

A faded, grayscale illustration of a city street scene. The image shows a street with several cars parked and driving. Buildings line the street, with a prominent one on the right having a sign that says "LEAVE TEMPTATIONS" and "712". The overall scene is rendered in a light, almost ethereal style, serving as a background for the text.

BOONTON MASTER PLAN- PLANNING BOARD DISCUSSION

JULY 11, 2018

WHAT IS A MASTER PLAN

A Master Plan provides a long-range vision for the built environment of a community.

Elements include: Land Use, Circulation, Economic Development, Parks and Open Space, Historic Preservation, and Community Facilities

Elements identify:

- Suitable locations for commercial, housing and mixed-use development;
- Locations where the Town should increase or maintain density, use redevelopment, or intervene in other ways;
- Opportunities to extend and/or improve open space, recreational areas, and civic facilities;
- Strategies from increasing economic development;
- Assessment of environmental, historic and cultural resources that need conservation; and
- Strategies for improving transportation facilities infrastructure and services.

SCHEDULE

- **Kickoff – September 2017**
- **Community Event – Boonton Day 2017!**
- **Public Meeting #1 – November 1, 2017**
- **Draft Master Plan provided – June 25, 2018**
- **Public Meeting #2 – tonight July 11, 2018**
- **Planning Board Public Hearing for Adoption – July 31, 2018**

COMMUNITY ENGAGEMENT

- **Boonton Day**
- **Public Meetings**
 - November 1, 2017
 - Tonight
- **Online Engagement**
 - Survey (361 responses)
 - Website and Social Media
- **Stakeholder Meetings**
- **Board of Aldermen & Planning Board Presentations**
- **Meetings with other Committees**



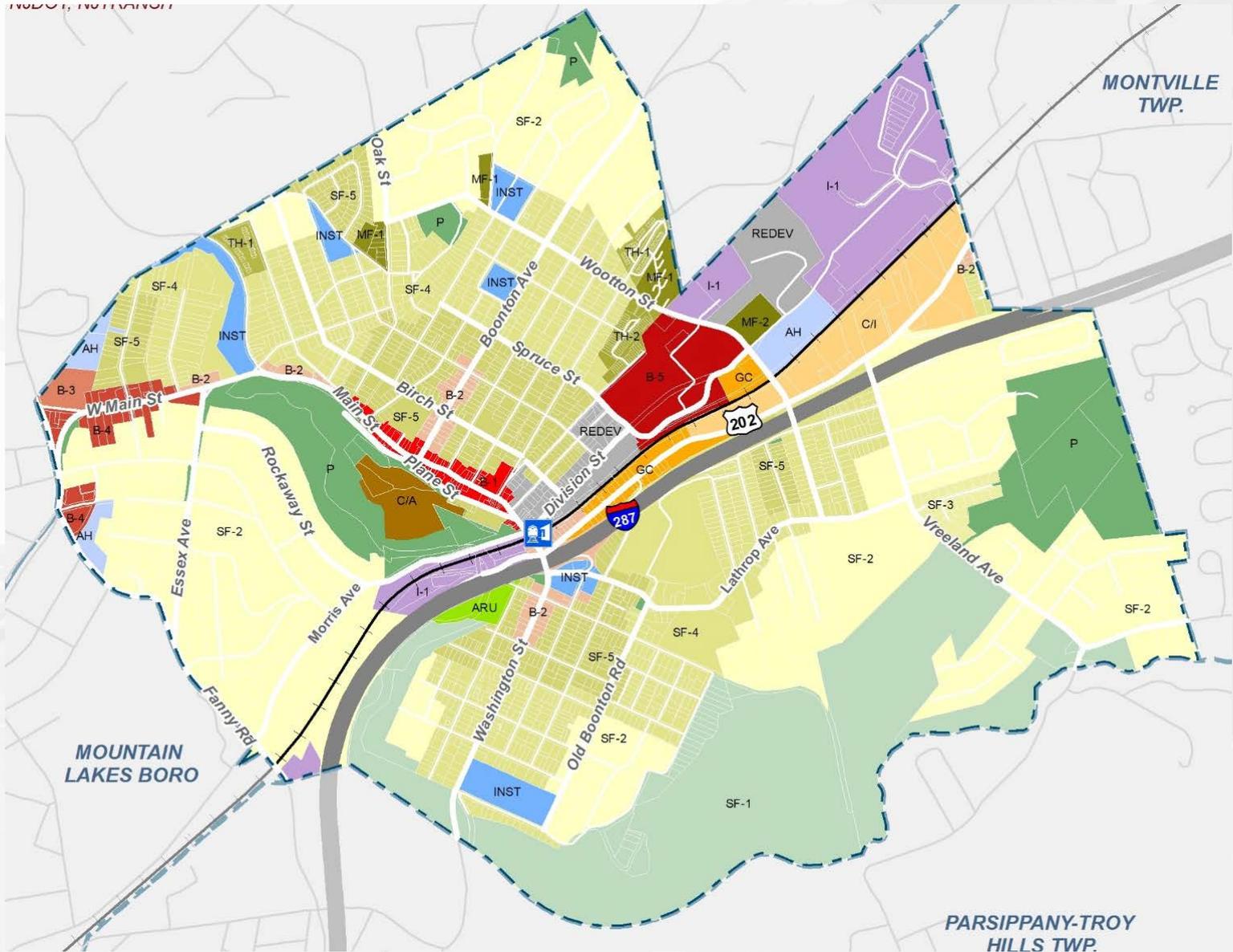
MAJOR THEMES

- **Boonton as a Destination**
 - Enhance Main Street as a place to visit and shop, and revitalize other commercial areas of Town (Myrtle, Division)
- **Recognize and Celebrate Boonton's History**
 - Through existing and potential sites/districts and future development
- **Future Development Vision**
 - Redevelopment and reutilization of places like the Hollow and Division Street
- **Quality of Life**
 - Access to parks & natural resources, safe travel, Town services
- **Character of Community**
 - Protect and maintain and restore appeal of neighborhoods

LAND USE ACTIONS

- **Change nomenclature for zone titles to clarify zone intent**
 - i.e. R-1D to SF-1
- **Reduce minimum lot sizes in R-3A(SF-5) from 6,250 sq. ft. to 4,000 sq. ft. to reflect development pattern**
- **Remove two-family homes as a permitted use in the 3-3A zone and make a conditional use**
- **Permit residential units on upper floors on main street**
- **Convert RH residential high density Zone to a craftsman/artisan district (C/A)**
- **New institutional zone (INST)**
- **New redevelopment zones**

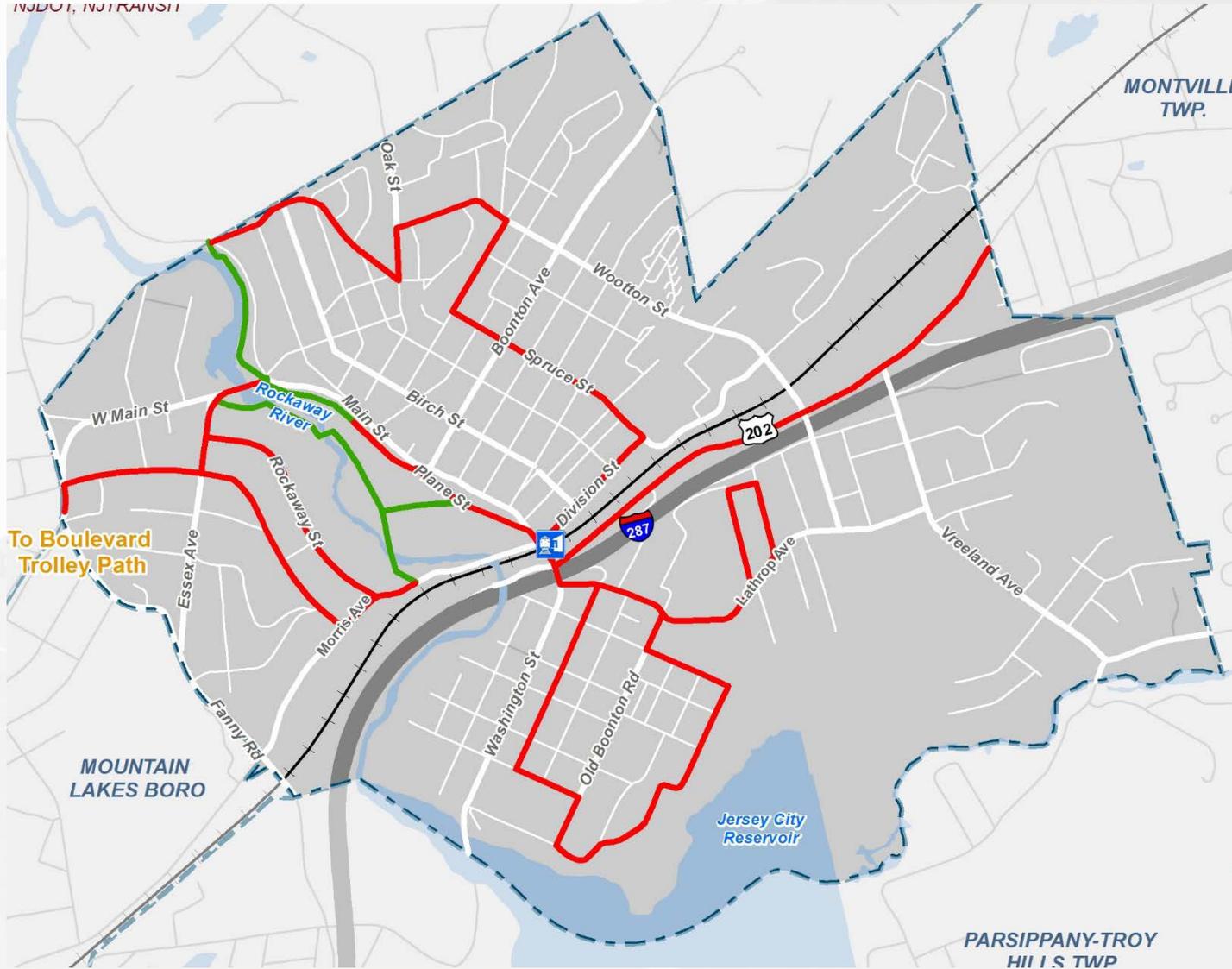
FUTURE LAND USE MAP



CIRCULATION ACTIONS

- **Use tap grant funding to focus on making main street safer/enjoyable to walk**
- **Expand downtown parking with shared parking & strategic acquisitions**
- **Implement complete streets improvements to encourage bicycling and walking**
- **Make intersection improvements at key locations to improve safety and operations**
- **Neighborhood traffic calming**
- **Advance recommendations from NJTPA transit village feasibility study**

BIKE ROUTES MAP



ECONOMIC DEVELOPMENT ACTIONS

- **Establish a business improvement district for main street**
- **Market & attract key retail/service establishments where there is retail leakage**
 - Home furnishings/furniture stores
 - Clothing stores
 - Drinking establishments
- **Enhance main street district with amenities such as public art, street furniture, etc.**
- **Market available commercial space through Boonton Main Street website**
- **Other action items focus on:**
 - Enhancing the Town's infrastructure and buildable land supply,
 - Developing and retaining businesses,
 - Attracting businesses,
 - Training and educating the workforce, and
 - Quality of life.

PARKS & OPEN SPACE ACTIONS

- **Conduct public referendum to establish an Open Space Trust Fund**
- **Establish a new system of walking/hiking trails**
- **Enhance current parks and create new ones**
- **Advance the Morris Canal Greenway through the Town**
- **Improve Santaland to become multi-season park with access to the Rockaway River**
- **Explore locations for community garden and dog parks**
- **Pursue grants to fund open space acquisitions/improvements**

PROPOSED TRAILS MAP

Map 8:
Proposed Trails Map



Data Sources: Morris County GIS, NJGIN, NJDOT, NJTRANSIT, 2017 Tax Assessment Data



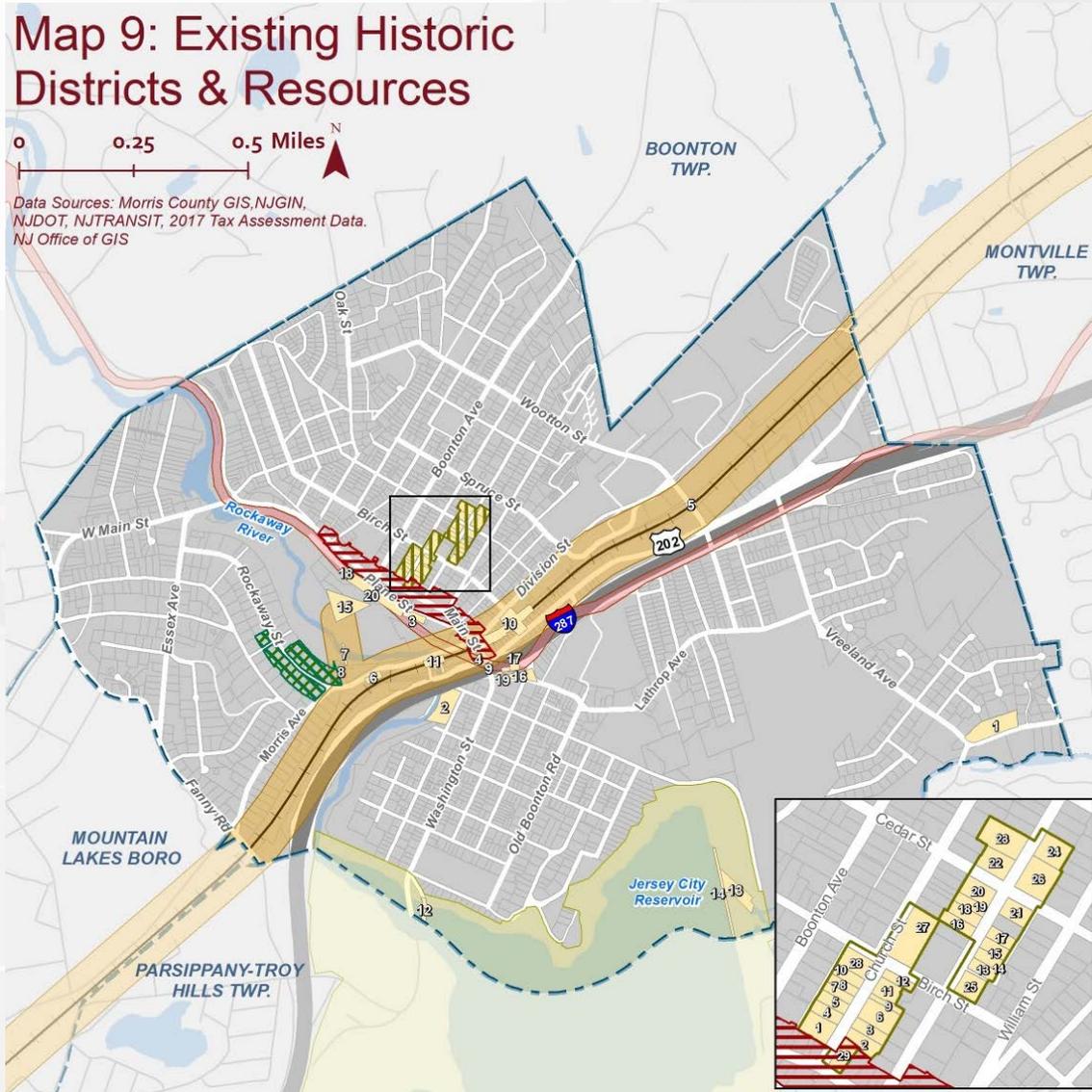
Park & Open Space Resources

- | | | | | |
|-------------------|---------------------------|---------------------------------|-----------------------|------------|
| Recreation Center | Town Parks | Open Space | School Fields | Cemeteries |
| 1 Pocket Park | 7 Washington Street Park | Fireman's Trail | Reservoir Trail | |
| 2 Essex Reserve | 8 Mayor's Park | Grace Lord Park Connector | Rockaway River Trail | |
| 3 Grace Lord Park | 9 Kanouse Pocket Park | Ironworks Trail | Sheep Hill Trails | |
| 4 Canalside Park | 10 Veterans Memorial Park | Morris Canal Greenway (primary) | Veteran's Park Trails | |
| 5 Pepe Field | | Railroad Connector Trail | | |
| 6 Sheep Hill Park | | | | |

HISTORIC PRESERVATION ACTIONS

- **Pursue designation of Historic District designations at the state and national level**
 - Main Street
 - Rockaway Street
 - The Flats
- **Expand Historic Preservation Commission responsibilities and review abilities**
- **Update the existing Design Guidebook for Main Street to include additional regulations for façade improvements**
- **Promote Adaptive Re-Use of historical significant buildings in Town**
- **Expand the number of locally designated Historic properties**
- **Identify funding for activities to promote historic preservation**

HISTORIC PROPERTIES/ DISTRICTS



COMMUNITY FACILITIES ACTIONS

- **Consolidate space at the DPW Yard/Recycling Center and explore opportunities for relocation**
- **Make improvements to modernize and/or relocate Town Hall**
- **Continue to expand shared services with other municipalities**
- **Pursue grants to improve existing services and develop new safety initiatives**

THANK YOU

- **Visit the Webpage**

- <https://www.boonton.org/422/Master-Plan-2018>

- **Email**

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