parks and town centers.

C. LAND USE OBJECTIVES (2003 MASTER PLAN):

1. Encourage development that is compatible with the scale, density and design of New Providence historic development patterns.
2. Encourage land use development strategies that are consistent with and preserve the architectural and historical integrity of the Borough.
3. Encourage the utilization of the Central Business District's (CBD) natural and historic features as elements and cornerstones of all planning and development efforts.
4. Enhance the Borough's Gateways with appropriate signage, landscaping and street amenities to create a sense of arrival.
5. No expansion of the CBD district into adjacent residential areas.
6. Existing commercial, office and light manufacturing areas are proposed to remain as currently delineated on the zoning plan.

In addition, the 2003 Master Plan made specific recommendations under residential, commercial, light industrial and downtown district as follows:

1. Regarding the residential land uses, the Plan recommended to preserve the residential character of the Borough by maintaining and improving neighborhood quality in existing residential neighborhoods.
2. Regarding commercial land uses, the Plan recommended to retain community oriented uses in central areas of the Borough.
3. Regarding light industrial land uses, the Plan recommended to preserve and maintain existing light industrial, office, laboratory and research facilities in the Borough.
4. Regarding the CBD, the 2003 Master Plan set forth recommendations to maintain the current lot size, setback and bulk requirements, revise the permitted uses, encourage pedestrian traffic, rehabilitation and upgrade of older buildings and encourage common and shared parking areas, consolidate common access and egress.

V. EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR INCREASED

The second provision of 40:55D-89 of the MLUL requires that the Re-Examination Report address:

“The extent to which such problems and objectives have been reduced or have increased subsequent to such date”

- A. A revised list of goals and objectives are provided in Section VII of this Re-Examination Report. The new list of goals and objectives will supplement the goals of the 1962, 1977 and 2003 Master Plan and Master Plan Re-Examination Report respectively. If there is any case in which the goals and objectives of the two documents are in conflict, the 2009 goals and objectives will supersede the prior goals and objectives.
- B. The overall Assumptions/Objectives set forth in the 2003 Master Plan are listed below:
 1. Population in the region will continue to increase, but at decreasing rates owing to the absence of a developable land supply, environmental constraints and strict application of wastewater management regulations.

The U.S. Census data demonstrates that the Borough's population for the year 2000 was 11,907. According to the North Jersey Transportation Planning Authority (NJTPA) the projected population for the Borough of New Providence for the years 2010 and 2020 are 12,030 and 12,710, respectively. Based upon the NJTPA's population projections, it appears that the population for New Providence

Borough may grow modestly through 2020. This projected increase may be due to the assumption of the need for housing in New Jersey and the expectation that redevelopment and infill development will be the norm in many of the State's built out communities.

2. The effect of diminished land available and suited to residential use will be reflected in the demand or proposals to increase allowable density and/or intensity of use.

New Providence has seen an increase in the request for use variances to develop residential properties since the 2003 Master Plan. This is directly correlated to the fact that there is limited developable property in the municipality. The majority of these requests have been in the form of high end townhome development, located primarily in the Light Industrial Zone area surrounding the Murray Hill Train Station.

3. The service sector of the economy will primarily be characterized by new economic development in the region.

Since the 2003 Master Plan, the Borough has seen significant vacancies in the LI-Light Industrial and RL-Research Laboratory Zones, as the economy has taken a turn for the worse and companies are moving to outside the State of New Jersey for economic reasons. The Borough has taken steps to encourage economic growth by allowing additional permitted uses, permitted accessory uses and conditional uses in the LI Zone. The Borough has seen some adaptive reuse of buildings and companies such as Summit Medical which capitalize on the change of permitted use, to allow for corporate medical offices.

4. Bonding capacity and spending limit restrictions, as well as powers granted to municipalities to reasonably determine land use policies and regulations, have been eroded by law and action at the State and Federal levels of government. Incipient dilution of the local planning authority is an on-going issue.

This statement holds true in preparing the 2009 Re-Examination Report.

5. Because of limited available land, existing recreational areas will be required to serve the needs of the projected population.

Due to limited useable open space for active recreation, the Borough must maximize the usage of existing facilities to serve multiple uses. The Borough has proposed a redesigned Oakwood Park with turf softball and baseball fields and is currently working with the Union County on the funding of the park.

6. The limited undeveloped land supply, with minor exceptions, is characterized by floodways, wetlands and steeply sloped areas.

This statement holds true in preparing the 2009 Re-Examination Report.

7. No new statewide housing legislation mandating revision of local land use policy is expected. The existing Fair Housing Act and requirements will continue.

Since the adoption of the 2003 Master Plan, the Council on Affordable Housing (COAH) has released the third round rules and regulations requiring a plan to develop affordable housing based on a Growth Share Projections methodology. The Borough of New Providence submitted its 3rd Round COAH Plan in December of 2008 and is awaiting its review.

8. No Federal, State or County facilities are proposed or planned within the Borough.

The US Post office once located in the Village Shopping Center has temporarily been relocated to the existing A&P Shopping Center located on Central Avenue. The facility consists of several temporary trailers and parking to serve the needs of the public. At the time of the preparation of this Re-Examination report it was not known whether the post office would be relocated to a permanent location in the Borough or, due to Federal budgeting, be merged with adjacent locations to serve more of a regional function. Besides the post office no federal or state facilities are planned or proposed in the Borough, however Oakwood Park is currently being proposed as a County Park.

9. The capacity of present public sewer facilities does not impose constraints upon the development or redevelopment at intensity or density specified in the existing zoning code.

This statement holds true for the 2009 Master Plan Re-Examination Report.

10. Historical and older “period” homes have been razed and/or extensively modified but evidence shows that restoration coupled with public education/preservation objectives has served to preserve buildings and sites.

In 2004, the Borough approved Ordinance 2004-13 adopting a Historic Preservation Commission to help guide the preservation of the Borough’s Historic buildings and sites. The Historic Preservation Commission compiled a list of historical sites that exist or may have existed in the Borough, which is contained in Appendix A of this report. The 2003 Master Plan referenced a number of historically

significant sites in the Borough on the Community Facilities Map. These identified sites, in addition to the list provided, need to be updated as recommended in the 2003 Master Plan.

VI. SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES AND OBJECTIVES

The third provision of 40:55D-89 of the MLUL requires that a Re-Examination Report address:

“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.”

A. Background Demographics

Analysis of Housing Stock

As of the 2000 Census (the most recent year for which official census data is available), 4,485 housing units existed in New Providence Borough, as shown within Table 1, Housing Units. At the time of the 2000 Census, 4,404 or 98.2% of the housing units in the Borough were occupied. Of the 4,404 occupied housing units, 3,160 (71.8%) were owner-occupied and 1,044 (23.7%) were rental units.

As depicted in Table 1 below, 74.3 percent of the housing stock consists of single-family detached housing. The balance of housing within the Borough is comprised of 1-unit attached (2.6%) and multi-family units (23.2%).

Table 1: Housing Units		
Units in Structure	Number	Percent of Total Units
1-Unit Detached	3,332	74.3%
1-Unit Attached	116	2.6%
2 Units	220	4.9%
3 or 4 Units	300	6.7%
5 to 9 Units	157	3.5%
10 to 19 Units	178	4.0%
20 Units or more	182	4.1%
Mobile Home	0	0.0%
Other	0	0.0%
Total	4,485	100.0%

Cost of Housing Stock

According to the 2000 Census, the median value of housing sales in New Providence Borough was \$317,100. Ninety-one percent (91.4%) of the owner-occupied housing stock was valued at \$200,000 or higher, as shown below within Table 2, Value of Sales Housing. In addition, the median value of housing sales in Union County in 2000 was \$188,800. As per the 2000 Census the median value of housing in New Providence Borough was much higher than Union County.

Value (\$)	Units	Percentage
Less than 50,000	15	0.5%
50,000-99,999	0	0.0%
100,000-149,999	41	1.3%
150,000-199,999	217	6.9%
200,000-299,999	1,124	35.6%
300,000-499,999	1,465	46.4%
500,000-999,999	228	9.1%
1,000,000 or more	10	0.3%
Total	3,160	100.0%

For rental units, the median gross rent in New Providence Borough was \$941 in 2000. Out of the total of 1,044 specified renter occupied units in the Borough, 37 units were no cash rent. Such units are generally provided free by friends or relatives or in exchange for services such as resident manager, caretaker or minister. The rents for the remaining 1,007 units are depicted in Table 3 below.

Contract Rent Specified	Units
Less than \$499	44
\$500-\$749	41
\$750-\$999	403
\$1,000 or more	235
No cash rent	37
Total	1,044

The median gross rent in 2000 for Union County was \$752. Therefore, the rent in the County is slightly lower than the rent for New Providence Borough.

The data presented below in Table 4, Housing Characteristics, is the data COAH uses to generate its estimates for New Providence Borough.

Table 4: Housing Characteristics		
	Total	Percentage
Number of Persons per Room		
1.01 or more	38	0.9%
Plumbing Facilities		
Units with Complete Plumbing Facilities	4,397	99.8%
Units Lacking Complete Plumbing Facilities	7	0.2%
Heating Equipment		
Utility Gas	3,878	88.1%
Bottled, tank or lp gas	25	0.6%
Electricity	164	3.7%
Fuel, oil, kerosene, etc.	309	7.0%
Coal or Coke	0	0.0%
Wood	13	0.3%
Solar Energy	0	0.0%
Other Fuels	15	0.3%
No Fuel Used	0	0.0%
Kitchen Equipment		
Complete kitchen facilities	4,404	100.0%
Lacking Complete kitchen facilities	0	0.0%
Telephone		
With telephone	4,396	99.8%
No telephone	8	0.2%
Year Structure Built		
1999 to March 2000	38	1.1%
1995 to 1998	107	3.1%
1990 to 1994	105	3.1%
1980 to 1989	164	4.8%
1970 to 1979	319	9.3%
1969 or earlier	2,694	78.6%

From the Census indicators it appears that the quality of housing in the Borough of New Providence is generally high. Approximately 0.9 percent of the housing units in the Borough are occupied by more than one (1) person per room. Almost all the housing units have been accommodated with telephone service (99.8%), plumbing facilities (99.8%), and kitchen facilities (100%). Additionally, all the residential units in the Borough are heated with standard heating fuels. Approximately 21.4 percent of the housing units were constructed after 1969 while the remaining 78.6 were constructed prior to 1969.

Projected Housing Stock

According to New Jersey Department of Labor & Workforce Development, as depicted in Table 5 below, the Borough has issued building permits for a total of 131 single-family housing units during the 1996-2007-time period. Also, while there were 76 five (5) or more family housing units developed in this time period, only 6 two (2) to four (4) family residential units were built.

Year	Single family	2 to 4 family	5 or more family	Total
1996	5	0	0	5
1997	6	4	0	10
1998	3	0	6	9
1999	5	0	0	5
2000	6	0	0	6
2001	3	0	0	3
2002	2	0	0	2
2003	7	0	0	7
2004	6	0	0	6
2005	25	2	8	35
2006	38	0	27	65
2007	25	0	35	60
Total	131	6	76	213

Source: US Bureau of the Census, Manufacturing & Construction Division
Prepared by: New Jersey Department of Labor & Workforce Development.

Additionally, in order to provide a direct comparison with the Certificate of Occupancy (CO) and demolition permit data an analysis of CO and demolition permit data was prepared, as depicted within Table 6. The Department of Community Affairs (DCA) CO data demonstrates that a total of 172 COs have been issued during the time period from 1996-2009. A total of 33 residential demolition permits were also issued during the 1996-2009 time period. The 172 COs less the 33 demolition permits yields a net growth of 139 residential units during the 1996-2009 time period. The net growth total of 111 units constructed during the 1996-2009 time period represents an average increase of approximately 10 new housing units per year, however this may not be the norm based on the availability of developable land in the Borough.

Year	Residential COs	Residential Demolitions	Net Total
1996	12	3	9
1997	33	1	32
1998	9	1	8
1999	4	0	4
2000	19	2	17
2001	7	1	6
2002	1	0	1
2003	2	2	0
2004	8	5	3
2005	9	7	2
2006	31	4	27
2007	4	2	2
2008	30	5	25
2009*	3	0	3
Total	172	33	139

Source: New Jersey Department of Community Affairs, Division of Codes and Standards website at <http://www.nj.gov/dca/codes/cr/conrep.shtml>; Accessed on August 25, 2009.
* as of June 09'

Demographic Characteristics

As illustrated in Table 7 below, the population of New Providence Borough grew steadily from 1930 to 1970, with its greatest percent change of 203.05 percent occurring during the time period between 1950 and 1960. The U.S. Census data demonstrates that the Borough's population for the year 2000 was 11,907. According to the North Jersey Transportation Planning Authority (NJTPA) the projected population for the Borough of New Providence for the years 2010 and 2020 are 12,030 and 12,710, respectively. Based upon the NJTPA's population projections, depicted in Table 7, it appears that the population for New Providence Borough may grow modestly through 2020; however this increase may be questionable due to the lack of developable land.

Table 7: New Providence Borough Population Characteristics 1930-2020 (Projected)			
Year	Population	Percent Change	Population Density*
1930	1,918	-	521.20
1940	2,374	23.77%	645.11
1950	3,380	42.38%	917.48
1960	10,243	203.05%	2,783.42
1970	13,796	34.69%	3,748.91
1980	12,426	-9.93%	3,376.63
1990	11,439	-7.94%	3,108.42
2000	11,907	4.09%	3,235.60
2005	11,915	0.07%	3,237.77
2010	12,030	0.97%	3,269.02
2020	12,710	5.65%	3,453.80

*Population Density displayed as residents per square mile
 Source: U.S. Census Bureau State of New Jersey Department of Labor and Workforce Development website at <http://www.wnjpin.net/OneStopCareerCenter/LaborMarketInformation/lmi01/poptrd6.htm>;
 Accessed August 2008.
 2010 and 2020 Projections: North Jersey Transportation Planning Authority.
<http://www.njtpa.org/DataMap/Demog/Forecast/default.aspx>; Accessed August, 2008

Population density is a measure of the number of people residing within a given land area. New Jersey has the highest population density in the nation, with average of 1,134 persons per square mile. According to year 2000 Census data, New Providence Borough, with a density of 3,237.77 persons per square mile, is more than double the average for the State of New Jersey as a whole. Consequent to the growth in population, the Borough's population density has been increasing steadily as well.

As illustrated within Table 8, the age cohort breakdown of New Providence Borough is very similar to Union County. In addition, the residents of New Providence Borough and the residents of Union County are very close in median age. A breakdown of population by age for the Borough and the County is provided below:

Table 8: Population Comparison by Age		
Age	New Providence Borough	Union County
Under 5	7.84%	6.97%
5 to 19	19.78%	20.13%
20 to 24	2.72%	5.7%
25 to 44	31.04%	31.31%
45 to 64	23.32%	22.10%
Over 65	15.29%	13.79%
Total	100.00%	100.00%
Median Age	39.0	36.6

As illustrated in Table 9 below, according to the 2000 U.S. Census the median household income in New Providence Borough was \$90,964. This was much larger than the median income for Union County, which was \$55,339, as well as the State, which was \$55,146 in the year 2000. However, as per the 2000 Census, the per capita income of New Providence Borough residents at \$42,995 was significantly higher than Union County, which was \$26,992, as well as the State, which was \$31,149 for all of New Jersey. The poverty rate for New Providence Borough was 1.8 percent. Union County, at 8.4 percent, has a poverty rate much higher than that of New Providence Borough. A distribution of households by income for New Providence Borough and Union County is presented within Table 9, Households by Income (%) in 2000, below.

Table 9: Households by Income (%) in 2000		
Income (\$)	New Providence Borough	Union County
Less than \$10,000	1.1	6.9
\$10,000-\$14,999	2.2	4.8
\$15,000-\$24,999	4.4	9.5
\$25,000-\$34,999	6.6	10.2
\$35,000-\$49,999	9.1	13.7
\$50,000-\$74,999	17	19.7
\$75,000-\$99,999	14.6	13.2
\$100,000-\$149,999	21.5	12.8
\$150,000-\$199,999	11.3	4.5
\$200,000 or more	12.1	4.7
Median Household Income	\$90,964	\$55,339

As per the 2000 U.S. Census, the average household size in New Providence Borough is 2.67 persons per household. While the average household size for owner-occupied units is 2.89 persons per household, the average household size for rental units is slightly lower at 1.95 persons per household.

Employment Characteristics

The 2000 Census reports on the work activity of residents 16 years and older. A total of 9,108 residents were 16 years and older. From this population, a total of 6,189 or 68.0 percent of the Borough residents worked in 1999. The average commuting time of a New Providence Borough worker was 30.2 minutes. As indicated in Table 10, only 4.4 percent of workers are self employed and the majority of workers (75%) work within the private sector.

Class	New Providence Borough Total	Percentage of Workers
Private Wage and Salary	4,880	75%
Government Workers	731	11.6%
Self Employed	368	4.4%
Unpaid Family	8	0.1

An analysis of the employees (over the age of 16) by economic sector indicates that New Providence Borough workers were involved in a broad array of economic sectors. As depicted in Table 11 below, the highest concentration of workers at 19.2 percent of the total workforce was in educational, health and social services, which was followed closely at 16.3 percent by finance, insurance, real estate, and rental and leasing. The next concentration of workers, at 15.3 percent of the total workforce was professional, scientific, management, administrative and waste management services.

Sector	Employees	Percentage of Workforce
Agriculture, Forestry, Fisheries & Mining	0	0.0
Construction	299	5.0
Manufacturing	712	11.9
Wholesale Trade	161	2.7
Retail Trade	389	6.5
Transportation, Warehousing and Utilities	202	3.4
Information	630	10.5
Finance, Insurance & Real Estate	978	16.3
Professional, Scientific, Management, Administrative, and Waste Management Services	918	15.3
Educational, Health and Social Services	1,152	19.2
Arts, Entertainment, Recreation, Accommodation and Food Services	212	3.5
Other Services	132	2.2
Public Administration	202	3.4

The workforce occupation characteristics in New Providence Borough were compared with that of Union County. As indicated in Table 12, the occupation characteristics of the Borough's residents compare very closely with that of workers residing throughout the County. The Borough, in 1999, maintained a slightly higher percentage in information, finance, insurance, real estate, professional, scientific, management, administrative, and waste management services, educational, health and social services, than that at the County level. The County, however, had a higher percentage of jobs in the majority of the industries including agriculture, forestry, fisheries and mining, manufacturing, wholesale trade, retail trade, transportation, warehousing, and utilities, professional, scientific, management, administrative, and waste management services, educational, health, and social services, arts, entertainment, recreation, accommodation, and food services, other services, and public administration. Both the Borough and County occupational characteristics are summarized within Table 12, Occupation Characteristics.

Table 12: Occupation Characteristics		
Sector	New Providence Borough (Percentage)	Union County (Percentage)
Agriculture, Forestry, Fisheries & Mining	0.0	0.1
Construction	5.0	5.0
Manufacturing	11.9	15.0
Wholesale Trade	2.7	4.7
Retail Trade	6.5	10.2
Transportation, Warehousing and Utilities	3.4	7.5
Information	10.5	4.5
Finance, Insurance & Real Estate	16.3	9.6
Professional, Scientific, Management, Administrative, and Waste Management Services	15.3	11.4
Educational, Health and Social Services	19.2	18.4
Arts, Entertainment, Recreation, Accommodation and Food Services	3.5	5.4
Other Services	2.2	4.5
Public Administration	3.4	3.8

In addition, in order to understand what implications this employment data has for the Borough and understand what the employment field and area trends are for New Providence Borough, and Union County, the New Jersey Department of Labor ("NJL") has prepared projections, which analyze the expected increase or decrease in

a particular employment sector by the year 2014. This data has been summarized and is illustrated within Table 13, below.

Table 13: Union County Projected Employment				
Occupation	2004	Percent	2014 Projection	Percent Change +/-
Management Occupations	14,550	7.7%	15,950	9.5%
Professional	63,400	33.4%	72,950	15.1%
Sales & Related Occupations	21,350	11%	23,500	10%
Admin Support & Clerical	46,650	18%	46,650	16%
Service Occupations	45,900	25%	54,500	19%
Construction/Extraction	12,500	5%	13,550	5%
Maintenance/Repair Operations	10,100	4%	10,700	4%
Production/Transportation/Moving Occupations	42,750	23%	41,200	-4%
Total	263,750	100.0%	285,950	100.0%
Source: New Jersey Department of Labor, 2004				

As indicated above in Table 13, it is projected that in 2014 employment will increase in all the different occupations except production/transportation/moving occupations. Service occupations are anticipated to realize the largest growth percentage (19%) during the 2004-2014 time period, while Production/Transportation/Moving occupations are anticipated to have a slightly declining percentage (-4.0%).

B. Land Use

New Providence Borough is located in the northwestern portion of Union County. The municipality's boundary is proximate to municipalities of Summit City and Berkeley Heights Township, and Chatham Township in Morris County. The Borough occupies a total land area of approximately 3.7 square miles or 2,368 acres. The Borough is well linked to the surrounding areas and a larger region due to Highway 512. This major transportation route, traversing across the municipality from the northeast to the northwest, provides linkage to other municipalities in Union County.

Table 14 depicts the total number of acres of the Borough devoted to the various land uses over a period of 18 years from 1990 up to 2008. In addition, it depicts the change in land use over that period of time. The information was obtained from the New Jersey Parcel Mapping Database (NJPM) as shown on the following table.

Land Use Type	Acres in 1990	Acres in 2008	Percent Change in land use from 1990-2008
Residential Single Family	1,184	1,225	3.5
Multi-Family Residential	35.0	50.0	42.08
Farmland	17.5	0.0	-100.0
Vacant	79.5	81.0	1.6
Commercial	152.0	173.0	13.8
Industrial	161.0	119.0	-26.1
Public & Semi-Public	382.0	386.0	1.2
Other property	357.0	334.0	-6.4
Total	2368	2368	-

From the above table, it is evident that there has been an increase in all land uses except farmland, industrial property and other property. As illustrated, the residential single-family and multi-family uses have increased by approximately 3.45 percent and 42.08 percent, respectively. At the same time, the percentage of land devoted to farmland use decreased by 100 percent, while industrial uses decreased 26% and commercial uses expanded almost 14%, both of which are substantial changes from the 1990 land use data. "Other property" identified in the table above can be classified as municipal and county roadways, easements, right-of ways and railway corridors. Vacant properties do not necessarily indicate undeveloped property, but rather identify vacant buildings or facilities. A significant portion of these vacancies have been identified in the LI and RL zones. As such, the municipality has made efforts to encourage occupancy in these zones by amending the zoning ordinances to allow additional permitted and accessory uses.

There has not been a tremendous amount of development on a large scale in the Borough since the last Master Plan. In most cases the larger development project has occurred as a result of approved use variances, which signifies the lack of developable land in the Borough. Since the time that the 2003 Master Plan Report was completed, the Borough has seen several development projects approved, started or completed. These projects include the following:

- The reconstruction of the Village Shopping Center, located at the intersection of South Street and Springfield Avenue. The work includes façade and parking lots improvements, new signage and the construction of a new 8,000 sq ft retail pad site. (active)
- The construction of 26 townhome units along Floral Avenue known as the Villas at Murray Hill. (active)
- The approval of an 18-unit townhome complex along Floral Avenue known as Foley Square. (inactive)

- The approval and development of 27 market rate and 6 affordable housing units through the expansion of the Spring Garden Apartments off of Springfield Avenue, along the Summit border. (complete)
- The approval of 9 townhome units, including 2 affordable units at the Stonefields Development along Union Avenue. (inactive)
- The approval of 18 units at Patriot Village including 4 affordable housing units.(complete)
- The installation of the main turf field at Lieder Field at New Providence High School. (complete)
- The construction of the new Emergency Medical Service (EMS) building along Academy Street across the street from the municipal building. (complete)
- The Summit Medical Group's adaptive reuse of an existing light industrial building for use as a medical records storage facility on Floral Avenue. (complete)
- The renovation and expansion of McGraths Hardware Store and the Prestige Diner, two staples in the Central Business District (CBD). (complete)
- The funding and construction of the streetscape improvements in the CBD, which included pavers, tree grates, tree plantings, street furniture and pedestrian scale lighting. This improvement made a significant improvement to the functionality and image of New Providence's Downtown. (complete)
- The development of the TD Bank along South Street. (complete)
- St. Andrews expansion (inactive)
- Faith Lutheran Church's approval to construct a two (2) tier parking structure on their property. (inactive)
- Murray Hill Veterinary (complete)

C. Land Use Ordinance Development

Since the 2003 Master Plan, the Borough has created or revised sixteen ordinances to address the concerns of the governing body, the Planning Board, the Zoning Board and the residents of the Borough. The following is a list of the approved ordinances since the 2003 Master Plan.

1. **Ordinance 2004-13:** Created the Historic Preservation Commission
2. **Ordinance 2005-5:** Change in definitions, the name of the district and off street parking for the Central Business District.
3. **Ordinance 2005-8:** Establishment of the R2A Residential Zone
4. **Ordinance 2005-9:** Establishment of a Floor Area Ratio (FAR) for residential development. Has since been revised as Ordinances 2006-10 & 2006-13.

5. **Ordinance 2005-10:** Allowed projection of porches, porticos and fireplaces into required setbacks.
6. **Ordinance 2005-13:** Establishment of the R3A Residential Zone establishing minimum lot depth to prevent cul-de-sac developments.
7. **Ordinance 2005-18:** Creation of lot grading regulations
8. **Ordinance 2005-20:** Development of steep slopes ordinance
9. **Ordinance 2005-23:** Amended lot grading ordinance to add definition of Critical Areas
10. **Ordinance 2006-17:** Flood Damage Prevention Ordinance definitions, locations, variance procedure and standards for manufactured homes revised.
11. **Ordinance 2007-04:** Revision of schedule one of Section 310-10 of Article IV which amended the permitted uses, permitted accessory uses and conditional uses for the LI & RL Zones.
12. **Ordinance 2007-16:** Wireless telecommunications technology amended to Conditional Use Section of Ordinance.
13. **Ordinance 2008-1:** Changes to increase Developers Fees
14. **Ordinance 2008-11:** Tree Preservation Ordinance
15. **Ordinance 2008-22:** Establishment of Definitions and Standards for Site Lighting

D. Amendments to Master Plan Elements

1. Comprehensive Master Plan date of adoption May 6, 2003
2. Amendment to Stormwater Management Plan of the Master Plan adopted 5/10/05
3. Amendment to Land Use Plan Element 8/2/05 (to reflect development of new Zones R2A and R3A)
4. Amendment to Housing Element and Fair Share Plan adopted 12/6/2005
5. Amendment to Recreation Plan Element of the Master Plan adopted 11/28/06
6. Amendment to Housing Element and Fair Share Plan adopted 12/15/2008

E. Open Space and Recreation

With the creation of the Open Space Trust Fund (OSTF) in 2003, the Borough further committed itself to the preservation of open space for the residents and visitors to the municipality. The Borough funded through the OSTF the development of the Open Space and Recreation Plan Element (OSRP), adopted in November of 2006. Its purpose was to address the residents' current and future open space and recreation needs, to systematically tie together the connected public parks and to raise the residents' awareness of the outdoor opportunities in their community. Since the adoption of the plan, the Borough has preserved an additional 0.755 acres through the purchase of Block 163 Lot 40, to expand Veterans Memorial Park along South Street. In 2009, the Borough Council has tentatively agreed to a County funded reconstruction of ballfields and facilities located at the 29 acre Oakwood Park. The Borough continues to investigate opportunities to upgrade ballfields and prioritize its

open space purchases to link open spaces creating greenways or preserving environmentally sensitive areas. (See separate Open Space and Recreation Element)

F. Circulation

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

G. Community Facilities

The Borough's school system currently maintains one high school, one middle school and two elementary schools (Salt Brook and the Roberts School).

The New Providence High/Middle School located at 35 Pioneer Drive, is situated on 25.5 acres, is centrally located and is bordered by medium density residential housing. The school was originally constructed in 1957 and has had many additions and renovations over the years, including recent additional classroom space, indoor and outdoor storage, a state of the art turf field and an upgrade to the new gymnasium in the middle school.

The Allen W. Roberts School, located at 80 Jones Drive, is situated on a 16.3 acre site bordered by medium and high density residential housing along Jones Drive. The school was originally constructed in 1962 and has also seen many additions and renovations over the years, including recent additional classroom space created by converting an older open air breezeway into useable space.

The Salt Brook Elementary School, originally constructed in 1968 is located at 40 Maple Street and is situated on 13.5 acres and is bordered by medium density residential housing, has expanded its classroom space, music room and multipurpose room since the 2003 Master Plan.

The Borough has also seen the development of a new EMS Station on Academy Street, improvements to the Borough Tennis Courts, and the community pool, renovations to the New Providence and Murray Hill train stations as well as the creation of Veterans Park along South Street.

H. Economic Development and Conditions

At the time of the preparation of the 2009 Master Plan Re-Examination, the State of New Jersey and most of its municipalities have been significantly affected by the downturn in economic conditions. This downturn has caused unemployment to approach 10 percent for the United States and New Jersey in 2009 (source: US Bureau of Labor Statistics July 2009), causing a significant amount of foreclosures throughout the country. Spending is down in all economic sectors, causing businesses

to make cuts to stay operational. The economic downturn has caused a domino effect through all economic sections of the economy, most notably in the financial and new home construction sectors.

Along with the reduction in residential development and sales, the development or occupation of commercial, industrial, and research uses have been at a standstill for the past five years, resulting in a series of vacancies and tax appeals for these types of properties. The Borough, through ordinance revisions, specifically permitted uses, has tried to jump start business development for properties in the LI-Light Industrial and RL-Research Laboratory Zones and recently has had some success in bringing in businesses like the Summit Medical Associates to fill in vacant building space.

The New Providence Downtown District has maintained occupancy of most of its businesses during this trying time, except businesses that may have been relocated because of ongoing construction of the Village Shopping Center. In fact the Borough has prepared a draft of the Downtown Design Standards to promote visual continuity and design in the district that will capitalize on the existing strengths of the business community. The primary issues for the downtown are parking and circulation, which are common themes in most downtowns. Section VII of this report will address recommendations for economic development.

I. Stormwater Management

In December, 1999, the United States Environmental Protection Agency (USEPA) published Phase II stormwater management rules. Consequently, the New Jersey Department of Environmental Protection (NJDEP) promulgated new stormwater regulations to address non-point source pollution. Under the New Jersey regulations, municipalities were issued a New Jersey Pollutant Discharge Elimination System (NJPDES) Permit that established various statewide basic requirements. One of these requirements was the development and adoption of an amendment to their overall Master Plan to address stormwater pollution associated with major development.

As required by the Municipal Stormwater Regulations (N.J.A.C. 7:14A-25), the Borough of New Providence adopted a Municipal Stormwater Management Plan (MSWMP) in May 2005. The intent of the Plan is to address groundwater recharge, stormwater quantity, and stormwater quality impacts through the incorporation of stormwater design and performance standards for new developments. In addition to minimizing water quality impacts, the MSWMP will provide long term operation and maintenance measures for existing and proposed stormwater management facilities. There have not been any revisions to the existing Stormwater Management Plan Element of the Master Plan since the original was adopted in 2005. No proposed changes are proposed within this 2009 Re-Examination Report.

J. New Jersey State Development and Redevelopment Plan

The New Jersey State Planning Commission released a preliminary NJ State Development and Redevelopment Plan (SDRP) in April 2004. The SDRP established five planning areas (plus two sub-areas) and outlines a number of goals and objectives related to future development and redevelopment of the State. New Providence is located within the PA-1, Metropolitan Planning Area, which is

characterized by mature settlement patterns, infrastructure systems that are approaching their reasonable life expectancy, the need to rehabilitate housing, recognition that redevelopment will be the most predominant form of growth, and a growing need to revitalize and regionalize services and systems. According to the SDRP, the PA-1 Metropolitan Planning Area intends to:

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

Municipal Plan Endorsement is a voluntary review process between local, county, and state governments to develop coordinated planning mechanisms that are consistent with the goals, policies and strategies of the State Plan. Municipal Plan Endorsement is essential to gain different types of state grants and funding.

K. New Jersey Council on Affordable Housing (COAH)

On November 2004, COAH adopted its initial third round regulations which came into effect on December 20, 2004. These new regulations utilized a growth share approach to determine each municipality's new construction affordable housing obligation for the third round housing cycle. Under the original Growth Share Methodology, one affordable housing unit was required per every eight market units built, and one affordable unit per 25 jobs created between 2004 and 2014. On January 25, 2007, the New Jersey Appellate Division issued a ruling challenging COAH's third round regulations. The Court invalidated certain aspects of the growth share methodology, including the calculation and allocation of the affordable housing need and the compliance mechanisms and remanded COAH to re-evaluate and revise the regulations. The new revised third round rules were subsequently published and now require one dwelling unit for every five new dwelling units to be affordable.

With these rules, COAH set forth a time frame for submission of a petition for substantive certification for municipalities within Union County of December 31, 2008. The Borough's Housing Element and Fair Share Plan were prepared in accordance with NJAC 5:96 and NJAC 5:97. Additionally, the plan was prepared in accordance with Bill A500, which was enacted by Legislature on July 17, 2008. A municipal Growth Share Projection Adjustment was prepared to evaluate and test COAH's projected numbers, which resulted in the determination that New Providence was responsible for providing nine (9) new affordable housing units and seventeen (17) rehabilitation units to comply with the third round cycle.

L. Analysis of Land Use Changes

One indicator of change in a community is the frequency and type of use variances granted. An inventory of variances was compiled by the Zoning Board Secretary for the period 2004 through 2008. This data, plus variance activity through 2009, was evaluated for recurrent types of projects. The most repetitive type of use variance was for an increase in the Floor Area Ratio (FAR) for residential properties. For the years

2004 through 2006, there were twenty three requests for the D (4) FAR variance and four denials, in 2007, there were fourteen requests and three denials and in 2008, there were eleven FAR requests with 4 denials of application. The most recurring type of variance requested was for setback variance related to the expansion of existing homes.

The request for FAR variances since its inception in 2005 and the request for bulk variances indicate a trend for families to upgrade older homes to modernize their single family residences, in most cases to accommodate a growing family and to improve the functionality of their homes. These factors are a good indicator of the Borough residents' desire to stay in New Providence instead of moving elsewhere.

Residential uses in non-residential districts were among the projects that were granted use variances. Of particular note were the Villas at Murray Hill, a development of 26 three-bedroom luxury townhouses, approved in the Borough's LI-Light Industrial Zone. This project, located just a few blocks from one (1) of New Providence's two (2) rail stations, sought to capitalize on its location in close proximity to transit.

The Borough has also seen an increase in adaptive reuse of vacant light industrial buildings in the LI Zone, such as the Summit Medical Group and the recently approved Indigo Children's Gymnastics Center. As the need for light industrial uses and space continues to decrease throughout the State of New Jersey, appropriate reuse of these vacant buildings will be an ongoing effort.

M. Revised Goals and Objectives

In consideration of the foregoing findings and observations, the Borough's Master Plan goals and objectives should be revised to bring them into alignment with current issues facing the Borough. As such, proposed modifications and additions to the goals and objectives are provided in Section VII of this report.

VII. SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS

The fourth provision of 40:55D-89 of the MLUL requires that the Re-Examination Report address:

“The specific changes recommended for the master plan or development ordinance, if any, including underlying objectives, policies, and standards, or whether a new plan or regulation(s) should be prepared.”

Based upon a detailed review by members of the Master Plan Subcommittee, an advisory body to the Planning Board, the following goals and objectives of the Master Plan are recommended.

A. Comprehensive Goals

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

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

B. Comprehensive Objectives

1. Encourage the redevelopment, revitalization and restoration of brownfield sites and other contaminated properties;
2. Preserve the unique character of existing residential neighborhoods;
3. Ensure practical and appropriate development controls in order to preserve open space and both active and passive recreation facilities, conserve the natural landscape and protect the sensitive ecologically areas of the Borough;
4. Maintain and upgrade the existing system of parks, recreation and open space to provide for Borough residents of all ages consistent with projected population growth that supports individual and group sports, physical fitness and community sponsored activities;

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

C. Recommendations

Traffic and Circulation

1. Address pedestrian safety, traffic safety and cut through traffic through the development of additional signage and traffic-calming measures on the following roads, including but not limited to: Maple Street, Commonwealth Avenue, Pittsford Way, Elkwood Avenue, and the intersection of Central Avenue with Pearl Street and Central Avenue with Maple Street.
2. Follow up with Union County regarding the installation of a traffic signal at the intersection of Union Avenue and Springfield Avenue.
3. Inspect the line-of-sight standards for high traffic intersections in the Borough, for example, the intersection of Pittsford Way and Springfield Avenue.
4. Create a Borough Parking Committee that would be specifically charged with addressing the issues and formulating a plan to address the Borough's current and future parking needs.
5. Encourage the creation of public safety task force in partnership with the New Providence Borough Police Department, the Board of Education and other key stakeholders as identified, to develop recommendations for improving overall circulation as well as pedestrian and traffic safety.
6. Encourage parents to partner with schools to develop walk-to-school programs that encourage children walk children to school using safe routes and support neighborhood children walking together, to reduce dependency on vehicular drop offs and to encourage walkability of the community.
7. Enhance all major crosswalks to encourage safety at these crossings.
8. Support the goal of becoming a sustainable community, where residents can walk safely or bicycle to shopping centers, recreation areas, schools and access to public transit, a network of pedestrian walkways and bicycle trails should be established.

Economic Development

1. Enhance the Borough's gateways at municipal borders and the entrances to the downtown business district with appropriate signage, landscaping and street amenities to create a sense of arrival.
2. Support the growth of the Downtown Improvement District (DID) to fund programs such as sign and façade matching grants, maintenance, plantings, promotion and everyday operations of the DID.
3. Promote cross-marketing efforts and cooperation between the DID, the New Providence Business and Professional Association and the Suburban Chamber of Commerce.

4. Consider providing economic incentives, including tax incentives, to attract economic development to all business and commercial zones. Towards this end, investigate state, county, and federal government tax incentives for businesses.
5. Evaluate opportunities to establish liquor licenses in appropriate locations associated with restaurant uses.
6. Develop a wayfinding signage program, which would include a branding or marketing logo, as well as providing information kiosks at key locations in the Borough, to promote Borough activities and functions.
7. Create an Economic Development Committee to assist the Borough to seek out new economic opportunities and retain its existing business wealth. The Committee would be tasked with identifying and marketing available properties, providing information about access to capital, providing recruitment and training opportunities, providing opportunities for county, state, and federal incentives and tax advantages, and helping companies maneuver through the permit and licensing process. The Committee should be established to stimulate job creation, retention, and capital investment, and to support and increase the occupancy rate of the commercial space in the Borough.

Ordinance Development

1. Encourage a comprehensive re-write of the Borough's current Land Use Development Ordinances to eliminate discrepancies among ordinances, to create a cohesive document and to include proposed ordinances such as a revised sign ordinance, design guidelines, lighting ordinance, outdoor seating, community impact statement and shared parking.
2. Re-evaluate permitted and conditional uses in the LI and RL Zones that are consistent with the existing character of the properties to further opportunities to reduce vacancies and capitalize on growth sectors of the economy.
3. With State and Federal legislation promoting sustainable energy the Borough should consider establishing ordinances to appropriately control and regulate on-site renewable energy infrastructure for both residential and commercial properties so as to avoid or minimize potential adverse impact.
4. Update the Borough's Land Use Ordinance to require appropriate traffic-calming techniques be included within future developments in order to avoid adverse impacts generated by proposed development.
5. Develop an outdoor seating ordinance for the existing commercial districts.
6. Revise and update the existing sign ordinance to update permitted types, location, sizes and lighting.

7. Develop a shared parking ordinance, whereby adjacent property owners share their parking lots and reduce the number of parking spaces that each would require on their individual properties. The idea being that if adjacent land uses have different peak hours of parking demand, then they can share some of the same parking spaces.
8. Require any new development to bury any proposed utility lines.
9. Require a community impact statement as a checklist item to be prepared for any major site plan or subdivision in order to evaluate the financial impact on the Borough.

Zoning

1. Amend the official zoning map to include an open space zone designation.
2. Encourage adaptive reuse of existing commercial, office, light industrial and research facilities.
3. Revise the name of the Research Laboratory Zone to “Technology and Business Innovation Zone I” so as to market the area for a broader range of permitted and conditional uses. The new zone name would help to promote uses such as research and development, healthcare, corporate and professional offices, service based businesses, information technology, including data storage, and businesses that have a direct positive impact on increasing energy and material efficiency. Amend the zoning ordinance accordingly.
4. Revise the name of the Light Industrial Zone to “Technology and Business Innovation Zone II” so as to market the area for a broader range of permitted and conditional uses. The new zone name would help to promote uses such as research and development, healthcare, corporate and professional offices, service based businesses, information technology, including data storage, light manufacturing, wireless technology, logistics, and businesses that have a direct positive impact on increasing energy and material efficiency. Amend the zoning ordinance accordingly.

Affordable Housing

1. Continue to work with the Council on Affordable Housing to promote the development of affordable housing in appropriate locations within the Borough.
2. Promote the development of the three remaining inclusionary development sites.

Municipal Programs

1. Build upon the existing municipal Geographic Information System (GIS) to integrate land use policies, police and fire department functions and community services.
2. Update the Borough's land use map through the use of GIS.
3. Expand the municipal website to include links to past and current planning documents in order to allow the public greater access to important public documents.
4. Develop a streetscape improvement plan for the Central Avenue Light Industrial corridor that would improve the visual environment and provide traffic calming for the roadway.
5. Create a municipal tree planting program that develops an annual plan for planting new trees or replacing dead trees on municipal properties and right-of-ways (ROW).
6. Maintain and update a priority list of potential open space parcels for purchase and to create an implementation plan for any and all improvements to public recreation or open space facilities.
7. Aggressively pursue grants and stimulus money from the State, Federal, NJDEP and EPA, for environmental infrastructure improvements and the development of Leadership in Energy and Environmental Design (LEED) certified or sustainable municipal buildings and standards for future development in the Borough. Consider measures as may be necessary to advance these recommendations.

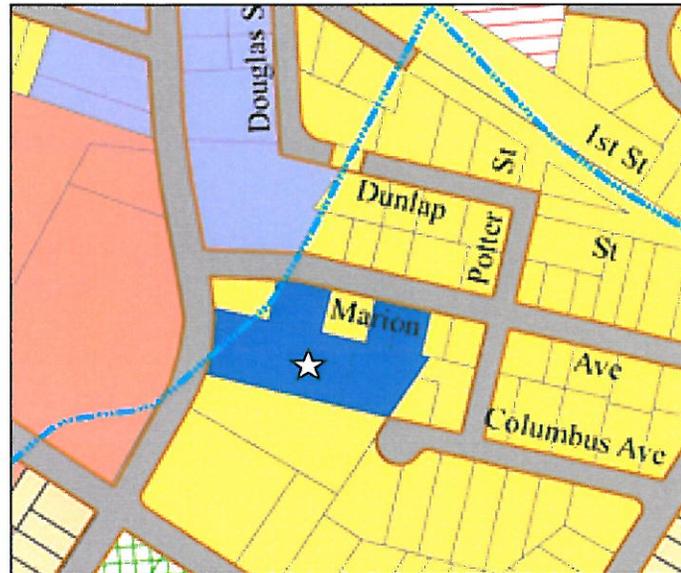
Master Plan Elements

1. Prepare a Sustainability Plan Element. This type of plan element was encouraged by a recent amendment to the Municipal Land Use Law and should focus on reducing energy use and promoting sustainability in the public and private sectors. New Providence has a unique opportunity to establish an environmentally responsible image, bundled with convenient transportation and public amenities. State funding should be pursued to prepare this Master Plan Element.
2. Prepare a Historical Preservation Element to describe the location and significance of the historic sites (See Appendix A) and to identify standards used to evaluate historic sites, and analyze the impact of each component and element of the Master Plan on the preservation of historic sites. The preparation of the element should also be used to update the existing historic properties list identified in Appendix A of this report and in the 2003 Master Plan.

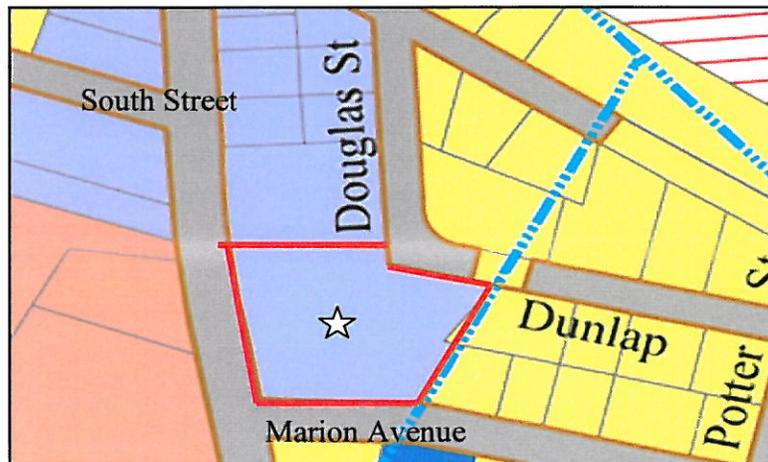
D. Areas of Potential Zoning Changes

The 2009 Master Plan Re-Examination Report has examined potential overlay zoning sites to produce additional affordable housing in the Borough, in order to continue to comply with the Council on Affordable Housing (COAH) regulations. New Providence has a long and proven track record of providing affordable units in the Borough and continues to do so with this report. The following potential sites are considered.

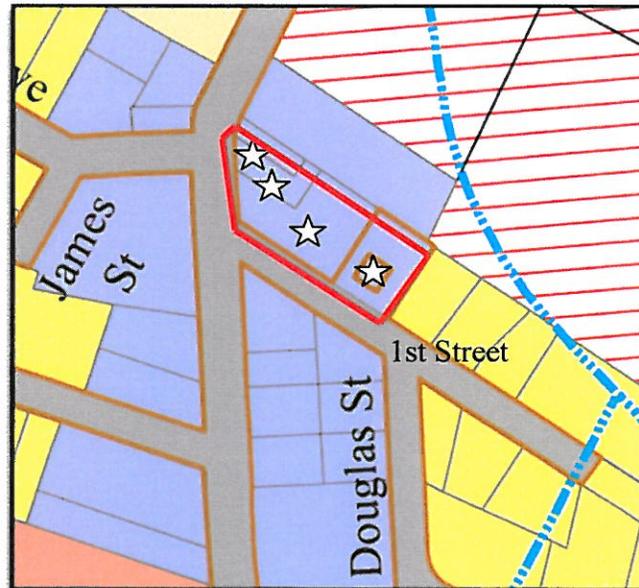
1. Investigate the potential of revising the existing 2.089 Acre Marion Avenue affordable housing site (Block 234 Lots 15, 27, 17, 19 & 20), currently zoned as A-2-Affordable Housing, to allow for a 100% affordable housing development.



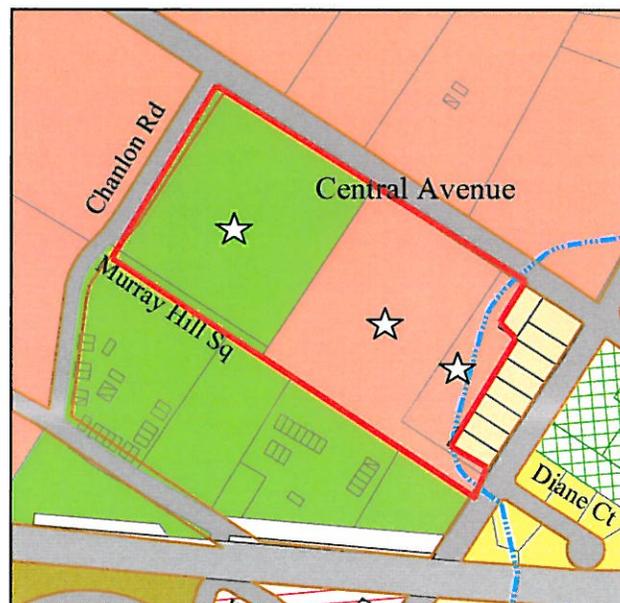
2. Investigate the potential of creating an overlay zone for Blk 237 Lot 7.01 (1.45 Ac), at the corner of Marion Avenue and South Street, currently zoned as OR-Office Residential for 100 % percent affordable housing development.



- Investigate the potential of creating an overlay zone for Blk 163 Lots 1, 2.01 & 2.02, 41 & 42 (0.9 Ac) at the corner of 1st Street and South Street, currently zoned as OR-Office Residential for 100 percent affordable senior housing.



- Investigate the potential of creating an overlay zone for Block 222 Lots 1, 2, & 3 (12.35 Ac), currently zoned as C-1-Specialty Commercial District and LI-Light Industrial District respectively, which would include mixed use development fronting on Central Avenue, inclusionary affordable housing, an interior parking to support the development. The design of any structures should be compatible with the historic theme of the Specialty Commercial District area along Floral Avenue.



VII. RECOMMENDATIONS CONCERNING THE INCORPORATION
OF THE REDEVELOPMENT PLANS INTO THE LAND USE
ELEMENT OF THE MASTER PLAN

The final provision of 40:55D of the MLUL requires that the Re-Examination Report address:

“The recommendations of the planning board concerning the incorporation of the redevelopment plans adopted pursuant to the Local Redevelopment and Housing Law, P.L.1992, c. 79 (C.40A: 12A et al.) into the land use element of the municipal master plan, and recommend changes, if any in the local development regulations necessary to effectuate the redevelopment plans of the municipality.”

Currently the Borough of New Providence does not maintain any redevelopment areas. However the Borough is encouraged to evaluate the possibility of the establishment of redevelopment areas in appropriate locations within the Borough.

APPENDIX A

HISTORIC PROPERTIES LIST

New Providence Historical Commission

Number	Street Name	Block #	Lot #	Date +/-	Owner's Name	Historic Name
4	Aspen Ct	270	28	1885	Marita Knauff	
	Circle					Murray Hill Station
25	Division Ave	121	20	1900	Henry & Mary O. Gilbert	
37	Division Ave	121	21	1800	Thomas & G. & Kaathleen O. MAHALA	
41	Division Ave	121	25	1890	Lauren Gilchrist & Edward Monovich	
45	Division Ave	121	27	1890	Janice Reynolds	
49	Division Ave			1890	Not on Tax rolls	
51	Division Ave			1890	Patriot Village Assoc. LLC	
4	Douglas Street	238	1	1860	S. Milevski & I Janschewski	
291	Elkwood Ave	64	13	1910	John & Kathryn Shipley	Kippel House
402	Elkwood Ave	50	7	1845	John Nigro, Jr.	
418	Elkwood Ave	50	4	1895	William L. Toten	
74	Grant Ave	241	21	1860 ?	Edward & Ingeborg M. Chaban	
15	Laurel Drive	102	25	1864	(15) Arthur D. D'Alessandro	Morehouse Residence
28	Marion Ave	237	22	1865	William J. Woodruff, III	
109	Mountain Ave	262	18	1750	John Desimone	Doty House
843	Mountain Ave	380	34	1900	Art & Lauren Aptian	
891	Mountain Ave	380	1.01	1861	J. T. Burgdorff c/o Burgdorff Prop Mgt	Bender House
160	Oakwood Drive	310	6	1930	Kurt Conti	
6	Old Brook Lane	295	1	1902	Richard L. & Gwen D. Zack	Appenzelle House
87	Passaic Ave.	53	1	1872	Katherine Garner	
99	Passaic Ave.	53	3	1872	Floyd H. Margeryn Lohsen	Ball House
145	Passaic Ave.	70	2	1914	Diane C. Wolfe	
149	Passaic Ave.	70	3	1914	Adam H. Ryniewicki	
176	Passaic Ave.	44	5 & 6	1930	Dennis & Perri Everton	
187	Passaic Ave.	71	15	1862	Jill Le Fevre	Osborne House
151	Pearl St.	193	15	165	Kevin Conroy & Keith G. Conroy	

New Providence Historical Commission

44	South Street	150	10	1770 ?	William R. & Gloria P. Faitoute	Parcell Farm
72	South Street	150	4	1820	Fusco South St. LLC	James Badgley House
262	South Street	233	11		St Luke's Episcopal Church	
376	South Street	301	4	1870	Matie Mattha Echlund	Wilcox House
419	South Street	333	12	1869	St. Andrews Episcopal Church	Schultz/Carew/DeAngelis
479	South Street	334	15		Kira S. & Ronald I. Carolan, Jr.	Schultz House
15	South Gate Rd.	331	2	1870	Marylane at Murray Hill	Evergreen Hotel
27	South Gate Rd.	331	5	1869	Nina Turnbull	
801	Springfield Ave					
915	Springfield Ave	114	30	1900	M. S. & M. J. Serillo	New Prov Trans Station
939	Springfield Ave	113	30	1818	Paul & Joan C. Figlar	Morehouse Residence
946	Springfield Ave	137	20	1900	Norman & Beveley Rivkees	
993	Springfield Ave	113	33	1818	Anthony & Evelyn Ciacone, Jr.	Barnett's Mill Site
1011	Springfield Ave	135	5	1890	Juliette Nagi Jacob	
1034	Springfield Ave	135	2	1882	Janette J. Pitcher	
1049	Springfield Ave	111	31	1800	Todd E. Rivkees	
1130	Springfield Ave	146	2	1875	Mehraban & Sonyan Dinyari	
1131	Springfield Ave	63	38	1840	Philip & Patricia Marchello	Brower House
1181	Springfield Ave	60	13	1890	Joseph J. & Roseann Hoefter	
1213	Springfield Ave	51	14	1900	George Donnadlio	Badgley
1307	Springfield Ave				N. P. Presbyterian Church	N. P. Presbyterian Church
1308	Springfield Ave	171	19	1914 ?	Govind Investments LLC	N. P. Firehouse
1312	Springfield Ave	171	18	1914 ?	Michael & Reberta Dennett	N. P. Academy
1352	Springfield Ave				Saltbox Museum	Garrisons-Genung House
1377	Springfield Ave	41	30	1870	David & Karen K. Anderson	Cory-Ulrich- Mason House
1437	Springfield Ave				Methodist Church	
1453	Springfield Ave	32	15	1860	Paula Kropff & Laura B. Sabbagh ND	Venremas House
1484	Springfield Ave	171	6	1890	Lynn Sun	Bassinger House
1489	Springfield Ave	31	9	1826	Kent R. & Kathryn M. Smith	Methodist Parsonage
1539	Springfield Ave	30	9	1741	Lynn R. Bernard	Elnathan Cory House
1545	Springfield Ave	30	8	1845	Richard P. & Christine M. Genualdi	Captain Wood House
1811	Springfield Ave				Office	J. M. Kendalls House
83	Union	193	150.1	1770	C J D Wyonch & Mae Capite	Crane-Pike-Post House
471	Union	375	2.02	1860?	Ingrid Flannery	Lummis House
471	Union	375	3.02	1722	Ingrid Flannery	Isaac Jones House
15	Woodland Rd.				Not on tax rolls	Henry Wilcox House

KEY OFFICE OF CULTURAL AND ENVIRONMENTAL SERVICE
 PRESERVATION SECTION
 LISTING SURVEY FORM

N.J. HISTORIC SITES INVENTORY

Date 2/83

Survey Name UCCHPAB--New Providence # 2011

DESCRIPTION: Style, Type, Ext. Wall Fabric, Fenestration, Form, Roof, Major Features, Alterations, Stories, etc. and brief significance statement if applicable.

201101

275 Central Avenue

1872 P G R²

Vernacular, Italianate farmhouse; 2 1/2 story; 5X3 bays; 2/1, 2/2 paired round-headed windows in gable; stone found. uncoursed; aluminum siding; synthetic roofing; originally side hall; plain window surrounds; brick exterior chimney to west, corbelled, rebuilt; Colonial Revival doors-addition.; 2 additions; House w/in modern subdivision - Modern Colonial types,

66/12

201102

37 Division Avenue

1850 P G R

Vernacular Italianate farmhouse;-2 1/2 story; 3-bay, side hall; 6/6 sash - 2nd floor; stone foundation; front gable, clapboard; synthetic roof; French windows; Entrance with transom; screened porch across front & side; Tuscan columns; Round arched windows in gable; moveable louvered shutters; 2 additions to rear both with flat roofs, 1 and 2 stories; interior, brick end chimney; 2-story cant bay to side w/ flat roof; garage to rear.

66/18

201103

45 Division Avenue

1890 P G R

Vernacular; 2 1/2 story; 3X4-bays; 2/2 sash; gable end facade; found. N.V.; clapboard; shingles in gable end; synthetic roofing; cross gable dormers w/ paired windows to both sides; 1-story cant bay to side; louvered moveable shutters; wraparound porch supported by Tuscan columns; central brick chimney; exposed rafter tails, addition to rear.

66/17

201104

25 Division Avenue

1890 P G R

; 2 story; 3X1-bay; 2/2 sash; gable roof; stone found. with stucco covering in front; synthetic roofing; thin clapboard; louvered shutters; enclosed porch across front; projecting eaves lean-to at rear with brick chimney; large corner lot.

NP

NEW YORK STATE OFFICE OF CULTURAL AND ENVIRONMENTAL SERVICE
 HISTORIC PRESERVATION SECTION
 LISTING SURVEY FORM

N.J. HISTORIC SITES INVENTORY

Date 9/83

2011--

Survey Name UCCHPAB--New Providence #

INVENTORY #	ADDRESS/LOCATION: PROPERTY NAME	DATE	Use	Condition	Use	DESCRIPTION: Style, Type, Ext. Wall Fabric, Fenestration, Form, Roof, Major Features, Alterations, Stories, etc. and brief significance statement if applicable.	NEGATIVE FILE #
201105	291 Elkwood Avenue Kippel House	1880	P	G	R	Vernacular Cottage; 2-story; 3-bay; 2/2 sash; Gambrel roof, end to street; Found, N.V.; clapboard; synthetic roof; L-shape; Porch across facade with turned posts.	66/6
201106	402 Elkwood Avenue	1850	N	G	R	Planbook; 2½ story; 2X2 bay; 6/6 sash; L-shaped, gable roof; vinyl siding; synthetic roof; rectangular bay on front; screened porch; structure significantly altered.	66/5
201107	418 Elkwood Avenue	1880s	P	G	R	Vernacular 2nd Empire; 1 story plus Mansard; 3X1 bay; 4/4 sash; Mansard roof; composite shingles; synthetic roofing; chimney to rear; cant bay window on facade; Found N.V.; recessed entrance porch; simple window surrounds; gable dormers; Mansard with straight slopes and small curb.	66/4
201108	15 Laurel Drive Morehouse Residence	1864	P	G	R ²	2nd Empire; 2 story plus Mansard; 3-bay side hall with 2-bay addition on W to create center hall; 2/2 sash hexagonal slate shingles on Mansard roof; clapboard; brick found.; bay window on side; stucco covered chimney; projecting lintels at windows; paired brackets under eaves; 2-leaf door-segmented arch entrance; clapboard; gable dormers; 1 story ell with Mansard roof with massive chimney; porch across facade-alteration; 3-bay garage @ 1920 to rear; multi-family residence.	68/26

11/81

NEW JERSEY OFFICE OF CULTURAL AND ENVIRONMENTAL SERVICES
 HISTORIC PRESERVATION SECTION
 LISTING SURVEY FORM

N.J. HISTORIC SITES INVENTORY

Date 9/83

Survey Name UCCHPAB--New Providence # 2011--

INVENTORY #	ADDRESS/LOCATION: PROPERTY NAME	DATE	Y N	Condition	SS	DESCRIPTION: Style, Type, Ext. Wall Fabric, Penetration, Form, Roof, Major Features, Alterations, Stories, etc. and brief significant statement if applicable.	NEGATIVE FILE #
201109	107 Mountain Avenue Doty House	1750/ 1840	Y	G	R	Colonial; 2½ story, 3-bay; gambrel roof; fieldstone found; wooden shingles; knee-high windows on facade; brick end chimneys on either side of roof ridge. The Doty family was one of the first families to settle the area that is now New Providence.	8/12
201110	891 Mountain Avenue Bender House	1862/ 1900	P	G	R	Vernacular; 2½ story, 4-bay; 2/2 sash; Hip roof; Brick found; Aluminum siding; synthetic roofing; replacement door; gable roof over entrance w/ plain posts; central brick corbelled chimney; projecting wings; shed roof dormer to front; plain window surrounds; Many alterations; Across from office park-corner lot on busy street. "Benders Corner".	66/21
201111	843 Mountain Avenue	1875	P	G	R	Planbook ; 2½ story; 3X2-bays; replacement windows; Found N.V.; gable to street; shingle; synthetic roof; brick corbelled interior chimney; porch across front & side; Garage to rear; moved from across street.	66/22
201112	Murray Hill Station	1880	Y	G	O	; 1 story; large 9/9 sash; Hip roof; Found covered by match board; clapboard; synthetic roofing; brick chimney on ridge; overhanging eaves; carved rafter tails; Large triangulated brackets, plain & carved; shutters; hansom; 8 light window over doors; paneled door with 3 horizontal lights above; 3 paneled doors-freight door to side, originally on the Passaic & Delaware branch of the Delaware, Lackawanna & Western Railroad, now the Erie-Lackawanna Railroad.	66/26

NEW JERSEY OFFICE OF CULTURAL AND ENVIRONMENTAL SERVICES
 HISTORIC PRESERVATION SECTION
 LISTING SURVEY FORM

N.J. HISTORIC SITES INVENTORY

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Survey Name UCCHPAB--New Providence # 2011

INVENTORY #	ADDRESS/LOCATION: PROPERTY NAME	DATE	USE	CONDITION	DESCRIPTION: Style, Type, Ext. Wall Fabric, Fenestration, Form, Roof, Major Features, Alterations, Stories, etc. and brief significance statement if applicable.	NEGATIVE FILE #	
201113	160 Oakwood	1930	P	G	R	Tudor Revival: 2½ story; casement & sash windows; gable roof, ridge to street; Found N.V.; stone, brick, 66/20 rough shingle & stucco; slate roof; end brick chimneys; shuttered windows; garage to side.	66/20
201114	161 Oakwood	1920s	P	G	R	Georgian Revival: 2½ story; 5-bay, center hall; gable roof, ridge to street; Found N.V.; shingle; synthetic roofing; 4 and brick corbelled chimneys - 2 to NE straddling ridge, 2 to SW connected by arch; 3 gabled dormers with wood details - tracery, keystone, pelasters; modillions; Entrance: 6-panel door, portico supported by paired Doric columns; French doors 1st floor; casement windows - 2nd floor; Flatroof porch to SW. Palladian motif windows in gable-end walls.	66/19
201115	6 Old Brook Lane Appenzeller House	1900	P	G	R	Shingle/Colonial Revival; 2½ story; 3-bay; gable roof, ridge to street; kicked eaves; Found N.V.; shingle; hexagonal slate roof. Cobblestone chimney & brick chimney-headed, beyond ridge; Palladian window on projecting central pavillion; 1st floor bay window; recessed entry, side lights around front entrance; 2nd floor overhang, modillions under eaves; enclosed side porch w/ rounded corners; circular porch to N; Garage attached to S; Large corner lot.	66/16

NEW JERSEY OFFICE OF CULTURAL AND ENVIRONMENTAL SERVICES
 HISTORIC PRESERVATION SECTION
 LISTING SURVEY FORM

N.J. HISTORIC SITES INVENTORY

Date 9/83

Survey Name UCCHPAB--New Providence # 2011

INVENTORY #	ADDRESS/LOCATION: PROPERTY NAME	DATE	Significance	Condition	RSD	DESCRIPTION: Style, Type, Ext, Wall Fabric, Penetration, Form, Roof, Major Features, Alterations, Stories, etc. and brief significance statement if applicable.	NEGATIVE FILE #
201116	87 Passaic Street	1906				2 story; clapboard; 4-bay; moved from Murray Hill	
201117	99 Passaic Street Ball House	1880				Colonial Revival Vernacular; 2½ story; 3X1; 2/2 sash, plain surrounds; found N.V.; ship-lap siding; synthetic roofing; C/R door; facade porch with turned columns; louvered shutters; hipped dormer; gable ell - 2 story; garage behind.	68/37
201118	145 Passaic Street	1914	P	G	R	Planbrook Type; 2½ story; 3-bay; 2/2; Found N.V.; gable roof; L-shape; synthetic roofing; central chimney; central entrance; porch across facade and side - Doric columns; pedimented returns. Built by Daniel Webster.	66/1
201119	149 Passaic	1914	P	G	R	Vernacular, 2½ story; 2/2; 1/1 plain surrounds; gable end to street; clapboard; shingles in gable peak; synthetic roof; small central brick chimney; hipped roof enclosed porch on front; cornice returns.	66/0
201120	176 Passaic	1920s	N	G	R	Old Barn, converted to residence; 1½ story; 3X6; 6/6, gabled wall dormers; Found N.V.; gable, ridge to street; synthetic roofing; shingle; end brick exterior chimney; 1½ story gabled ell to N; pert eave; casement windows-1st floor-modern; 17' from road.	66/2
201121	187 Passaic Osborne House	1780/ 1870	P	G	R	See individual sheet	5/13a 66/3
201122	44 South Street Parcell Farm	1780 1820	P	G	C	See individual sheet	5/24a

NEW JERSEY OFFICE OF CULTURAL AND ENVIRONMENTAL SERVICES
 HISTORIC PRESERVATION SECTION
 LISTING SURVEY FORM

N.J. HISTORIC SITES INVENTORY

Date

INVENTORY #	ADDRESS/LOCATION: PROPERTY NAME	DATE	STATUS	CONTRIBUTION	USP	DESCRIPTION: Style, Type, Ext. Wall Fabric, Fenestration, Form, Roof, Major Features, Alterations, Stories, etc. and brief significance statement if applicable.	NEGATIVE FILE #
201123	72 South Street James Badgley House	1780	P	G	C	Vernacular half cape; 1½ story; 3-bay side hall with additions; T-shaped; 9/2 sash; portion original found. fieldstone to side brick to front; gable roof; ridge to street; synthetic roofing; clapboard; central brick corbelled chimney; porch across facade w/ chamfered posts; triangular window in gable peak. gable dormer, -addition; wing-late 19th century; set back from road.	66/7
201124	139 South Street	1800	Y	G	R	See individual sheet	
201125	217-219 South Street Doty House	c1850/ 1855/ 1865/ 1912	Y	G	V	Italianate vernacular, #217; Greek Revival #219. #217; c1865; faces north; 2½ story, 4x2 bay, 6/6; round-headed window in center gable; synthetic roofing; clapboard; fieldstone foundation, parged; brick corbelled chimney on ridge; porch across 3 bays w/ chamfered posts; 2-leaf door: large-pane over square panel; 1912 ell addition. #219: c1850 w/1855 wing; 2 story 3x2-bay, 6/6 gable-across house; large brick, interior end chimney; projecting cornice, wide fascia; 4-panel door w/ 5 pane sidelights; gable dormer added.	66/8 66/9

INVENTORY #	ADDRESS/LOCATION: PROPERTY NAME	DATE	Style #	Condition	DESCRIPTION: Style, Type, Ext. Wall Fabric, Fenestration, Form, Roof, Major Features, Alterations, Stories, etc. and brief significance statement if applicable.	NEGATIVE FILE #
201126	242 South Street	1870/ 1890	P	G	R ⁴ Planbook; 2 story; 1/1; Found, parged; gable roof; synthetic roofing; aluminum siding; 2 large brick interior chimney; box cornice; stick-style porch across facade & around side; replacement windows; 1890's additions; sited on busy intersection; portion to north added in vernacular Romanesque Revival style.	66/10
201127	262 South Street St. Luke's Episcopal	1905	P	G	T See Individual Form	66/11
201128	376 South Street Wilcox House	c.1860	P	G	R Planbook w/ cross gable; 2½ story; 5-bay; 2/2; brick found.; gable; synthetic roofing; composite shingles; end brick exterior chimney on ridge; paired scroll brackets under eaves; paired windows in gable peak; replacement entrance-2 leaf door with transom.	66/14
201129	419 South Street Schultz-Carew/DeAngelis House	c.1895	P	G	T See Individual Form	66/13
201130	479 South Street Schultz House	1900	P	G	R Arts/Bungalow/Colonial Revival; 2½ story; 4-bay; 6/1-large windows; Found N.V.; Hip roof w/ kicked eaves; 1st floor clap-board; 2nd floor stucco; slate roof; cobblestone chimney; bay window & shed dormer in front; highly articulated projecting rafters; large lot, set far back from street.	66/15
201131	15 South Gate Road	1870	P	G	R Vernacular; 2 story; 4/4, tall narrow windows; brick found.; gable roof; ship-lap siding 1st floor, shingle 2nd; synthetic roofing; interior end chimney to rear; shed roof wall dormers; center entrance; 2 panel door; wraparound porch supported by box posts.	66/28

NEW JERSEY OFFICE OF CULTURAL AND ENVIRONMENTAL SERVICES
 HISTORIC PRESERVATION SECTION
 LISTING SURVEY FORM

N.J. HISTORIC SITES INVENTORY

Date 9/83

INVENTORY #	ADDRESS/LOCATION: PROPERTY NAME	DATE	TYPE	STATUS	USPS	DESCRIPTION: Style, Type, Ext. Wall Fabric, Fenestration, Form, Roof, Major Features, Alterations, Stone, etc. and brief significance statement	NEGATIVE FILE #
201132	801 Springfield Avenue N. Pro. RR Station	1904	Y	G	O	Vernacular; 1 story; 5X1; 6/6; concrete found.; Hip roof; ship-lap clapboard; synthetic roofing; central brick chimney; projecting eaves; wide doors for freight; novelty siding; rectangular ticket bay to NW side.	68/24
201133	810 Springfield Avenue	1750	P	P	S	Site of Benjamin Bedell's Tavern built c1750. Torn down 1928. The tavern was located off the Turkey Road Springfield Avenue), the major colonial road through the Passaic Valley.	68/25
201134	915 Springfield Avenue Morehouse Residence	1865	P	G	R	2nd Empire; 2 story plus Mansard; 5X2; 1/1; 2/2 in dormers; fieldstone found.; slate roofing; aluminum siding; interior chimney - 2 clay pots; center door; porch a cross facade; 2 story ell to rear; shed roof, 2 story open porch off ell; 2-story cant bay to side.	68/27
201135	939 Springfield Avenue	1835/ 1865	Y	G	R	Greek/Picturesque Cottage; 2½ story; 3X2-bays; 1/1 & 6/6; brick found.; gable roof, ridge to street; synthetic roofing; clapboard; ear brick chimney; center gable; double arched windows in gable; transom & side lights at front door; porch across facade w/ paired brackets & wooden trim; multiple additions to rear. Carriage barn in rear; 2 story, ship-lap siding, cross gable. Originally in the Greek Revival style, the house was transformed into a picturesque country villa by the addition of the center gable, front porch & rear additions.	12/25A
201136	946 Springfield Avenue	1900/ 1930	P	G	S	Site of Bennett Mills: sawmill & cider mill in 1930. c.; Mill owners house presently on property extensively remodeled.	68/29

2011

Survey Name: DCOHPAB--New Providence

HISTORIC PRESERVATION SECTION
SURVEY FORM

INVENTORY #	ADDRESS/LOCATION; PROPERTY NAME	DATE	USE	CONDITION	Survey Name	DESCRIPTION: Style, Type, Ext. Wall Fabric, Penetration, Form, Roof, Major Features, Alterations, Stories, etc. and brief significance statement if applicable.	NEGATIVE FILE #
201137	993 Springfield Avenue	1865	R	G	P	Planbook, center hall; 2½ story; 5X2; 6/6; Brick found, covered w/ concrete; cross gable roof; synthetic roofing; shingle; 2 brick interior chimneys, end on ridge; transom light over door; cross gable on facade; brackets under eaves, paired windows in gables; segmental arch surround in front gable; original porch removed-2story portico w/ balustrade added to facade; rear addition 2 story flat roof; large open lot on corner - modern subdivision behind house.	66/28
201138	1011 Springfield Avenue	1880	R	G	P	Italianate Vernacular; 2½ story; 5-bay facade; 2/2 brick found.; hip roof-synthetic; aluminum siding; 2 corbelled brick chimneys; portico w/ Doric columns at entry; flared window surrounds; cornice w/ articulated molding & segmented arch; 2-leaf door; projecting lintels w/ console supports over windows; ornate bargeboard trim on dormers; center gable; king & queen posts w/ lattice work; incised scroll brackets; 1st porch to W; 2-story bay window to E. w/ flat roof.	68/30
201139	1034 Springfield Avenue	1885	R	G	P	Queen Anne/Colonial Revival; 2½ story; 5-bay; 2/2; hip roof; synthetic roofing; clapboard; stucco-covered chimney to side; porch across facade; turned column supports; hip roof dormer on each side.	68/31
201140	1049 Springfield Avenue	1826 1846 1857	R	G	P	Italianate; 2½ story; 5-bay facade; 6/1; gable, ridge to street, cross gable; (see individual form)	68/32
201141	1130 Springfield Avenue	1875	R	G	P	Queen Anne; Vernacular; 2½ story, 3-bayX2; 6/1 paired windows; 2/2 long window 2nd floor over entrance; 6-pane in gable; Found, covered w/ parging; gable, ridge to street, cross gable; synthetic roofing; shingle & clapboard; 2 central brick chimneys on ridge; projecting center portico-center door; 1 story flat roof addition to	68/33

NEW JERSEY OFFICE OF CULTURAL AND ENVIRONMENTAL SERVICES
 HISTORIC PRESERVATION SECTION
 LISTING SURVEY FORM

N.J. HISTORIC SITES INVENTORY

Date 9/83

2011--

Survey Name UCCHPAB--New Providence #

INVENTORY #	ADDRESS/LOCATION: PROPERTY NAME	DATE	Site #	Condition	DESCRIPTION: Style, Type, Ext. Wall Fabric, Fenestration, Form, Roof, Major Features, Alterations, Stories, etc. and brief significance statement if applicable.	NR/DAIVE #
201142	1131 Springfield Avenue Brower House	1820/ 1890	P	G	R Traditional Northern NJ 3-bay house with later Victorian remodeling; 2 story; 3X2; 6/1; cut stone found.; gambrel roof; asbestos roofing; composite shingle siding; 2 brick chimneys-interior end to W; transom & sidelights at front door; dentel molding at cornice; corner tower added to 2nd floor; large dormer & porch on 2nd floor; 1½ story wing to W w/ gable roof & wall dormer; Greek Revival entrance way w/ 6 panel door; CR porch across facade; square tower w/ tent roof above porch; 2-bay dormer w/ balcony.	68/34 35
201143	1181 Springfield Avenue	1895	P	G	R Colonial Revival; 2½ story; 3-bay facade; 12/1 1st floor; 9/1 2nd floor; 6/1 dormers; Found N.V.; Natural wood shingles; gable roof; synthetic roofing; 2 chimney; 1-stucco covered exterior; end w/ corbelled cap; 2nd center off ridge; facade porch w/ Tuscan column supports & flat roof; low parapet between pedimented dormers; plain cornice; 1st flat roof wind to E.	68/36
201144	1213 Springfield Avenue Badgley House	1872	P	G	R Planbook Side Hall; 2½ story; 3-bay; 6/6; Found N.V.; gable end to street; synthetic roofing; asbestos shingle siding; cornice returns; round arched windows in gable; small paired brackets under eaves; lean-to addition to E. See Rahway type V.	5/11A
201145	1307 Springfield Avenue	1834	Y	G	T See individual form	5/12A
201146	1308 Springfield Avenue	1900	P	G	C See individual form	R64/34
201147	1312 Springfield Avenue	1819	P	G	C See individual form	R64/33
201148	1352 Springfield Avenue	1790	Y	G	O See individual form	R64/32

NEW JERSEY OFFICE OF CULTURAL AND ENVIRONMENTAL SERVICES
 HISTORIC PRESERVATION SECTION
 LISTING SURVEY FORM

N.J. HISTORIC SITES INVENTORY

Date 9/83

Survey Name UICHPAR--New Providence #

2011

NEGATIVE
 PII #
 5/14A

INVENTORY #	ADDRESS/LOCATION: PROPERTY NAME	DATE	Style	Condition	USR	DESCRIPTION: Style, Type, Ext. Wall Fabric, Penetration, Form, Roof, Major Features, Alterations, Stories, etc. and brief significance statement if applicable.
201149	1377 Springfield Avenue Cory/Ulrich House	1869	P	G	C	Victorian Vernacular, L-shaped; 2½ story; 3X2; 6/6; gable end to street; Found. brick, synthetic roofing; clapboard; recently rebuilt chimney; trefoil window in gable; single scroll brackets at eaves; boxed cornice to sides; entranceway gabled w/ 3 small brackets, 2 light transoms; 2 leafed door; large panel over small, porcelain knobs, bolectin molding; move-able shutters.
201150	1422 Springfield Avenue	1830	P	F	V	See individual form
201151	1437 Springfield Avenue	1857	P	G	T	See individual form
201152	1453 Springfield Avenue	1860	Y	G	R	Italianate & Greek Revival; 2½ story; 3X2; 2/2; fieldstone w/ cement overlay found; gable roof; synthetic roofing; clapboard; 2 chimneys; both small; brick off ridge. 1-Greek Revival. 1-Italianate; older patron-West-2 bay. 3 light windows set in fascia board, 6/6 sash. East section-facade porch w/ turned columns, Vernacular transom over entrance, cornice returns, projecting box cornice, arched window in gable peak, moveable shutters, flat oriel on 1st floor; garage to rear.
201153	1484 Springfield Avenue Bassinger House	1890	P	G	R	Dutch Colonial Revival; 2 story; 5X2; 1/1 sash; Brick Found.; gambrel roof--steep pitch & exaggerated kick to eaves; synthetic roofing; vinyl siding & composition shingles; 2 large chimneys; 1 on ridge, 1 behing ridge, both corbelled; entrance projects slightly; double front doors, arched panel over small panel; porch across facade recessed under eaves; 2 story cant bay to E; 3 gambrel dormers w/ paired windows across front facade.

64/31

64/30

64/29

64/28

NEW JERSEY OFFICE OF CULTURAL AND ENVIRONMENTAL SERVICES
 HISTORIC PRESERVATION SECTION
 LISTING SURVEY FORM

N.J. HISTORIC SITES INVENTORY

Date 9/8

INVENTORY #	ADDRESS/LOCATION; PROPERTY NAME	DATE	Y	G	R	DESCRIPTION: Style, Type, Ext, Wall Fabric, Fenestration, Form, Roof, Major Features, Alterations, Stories, etc. and brief significance statement if applicable.	Survey Name	UCCHPAB--New Providence #	NEGATIVE FILE #
201154	1489 Springfield Avenue Methodist Church Parsonage	1920	Y	G	R	Federal; 2½ story; 3X2; 6/6; stone found.; gable across; synthetic roofing; clapboard; 2 chimneys-both brick, 1 interior on ridge to E, 2nd exterior off addition W section - 1½ story, 3-bays, porch under extended eaves across facade; simple window surrounds; Federal entrance w/ sidelights.		2011	5/17A
201155	1539 Springfield Avenue Elnathan Cory House	1741	Y	G	R	Georgian; 2½ story; 5-bays-irregular spacing; 6/6, 6 light replacement windows - 2nd floor; Fieldstone Found. partly covered w/ stucco; gable across; synthetic roofing; wooden shingles; 2 interior brick chimneys on ridge, exposed fireplace back to West; transom over front door - 3 lights; NW corner; Western 2 bays may have been added to the original 3-bay house. Modern garage to rear.			5/18A
201156	1545 Springfield Avenue Captain Wood House	1803	Y	G	R	See individual form			5/19A
201157	1811 Springfield Avenue J.M. Kendalls House	1811	P	G	C	Federal; 2½ story; 5X2; 2/2; fieldstone found.; gable across; synthetic roofing; wooden shingles; 2 chimneys; SW-rebuilt, 2nd-end brick w/ exposed fireback; Federal Revival doorway, 6 panels & side-lights; irregularly spaced bays; Colonial Revival porch w/ box posts; moveable shutters; addition to N flat roof; 3 dormers on facade-additions.			7/19
201158	83 Union Avenue Crane/Pike/Post House	1830/ 1910	P	G	R	CR/GR; 1½ story; 4X3; 6/6; Fieldstone found.; gable w/ bell cast eaves; synthetic roofing; clapboard & wooden shingles; brick interior chimney on ridge; tall chimney on rear addition; porch on 3 sides of house; CR porch supported by Doric columns; cant bay to W; many additions; bay window-2nd floor; shed roof			64/27

NEW JERSEY OFFICE OF CULTURAL AND ENVIRONMENTAL SERVICES
 HISTORIC PRESERVATION SECTION
 LISTING SURVEY FORM

N.J. HISTORIC SITES INVENTORY

Date 9/83

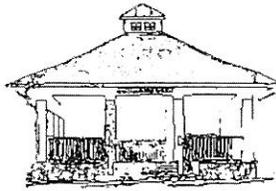
Survey Name UCCHPAB-- New Providence

2011--

INVENTORY #	ADDRESS/LOCATION: PROPERTY NAME	DATE	CLASSIFICATION	CONDITION	REMARKS	NEGATIVE FILE #	
201159	471 Union Avenue Lummi's	1900	P	G	R	See individual sheet	66/30
201160	471 Union Avenue Isaac Jones	1780	Y	G	O	See individual sheet	66/31
201161	15 Woodland Henry Wilcox House	1820	P	G	R	Vernacular Federal Greek Revival transitional; 1½ story; 3X2, side hall plan house w/ gambrel roof; 6/6 and 1/1; 6-panel door; windows and door with peaked surrounds; large interior brick chimney off ridge; flat roof porch across facade; shed dormers added to front and rear slopes; synthetic roofing; modern shingle siding. House sits on knoll above South Street.	66/27

APPENDIX B

PUBLIC NOTICES



BOROUGH OF
NEW PROVIDENCE
SETTLED IN 1720

John A. Thoms, Mayor

Robert Kallaur
Planning Board Chairman

Linda Fitzpatrick
Planning Board Secretary

NOTICE

To: David L. Hughes, Clerk, City of Summit
Patricia A. Rapach, Clerk, Township of Berkeley Heights
Joy Wiley, Clerk, Chatham Township
Union County Planning Board

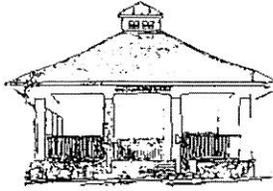
From: Linda Fitzpatrick, Planning Board Secretary

Re: Borough of New Providence Notice of Hearing Concerning Master Plan
Re-Examination Report

Date: 9/4/09

The Planning Board of the Borough of New Providence will conduct a public hearing and consider for adoption, revision, or amendment the Master Plan Re-examination Report pursuant to N.J.S.A. 40:55D-13. The public hearing will be held on Tuesday, September 22, 2009 at 8:00 PM in the Council Chambers of the Municipal Center, located at 360 Elkwood Avenue, New Providence, NJ. Copies of the Master Plan Re-examination Report will be on file in the Clerk's office and available for public inspection ten (10) days prior to the scheduled public hearing, during the normal business hours of 8:30 AM to 4:30 PM. Formal action regarding this matter may or may not be taken at this meeting.

Linda Fitzpatrick
Planning Board Secretary
September 4, 2009



BOROUGH OF
NEW PROVIDENCE
SETTLED IN 1720

PLANNING BOARD

Robert Kallaur, Chairman

Linda Fitzpatrick, Secretary

NOTICE

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Linda Fitzpatrick
Planning Board Secretary
September 4, 2009

RESOLUTION OF THE PLANNING BOARD
OF THE BOROUGH OF NEW PROVIDENCE
REGARDING ADOPTION OF THE 2009
MASTER PLAN RE-EXAMINATION REPORT
FOR THE BOROUGH OF NEW PROVIDENCE

WHEREAS, the Borough of New Providence, by Resolution dated May 6, 2003, revised its Master Plan and, in accordance with N.J.S.A. 40:55D-28, adopted a Comprehensive Master Plan for the Borough of New Providence; and

WHEREAS, pursuant to the requirements of the Municipal Land Use Law, the Planning Board of the Borough of New Providence conducted a re-examination of its Master Plan and set forth its findings in a report prepared by Jeffrey L. Janota, P.P., of Birdsall Engineering, Inc., dated September 22, 2009; and

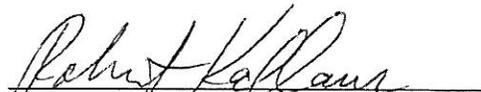
WHEREAS, the Borough of New Providence Planning Board conducted a public hearing on September 22, 2009, to consider the 2009 Master Plan Re-Examination Report as well as the comments and concerns of the public and other agencies, departments and organizations of the Borough of New Providence;

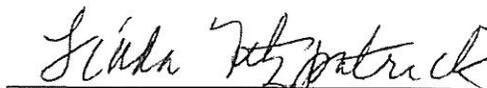
NOW, THEREFORE, BE IT RESOLVED by the Borough of New Providence Planning Board that the 2009 Master Plan Re-Examination Report for Borough of New Providence as prepared by Jeffrey L. Janota, P.P., of Birdsall Engineering, Inc., dated September 22, 2009, be and the same is hereby adopted; and

BE IT FURTHER RESOLVED that a copy of the Re-Examination Report shall be sent to the Union County Planning Board and to the Municipal Clerk of each adjoining municipality.

Approved this 22nd Day of September, 2009.

ATTEST:


Robert Kallaur, Chairman


Linda Fitzpatrick, Secretary

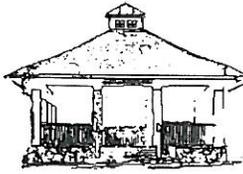
Those in favor: Chairman Robert Kallaur, Brian Flanagan, William Hoefling, Robert Lesnewich, Mayor John Thoms, Philip Treventi, Vince Vyzas

Those opposed: None

Date of Resolution: September 22, 2009

Date of Publication: September 29, 2009

Place of Publication: Courier News, Bridgewater, NJ



BOROUGH OF
NEW PROVIDENCE
SETTLED IN 1720

PLANNING BOARD

John A. Thoms, Mayor
Robert Kallaur, Chairman
Linda Fitzpatrick, Secretary

September 9, 2009

Mr. Andrew Hipolit
Borough Engineer
360 Elkwood Avenue
New Providence, NJ 07974

Dear Mr. Hipolit:

In April of this year, we asked you to begin thinking about input you or your organization might wish to make to the Planning Board as it conducts its state-mandated Master Plan Re-examination. A public hearing on the draft re-examination report has now been scheduled. This is the opportunity for you to express your vision of the future of our town and to hear what others in our community have to say about their ideas and the proposed report.

The public hearing will take place on Tuesday, September 22, 2009 in the Council Chambers of the Municipal Center, 360 Elkwood Avenue, at 8:00 PM. Copies of the draft Master Plan Re-examination report will be available 10 days prior to the hearing at the Clerk's Office, the New Providence Memorial Library, and the Senior Center.

You will see that the Master Plan is a broad framework that provides an overall picture of where the Borough is today and where it might be tomorrow. The Master Plan is not a project plan, nor is it a list of proposed purchases; it is a vision of our town for the future. We look forward to your comments.

Sincerely,

Robert Kallaur
Planning Board Chairman

RK/lf



BIRDSALL ENGINEERING, INC.
CONSULTING & ENVIRONMENTAL ENGINEERS

611 Industrial Way West
Eatontown, NJ 07724
Phone: (732) 380-1700 Fax (732) 380-1701

Transmittal

To: Union County Planning Board

Date: OCTOBER 22, 2009

Union County Administration Bldg

Project No.: _____

Elizabeth, NJ 07207

Reference: 2009 Master Plan Re-examination

Borough of New Providence, NJ

Attn: Gary Weltcheck, Supervising
Planner

Quantity	No(s).	Description/Title
One	(1)	2009 Master Plan Re-Examination

*Received Tom Connell, 10/22/09
10:20 AM*

Remarks:
Attached please find one (1) copy of the 2009 Master Plan Re-Examination for the Borough of
New Providence.

From: Jeffrey L Janota, P.P., AICP