

**COMPREHENSIVE
MASTER PLAN
OF THE
BOROUGH OF
NEW PROVIDENCE
UNION COUNTY,
NEW JERSEY**

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INTRODUCTION

This document is an update to and consolidation of Master Plan documents of New Providence. The current Master Plan was adopted in 1977. Periodic re-examination reports have been prepared pursuant to the Municipal Land Use Law of the State of New Jersey. This document also incorporates the Housing Plan Element certified by the Council on Affordable Housing (COAH).

New Providence experienced its largest residential growth in the 1950's and early 1960's. New Providence is now a developed mature suburban community with a wide range of development types and uses. Future development will consist of reuse and private redevelopment.

This Master Plan presents a comprehensive update of policy issues facing New Providence, ranging from appropriate long-range commercial development in the Borough's center to objective limits to redevelopment of existing properties. As such, the Master Plan not only directs the future intensity of land development and/or redevelopment, but it also serves as a guide for related public and private improvements.

The law (NJSA 40:55D-28) provides that the Master Plan contain "Plan Elements," which are:

- ◆ Land use
- ◆ Housing
- ◆ Circulation
- ◆ Utility service
- ◆ Community facilities
- ◆ Recreation
- ◆ Conservation
- ◆ Historic sites and places

Together, these Plan Elements present the recommendations of the Master Plan for the long-range development and improvement of the Borough of New Providence.

Vision Statement

What will New Providence look like and how will it function in 20 years? Creating a plan based on extensive research, sound planning methodologies and continued engaged public input assures the most proven method of maintaining a comprehensive plan, adapting to change and resulting in a planned and healthy environment.

Decisions regarding the location, type and scale of development, redevelopment and conservation efforts are interconnected and interdependent. No one area is untouched by the issues affecting another.

Development has significantly changed the look of the New Jersey's suburban landscape. This plan recognizes that the transformation of the suburban landscape was advantageous for both the public and private bottom lines. The Borough has evolved in a positive direction while maintaining its character and values, privacy, security, beauty and convenience. This plan anticipates and advocates the planned evolution to a mature suburban place.

The plan recognizes the historical importance of the commuter rail and bus systems and the significant role these systems play in attracting people to live in the Borough. Residents are able to conveniently reach a wide variety of destinations. The plan recommends balance and that these remain in scale with the community and conversely that established residential density patterns be preserved.

The plan promotes conservation. The most distinguishing characteristics of the Borough are tree lined streets, wooded streamways and wooded lots.

The plan promotes opportunities for business growth and expansion, creating jobs and enhancing tax bases.

REGIONAL LOCATION

New Providence is located in the northwest portion of Union County and is a mature large suburban area. Historically, growth occurred westward from the urban centers of New York City, Newark and Elizabeth. New employment centers have evolved which both stabilize and impact suburban communities. Most new centers are located at the intersection of Interstate and State highways.

Features, which have contributed to the existing patterns of development in the region, are:

- ◆ The presence of the First and Second Watchung ridges which extend in a broad arc through Essex, Union and Somerset Counties and the Passaic River and
- ◆ Historically – railroad passenger service and Route 22
- ◆ Interstate Routes I-78 and Route 24.

REGIONAL LOCATION MAP INSERT

Click on link below for map

<http://www.newprov.org/pdflibrary/masterplanmaps.pdf>

Population and Economic Growth

Population trends in New Providence since 1980 have been similar to trends in Union County, as shown in the table below. Today, growth in New Providence is limited by developable land (estimated at approximately 58 acres; includes Lucent Technologies). Source: Borough Tax Atlas and Engineering Department.

The Borough, although a mature suburban residential community, is also a labor import municipality. Total jobs (private and public sectors) range from 10,000 to 10,500. This represents a job to household ratio of 2.3 jobs per household. Future job growth will result from redevelopment and/or reconfiguration of existing facilities.

AREA POPULATION TRENDS BOROUGH OF NEW PROVIDENCE			
	<u>1980</u>	<u>1990</u>	<u>2000</u>
New Providence	12426	11439	11907
Berkeley Heights	12549	11980	13407
Chatham Township	8883	9361	10086

Source: U.S. Census of Population

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.	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, Maple Street, Division Avenue, West Mountain Avenue, and Central Avenue.

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

DATE	SOURCE	DESIGNATION	NO. OF STRUCTURES	ESTIMATED POPULATION	DEVELOPMENTS
	Bauer				Mary D. Francis subdivision, West View and Wilcox Street subdivisions as well as Berkshire Estates and Murray Hill Terrace, otherwise called the tea lots.
1933-1938	Borough Zoning Maps and Tax Maps	Borough of New Providence	750	1930-1900 1938-2200 1940-2400	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	1950-3400	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	1960-10250 1966-13500 1972-14100 1974-14220 1976-14300	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		1980-12426 1990-11439 2000-11907	Growth stable.

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

SUMMARY OF BACKGROUND ANALYSIS

Summary findings of existing conditions and planning implications affecting Master Plan proposals include the following:

1. Socio-Economic Characteristics

- ◆ **Population**: The Borough's total population, will fluctuate as a function of turn-over of existing housing stock. Total population will fluctuate with household size and age of head of household. The resident labor force is professional in composition, employed primarily in services, administration and retail trade.
- ◆ **Economy**: The service and administrative sectors will continue to increase as a percentage of total employment.
- ◆ **Future Projections**: Population projections for New Providence range from the current (11,907) to 12,500. Total employment is also expected to remain stable.
- ◆ **Financial Analysis**: The fiscal position of the Borough is financially sound. Bond rating is Aa3 and remaining bonding capacity is \$35,316,121.77 as of December 31, 2001.

2. Community Structure

- ◆ **Natural Features**: The Passaic River flood plain and tributaries represent the largest open areas in the Borough. These areas are restricted from development because of NJDEP wetland regulations and Borough Zoning restrictions. Most of these areas are owned by the Borough or Union County.
- ◆ **Existing Land Use**: Most of the land in New Providence has been developed or is reserved for open space use. The primary land use is residential. Other major uses include light industrial, commercial, public facilities and park/conservation. Future development or redevelopment shall be compatible with the intensity and density of neighborhood character and consistent with the existing zoning plan.
- ◆ **Housing**: The physical condition of existing housing stock is excellent and ownership patterns are stable. A wide variety of housing types and lot sizes reflects period development.

Existing Land Use Map Insert

Click on link below for map

<http://www.newprov.org/pdflibrary/masterplanmaps1.pdf>

3. **Circulation and Transportation**

- ◆ **Street**: The developed character of the Borough restricts the potential and practicality for widening existing streets in most cases. The primary traffic routes through the Borough are County roadways however, some major streets, such as Central Avenue, Maple Street and Union Avenue, which perhaps should be County roadways, are municipal streets.
- ◆ **Traffic**: Points of traffic congestion are mostly located at the intersection of major streets of the Borough. Improvements have been made at a number of major intersections, most recently at Springfield Avenue and Passaic Street, South Street, and at-grade railroad crossings. Because most major traffic routes are under Union County jurisdiction coordination of Borough initiatives with Union County Capitol Budget Planning is necessary.
- ◆ **Transportation**: New Providence is served by two passenger railroad stations and commuter bus service. Recent federally funded improvements to rail stations enhance and encourage public transportation use.
- ◆ **Public Bus Service**: Both commuter and intra municipal service are available. Intra municipal service routes connect to the Murray Hill rail station.

4. **Public Facilities**

- ◆ **Public Buildings**: Population in the Borough is expected to remain stable because of the highly developed status of the community. No significant expansion of service is expected to meet resident needs. Renovation or improvement of facilities have and can be accommodated on existing publicly owned land.
- ◆ **Parks and Recreation**: The amount and distribution of land for recreational use is generally fixed due to the developed condition of the Borough. Stream corridor acquisitions, identified in the Borough Plans over the past 25 years, have not been fully realized.
- ◆ **Utilities**: Utility services in New Providence are satisfactory. Construction of drainage improvements have consisted primarily of stream bank stabilization to address the localized flooding issues. The primary future capital requirements will address the aging of infrastructure. Substantial areas of the Borough were developed 35-40 years ago.

STATEMENT OF OBJECTIVES

The New Jersey Municipal Land Use Law requires that all municipal Master Plans contain:

“A statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based.” (C.40:55D-28)

Assumptions

Article 3 of the Municipal Land Use Law requires statements regarding the objectives, principals, assumptions, policies and standards upon which the proposals are based. The basic assumptions made and implied in this plan are:

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.
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.
3. The service sector of the economy will primarily be characterized by new economic development in the region.
4. Bonding capacity and spending limit restrictions, as well as powers granted to municipalities to reasonably determine land use policies and regulations, have been eroded by law and action at the State and Federal levels of government. Incipient dilution of the local planning authority is an on-going issue.
5. Because of very limited available land, existing recreational areas will be required to serve the needs of the projected population.
6. The limited undeveloped land supply, with minor exceptions, is characterized by floodways, wetlands and steeply sloped areas.
7. No new statewide housing legislation mandating revision of local land use policy is expected. The existing Fair Housing Act and requirements will continue.
8. No Federal, State or County facilities are proposed or planned within the Borough.
9. The capacity of present public sewer facilities does not impose constraints upon the development or redevelopment at intensity or density specified in the existing zoning code.

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

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 remain valid and are restated as follows:

- ◆ The protection and encouragement of stable, safe and desirable residential neighborhoods served by an adequate system of community facilities.
- ◆ The creation of a balanced pattern of development through the compatible arrangement of different land uses.
- ◆ 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.
- ◆ The preservation of areas sufficient to serve present and future recreational needs.
- ◆ Preserve the existing character and economic balance of the Borough, while at the same time providing for orderly change and redevelopment.

The changes that the Borough will face will be gradual lot by lot, building by building – what to do with a dilapidated house, deteriorating pavements, pressures to fill in the few remaining vacant lots. This plan sets a framework to evaluate day to day site specific proposals and issues.

The additional goals structuring the Master Plan elements are as follows:

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 for 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. Street signage and traffic controls that aid and complement the suburban character of the community and with 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. COAH is currently re-evaluating requirements and standards. It is premature to set policy and recommendations.
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 the town center.

LAND USE PLAN ELEMENT

New Providence is a developed, well-balanced community. The function of a Land Use Plan is to maintain the generally stable patterns and guide for redevelopment.

The Land Use Plan takes into account the prior Master Plan Elements, the Zoning Plan, existing conditions, including natural features, circulation and established development patterns.

The Land Use Plan Map shows the existing and proposed location and intensity of land development by land use classification. Recommended standards of population density and development intensity are set forth in detail in the Zoning Code and are incorporated herein by reference.

Land Use Plan objectives are as follows:

1. Encourage development that is compatible with the scale, density and design of New Providence historic development patterns.
2. Encourage land use and development strategies that are consistent with and preserve the architectural and historical integrity of the Borough.
3. Encourage the utilization of the CBD's 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.

Residential: The preservation of the developed residential character of the Borough.

- ◆ By maintaining and improving neighborhood quality in existing residential neighborhoods.
- ◆ The long-range stability of single family neighborhoods is impacted by traffic, commercial use or high intensity residential development. Edge development locations must be properly buffered to achieve adequate division of activity and use.
- ◆ Residential intensities and housing types should complement existing.
- ◆ Redevelopment of existing lots shall be in accordance with long established Zoning Code regulations. It is further recommended that a Floor Area Ratio (FAR) or equal be established to prevent over sized new home redevelopment projects.

Land Use Plan Map Insert

Click on link below for map

<http://www.newprov.org/pdflibrary/masterplanmaps2.pdf>

- ◆ Recognize and provide for the potential of updating and additions on a lot by lot basis within existing residential regulations including establishments of standards preventing over-development.
- ◆ Review and establish lot utilization standards including coverage, house size and accessory site improvements (garages, sheds, decks, etc.).
- ◆ Review and amend standards of development for the residential zones on the south side of Springfield Avenue with the objective of preserving area character.

Commercial: The retention of community oriented commercial uses in central areas of the Borough.

- ◆ Maintain current commercial and office service districts.
- ◆ Maintain the Central Business District at Springfield Avenue and South Street for retail shopping and office uses.
- ◆ The Downtown Alliance was created in October 1999 for the purpose of establishing concepts and guidelines to enhance the attractiveness and functional design of the Central Business District. The Downtown Alliance have gathered significant input from local residents, merchants and commercial property owners and are currently reviewing concept plans and design guidelines prepared by professional planning consultants.* The establishment of such plans and design guidelines is encouraged and when completed are intended to serve as a guide for public-private initiatives to enhance the appearance and function of the Central Business District.
- ◆ Recommend that the Borough continue to encourage professional office development in the designated area along South Street.
- ◆ Continue to encourage specialty commercial uses with an historic theme in the Specialty Commercial area along Floral Avenue.
- ◆ The Specialty Commercial area (as defined in the zoning plan) complements the commercial core of the Borough. A compatible architectural appearance for future development and redevelopment at a scale consistent with surrounding uses should be required.
- ◆ Retain existing neighborhood commercial areas without further expansion.

* Conceptual Plan prepared by Schoor-DePalma on behalf of the New Providence Down- town Alliance, April 14, 2000. Master Plan and Zoning Analysis for Downtown Improvements Project, Phase I, prepared by Suburban Consulting Engineers, Inc., June 29, 2001.

- ◆ The existing commercial area at Union and Springfield Avenues is a neighborhood service. Uses within this area should be restricted to those now existing and serving the surrounding neighborhood.
- ◆ Convenience commercial uses at the Division Avenue railroad station are an extension of commercial development in Summit.
- ◆ Neighborhood commercial areas are to be limited to those areas designated on the Land Use Plan Map/Zoning Plan of the Borough.

Light Industrial: The preservation and maintenance of existing light industrial, office, laboratory and research facilities in the Borough.

- ◆ Light industrial, business office and laboratory-research districts are proposed as shown on the Land Use Plan Map. The intent of this plan is to maintain/enhance the long-range viability of these areas.
- ◆ Encourage the expansion/redevelopment of light industrial facilities in the Borough.
- ◆ Continued promotion of development of available industrial land.
- ◆ New development should be consistent with the character and general intensity of existing light industrial uses.

Downtown District

- ◆ Maintain current lot size, setback and bulk requirements.
- ◆ Expand permitted uses to include financial, health and insurance services and art galleries. Further, amend downtown district to specifically prohibit residential use either through conversion, alteration or new construction.
- ◆ Continue public – private alliance to advance the goal of maintenance and enhancements of the economic vitality and public place of the downtown.
- ◆ Establish an organizational structure for day to day and long term project/activity review and action.
- ◆ Establish design parameters for the coordinated and complementary redevelopment and/or new development with the downtown district.
- ◆ Encourage pedestrian traffic with enhanced sidewalks, interconnecting walkways between building clusters. Sidewalks and walkways are to be well lighted and well kept.

- ◆ Design standards should include not only building front facade but also that the side and rear walls of all buildings compliment the front facade in terms of materials and color, and that they be well maintained. Rear storage facilities should be screened and enclosed utilizing materials equal to and/or compatible with the main building.
- ◆ Encourage rehabilitation and upgrade of older buildings.
- ◆ Encourage common and shared parking areas, and consolidated and common access and egress.

HOUSING PLAN ELEMENT

The Land Use Plan designates all residential land use zones including Affordable Housing Districts. The lot size and development regulations are set forth in the Zoning Code of the Borough and are incorporated herein subject to recommendations set forth below.

All affordable housing districts were established as a result of the Borough's substantive certification on August 5, 1998. The certification has been extended pursuant to COAH interim rules and until the third round regulations are adopted by COAH.

The housing plan element provides for a variety of lot sizes. The principal dwelling type is a single-family home, designed for the needs of a family-raising household. The housing plan implemented through zoning also provides for two family townhouses, apartments and senior citizen housing units.

Affordable Housing Component

Three existing zones have an A designation. These districts were created as a part of the Borough's substantive certification. Lot sizes, development regulations and densities were established as part of the certification process. No revisions are proposed.

The Maintenance of the Existing Neighborhoods

- ◆ Improve and update the housing stock concurrent with the aging process of developed neighborhoods.
- ◆ The Borough has a wide variety of housing types and sizes including a range of single-family homes, two and four family houses, garden apartments and townhouses. Under current building conditions, new construction market priced housing is affordable to upper income households. The importance of preserving the relative affordability of existing neighborhoods is a concern both locally and as a regional resource.
- ◆ Provide necessary public improvements to preserve and enhance the quality of life for developed residential neighborhoods.
- ◆ The stability of the neighborhood is dependent, not only on its physical condition, but also on the adequacy of public facilities. Facilities include sidewalks, street conditions, lighting and landscaping.
- ◆ Historical character and significance should be preserved and treated as a neighborhood resource. Owners, when modernizing structures should be encouraged to preserve the outward appearance and historical character of the structure.

The provision of standard quality housing to meet the needs of current and future populations:

- ◆ Maintain existing development range of residential densities and building types.
- ◆ The lack of vacant developable land limits the potential for new housing development. The Borough's existing housing resources are diverse and include a range of costs and building types. New renovation/modernization of housing should be compatible with existing conditions.
- ◆ Review and amend as appropriate regulations controlling the bulk, coverage and intensity of residential home site alteration, addition and redevelopment to ensure a blend of new and older homes within the context of the developed neighborhood and zone character. Current bulk standards permit 25% lot coverage that translates to a potential of home well in excess of 7,000 sq. ft. in single family districts (R-1 & R-2).

CIRCULATION PLAN ELEMENT

The transportation system in New Providence, unlike many mature suburban communities, encompasses a diverse range of transportation modes serving residents, employees and business locations. It is highly desirable to maximize use of all available modes of transportation without over-dependence on the automobile.

The Circulation Plan Element shows the location of rail stations and route classifications. The objectives of this plan element are:

Maintenance of the efficiency of the Borough circulation system:

- ◆ Limit non-local and/or non-residential traffic to major streets.
- ◆ The pattern of streets developed over time serves the Borough effectively. Major changes to the street system would disrupt the character of the Borough and could potentially lead to future hazards of high-speed traffic and intensive congestion.
- ◆ The proposed classifications of streets in the Borough are shown on the Circulation Plan Map. These are:
 1. Primary Streets which connect New Providence and adjacent municipalities (60-66' right-of-way, 40-46' pavement width);
 2. Secondary Streets which collect traffic moving between Primary and Local Streets (50-60' right-of-way, 36-40' pavement width);
 3. Local streets that provide access to individual properties but do not serve through traffic (50' right-of-way, 30' pavement width).

Primary streets are both municipal and county roadways with a county route designation (three digit number) being applied to Union Avenue, a municipal street. The street classification as designed by the Union County Division of Engineering is as follows:

Union County Roadways

Diamond Hill Road	Minor Arterial Roadway
Mountain Avenue	Minor Arterial Roadway
Passaic Street	Minor Arterial Roadway
Springfield Avenue	Minor Arterial Roadway
South Street	Minor Arterial Roadway

Municipal Streets

Central Avenue (Maple Street to Passaic River)	Urban Collector Roadway
Division Avenue	Urban Collector Roadway
Glenside Avenue	Urban Collector Roadway
Maple Street	Urban Collector Roadway
Union Avenue	Urban Collector Roadway

- ◆ Continue to participate in regional highway planning efforts.
- ◆ Consider traffic calming techniques for residential streets particularly those that serve as by-pass routes during peak traffic periods.
- ◆ Continue upgrading of railroad crossings, streets and intersections.
- ◆ No widenings are proposed. Such an action would have substantial adverse impact upon adjacent properties and neighborhoods.
- ◆ Springfield Avenue-Union Avenue: Operational improvements including traffic signalization should be considered.
- ◆ Continue to expand and/or enhance system incorporating the needs of pedestrians and bicyclists as opportunities arise.

CIRCULATION PLAN
TO BE PROVIDED
UNDER SEPARATE COVER

CURRENTLY COORDINATING WITH
UNION COUNTY ENGINEERING DEPARTMENT

Click on link below for map

[HTTP://WWW.NEWPROV.ORG/PDFLIBRARY/MASTERPLANMAPS3.PDF](http://www.newprov.org/pdflibrary/masterplanmaps3.pdf)

UTILITY SERVICE PLAN ELEMENT

Utility services for New Providence are provided throughout most of the Borough. The basic systems have been in place for decades. The principal issue of service will be maintenance and repairs due to age.

Cable television, electric, gas, telephone and water are supplied by private companies. While no known service failures exist these companies are continually making improvements to both replace their respective aging infrastructures and/or increase system capacities. Sanitary sewer service and either the transmission and/or treatment of sewage is/are provided by the Borough. Solid waste and recycling services are also provided by the Borough through contracts with private companies.

COMMUNITY FACILITIES PLAN ELEMENT

The Community Facilities Plan Element shows the location of schools, public buildings, and other related facilities. No major proposals for expansion of community facilities are immediate.

Also shown are potential sites of historical significance. This designation is based upon a dated survey. Further research is needed to determine which buildings remain and continue to contribute to a historical prospective.

There are no proposals to relocate community facilities. The Borough does plan to expand its Library at the current site.

The preservation of historic resources in the Borough and retention of the historical character of sites and areas is a vital component of this plan.

The historical heritage of New Providence is an important part of the community's character. Information on historical sites and their significance is dated. The Community Facilities Plan Map indicates a number of historical sites located in New Providence. These range from the solidly residential pattern of old houses along Springfield Avenue, to the innovative treatment and refurbishment of buildings in Historic Murray Hill Square. Updating of this inventory is recommended. It is further recommended that the Borough actively maintain its policies of encouraging new development to compliment historic sites. Areas adjacent to significant historical resources should be compatible by scale and architectural style in order to maintain the sense and integrity of the sites.

RECREATION PLAN ELEMENT

The Borough possesses a variety of facilities serving the recreational needs of its residents. Efforts should continue to tie together major facilities into a comprehensive system of park and conservation areas. Many sites are located along publicly owned stream corridors. These green links do provide a potential for a bicycle and pathway system providing recreational opportunities in themselves as well as providing neighborhood access to major recreational sites.

The Recreational Plan Element shows the location of public sites. This plan shows all publicly owned land (Borough, County and Board of Education). The plan does not specifically target any specific property for acquisition. This plan does however, reaffirm a long-standing objective to acquire access along stream corridors to create green links discussed above.

New Providence should continue planning and coordination liaison with Summit and Berkeley Heights for combined facilities.

A major objective of the Recreation Plan is to maintain existing sites through a scheduled improvement plan. Of equal importance, this plan recommends the Borough should take every opportunity to expand the open space/recreation inventory when opportunities arise and within its fiscal capabilities.

Continuation of the long-range program of capital improvements is recommended for recreation facilities in the Borough. These consist of four types:

1. **New Park Areas:** No specific park expansion plan is offered. Continued monitoring of facilities and consultation with Boards and Commissions is recommended. Further and as stated above, the Borough within its fiscal capabilities should take every opportunity to expand its open space/recreation inventory.
2. **Existing Park Areas:** The Borough is finalizing its recreation and open space inventory in consultation with NJDEP. The attached plan shows designation of each site.
3. The proposed green links system described herein would have a major recreational function connecting major park areas and school sites. The green links should be designed to accommodate leisure walkers, joggers and bicyclists.
4. Recreation facilities at all schools serve an important function as neighborhood community recreation areas. Upgrading of playfields should continue, along with replacement of equipment.

RECREATION AND OPEN SPACE INVENTORY MAP

PREPARED BY BOROUGH ENGINEERING DEPARTMENT

TO BE PROVIDED – SUBJECT TO
NJDEP FINAL APPROVAL

Click on link below for map

[HTTP://WWW.NEWPROV.ORG/PDFLIBRARY/MASTERPLANMAPS4.PDF](http://www.newprov.org/pdflibrary/masterplanmaps4.pdf)

CONSERVATION PLAN ELEMENT

The tree lined streets, wooded back yards and wooded stream corridors of the Borough are major elements of the community's character. Tree preservation and tree removal standards and regulations exist and are judiciously enforced.

POLICY STATEMENT ON PLAN RELATIONSHIPS

The New Jersey Municipal Land Use Law requires that the Master Plan include a specific policy statement indicating the relationship of proposed development, as presented in the Master Plan, to the Master Plans of contiguous municipalities and the Master Plan of Union County and the Development and Redevelopment Plan of the State of New Jersey.

Master Plans of Adjacent Municipalities

The Plan Elements of the Master Plan for New Providence are generally consistent with the Master Plans of the three adjacent municipalities. The general level of intensity and the specific land use types proposed are similar to and/or compatible with proposed use in the Township of Berkeley Heights, Chatham and the City of Summit. In those limited instances of disparity, lands are developed and impacts, if any, are manageable.

Master Plan for Union County and the Development and Redevelopment Plan of the State of New Jersey

The Plan Elements of the Master Plan for New Providence have been prepared in consideration with the Land Use Plan for Union County and the Development and Redevelopment Plan of the State of New Jersey. Proposed development patterns are generally compatible with the recommendations of the County and State plans for land use and intensities.

Recommendation of the Recreation and Conservation Plan Elements of the Master Plan of New Providence follow County and State proposals for reserving land along the Passaic River flood plain.

IMPLEMENTATION AND PLAN REVIEW

The Zoning Ordinance regulates land use development in the Borough. This ordinance is supplemented by Subdivision, Site Plan, Flood Plain and Drainage Control ordinances.

Additional studies or detailed plans are recommended in connection with the downtown and residential intensity. Subsequent studies refine policy recommendations that may be included as amendments to this Master Plan.

A Capital Improvements Program is a coordinated scheduling of capital projects, including construction, land acquisitions and major planning activities. Projects are scheduled for a five or six-year period and the program is revised annually by the Borough. The Capital Improvements program should be compared to the Master Plan and the Master Plan should be updated to reflect trends of capital spending.

Periodic Plan Review

Article II of the State Municipal Land Use Law states the following requirements for Master Plan Review:

“The governing body shall, at least every six years, provide for a general reexamination of its master plan and development regulations by the Planning Board which shall prepare a report on the finding of such reexamination, a copy of which shall be sent to the County Planning Board and the municipal clerks of each adjoining municipality. The six-year period shall commence with the adoption or termination of the last general reexamination of such plan and regulations. The first such reexamination shall be completed within six years after the effective date of this act.

Such report shall state:

- a. The major problems and objectives relating to land development in the municipality at the time of such adoption, last revision or reexamination, if any.
- 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 such plan or regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources and changes in State, County and municipal policies and objectives.
- d. The specific changes recommended for such plan or regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

Periodic review of the Master Plan is a statutory requirement and will assist the Borough in its continuing planning program. Because the technical data contained in the Background Analysis Report changes rapidly, the Borough should update this information frequently to identify short-term trends and/or implications for Master Plan proposals. A three year cycle of updating background data is recommended, which then may be coordinated with the six year reexamination of the content of the Master Plan.