

# Plans, Master Plans and Amendments

## Report to the Board September 8, 2022, through October 10, 2022

<b>Municipality</b>	<b>Borough of Lincoln Park</b>
<b>Document</b>	2022 Master Plan Reexamination Report
<b>Public Hearing</b>	<b>October 20, 2022</b>
<b>Summary</b>	Reexamination in accordance with MLUL 40:55D-89

- Lincoln Park adopted its last comprehensive master plan in 1983, with an update adopted in 1991. Its last Reexamination Report was adopted in 2012. The 2022 Reexamination Report (Report) reflects notable changes that have occurred since 2012.
- The Report identifies the extent to which previously identified problems and objectives have been reduced or met. Numerous issues are highlighted, including various downtown improvement plans, significant redevelopment efforts, the adoption of an environmental constraints ordinance, actions to mitigate flooding and roadway and intersection improvements.
- The Report highlights changes in the assumptions, policies, and objectives, such as demographic changes, the designation of various redevelopment areas, the adoption of Morris County land use, circulation and hazard mitigation plans, amendments to the Local Redevelopment and Housing Law and amendments to the Municipal Land Use Law and NJDEP stormwater rules.
- Recommended master plan and development regulation changes include, but are not limited to:
  - Creating a master plan supplement to address updated floodplain mapping, current population expectations, and public school capacities.
  - The addition of new objectives addressing such items as the need to protect the existing character of residential neighborhoods, maintaining a variety of housing choices while recognizing that the community is largely built out, working with surrounding communities to address flooding issues, encouraging complete streets policies, and incorporating pedestrian/bicycle friendly design in redevelopment projects near the train station.
  - Recommendations requiring affordable housing as part of new housing development, monitoring flood prevention and mitigation strategies, the evaluation of issues related to sustainability and storm resilience, and the enhancement the Borough’s economic base.
  - Recommendations related to development regulations include items such as evaluation of permitted lot and building coverage in residential zones, evaluation of the suitability of the 560-acre Industrial zone adjacent to Beaver Brook Road, evaluation of existing parking requirements, and the update of definitions and sign requirements.
- The Report cites the need to create a new Downtown Rehabilitation/Redevelopment Plan to encourage redevelopment at a small-town scale (three stories or less) and notes various issues to be addressed within this plan.
- The Report finds the B-1 and B-2 zones appropriate for the installation of public electric vehicle infrastructure and recommends that such infrastructure be included in future redevelopment plans.

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<b>Municipality</b>	<b>Borough Lincoln Park</b>
<b>Document</b>	Open Space and Recreation Plan Update
<b>Public Hearing</b>	<b>October 20, 2022</b>
<b>Summary</b>	Open Space and Recreation Plan Update prepared by the Land Conservancy of N.J.

- The Lincoln Park Open Space and Recreation Plan (Plan) provides a detailed update to the 2012 Open Space and Recreation Plan. In all, the plan identifies 1,681 acres of permanently preserved land in the Borough, making up 38% of the municipality. Of this, 62% is protected by the State of New Jersey and 22% is owned by the Borough. Other lands in the inventory include county and privately held wetlands, federal lands, and preserved farmland. The Plan updates program goals and includes new mapping that identifies all permanently preserved lands in the Borough.
- The Plan identifies benefits of open space preservation in the Borough, identifies goals that include: protecting undeveloped land, mitigating flood risk, adopting a regional approach to open space preservation, providing recreational facilities and expanding equitable access and public safety. The history of the open space program is outlined and county and state funding for open space purchases are discussed. The Plan reports on municipal parks and playgrounds, public and private recreation, state open space, historic and cultural resources. Recent flood buyouts purchased with the assistance of Morris County, the NJDEP and the Federal Emergency Management Agency (FEMA) are identified, as are the Morris Canal Greenway trail and proposed extension.
- Four main priority areas for preservation are identified and include: mitigation of flood impacts, trails, recreation/healthy living and farmland preservation. Plan recommendations include updating the Borough Recreation and Open Space Inventory (ROSI), identifying and evaluating opportunities for additional flood buyout in partnership with the county, state and federal government, the construction of new trails and park improvements. Long term goals include transforming formerly flooded residential properties into treed green spaces, securing permanent ownership of wetland mitigation sites and formalizing the management of Bog & Vly Meadows.
- The Plan includes an appendix identifying all municipally preserved lands (current ROSI), preserved county, state and federal lands, preserved and unpreserved farmland, wetland mitigation lands, public lands, public schools, religious and charitable lands, private recreation and all vacant properties. The appendix also identifies all residential properties greater than one acre in size and all commercial/industrial properties greater than five acres in size. Maps illustrating preserved and public lands, flood buyout properties and farms eligible for preservation are included. Specific properties targeted for future preservation are not identified.