



**REEXAMINATION OF THE MASTER PLAN
AND
LAND DEVELOPMENT ORDINANCE**

for

**BOROUGH OF MANVILLE
Somerset County, New Jersey
VCEA #2451.002**

DRAFT

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Prepared By:

**Angela Knowles, PP/AICP, LEED-AP
Board Planner**

**Van Cleef Engineering Associates
755 Memorial Drive
Suite 110
Phillipsburg, New Jersey 08865**

A handwritten signature in blue ink, appearing to read "Angela Knowles", is positioned above a horizontal line.

Angela Knowles, NJPP Lic. #6125

2019
BOROUGH OF MANVILLE
LAND USE BOARD

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CONSULTANT

VAN CLEEF ENGINEERING ASSOCIATES

755 MEMORIAL PARKWAY
SUITE 110
PHILLIPSBURG, NJ 08865

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I. INTRODUCTION

A. OVERVIEW

The Municipal Land Use Law (MLUL) requires every municipality in New Jersey that has adopted a Master Plan and land development regulations to periodically review and revise, if necessary, those documents every ten years (N.J.S.A. 40:55D-89). The last Manville Borough Master Plan Update was adopted September 5, 2006 in the form of a Reexamination Report.

The purpose of this report is to present a comprehensive overview of the Borough's changes in land use policy since the 2006 Master Plan Reexamination Report and 1994 Master Plan were adopted. In addition to these documents, the findings and recommendations contained in this report are based on the review of the following:

- Somerset County's Supporting Priority Investment in Somerset County Phase III Study, prepared by the Somerset County Planning Division and finalized in June 2017 – Manville Town Center Chapter
- Housing Element and Fair Share Plan, prepared by Kyle Planning & Design and dated June 10, 2010;
- South Main Street Parking and Pedestrian Plan, prepared by School DePalma, Inc. and dated December 2003;
- Revitalization Implementation Plan, prepared by Schoor DePalma, Inc. and dated December 2003;
- Strategic Plan for the Manville Main Street Business Improvement District, prepared by Schoor DePalma and dated June 2003;
- Land Development Ordinance – Draft, prepared by Schoor DePalma, Inc. and dated May 15, 2003;
- Reexamination of the Master Plan and Land Development Ordinance, prepared by Schoor DePalma, Inc. and dated January 7, 2003;
- Revitalization Strategy for Manville, prepared by Brown & Keener Urban Design and dated January 2001;
- Master Plan Background Studies and Master Plan Elements prepared by John E. Leoncavallo, PP and dated August 24, 1994.

This 2019 Reexamination Report represents the Borough's continuing effort to ensure that the planning policies and land use goals and objectives remain current and represent the issues affecting Manville Borough. This Reexamination Report reaffirms the existing goals and policy statements in the 2006 reexamination report, and provides a more comprehensive review of the 1994 Master Plan. This Reexamination Report offers additional statements regarding the Borough's future growth and development, and recommends modifications to the Borough Land Use Plan and zoning ordinance regulations.

The Planning Board must adopt, by resolution, a report on the findings of this reexamination, and submit a copy of the adopted report and resolution to the Somerset County Planning Board, and the

municipal clerks of the Townships of Bridgewater, Franklin, and Hillsborough, and the Borough of Somerville.

B. REQUIREMENTS OF PLANNING

The MLUL requires a reexamination report to address five issues relating to the growth and development of the Borough, including (N.J.S.A. 40:55D-89):

- a. The major problems and objectives relating to land development in the Municipality at the time of such adoption, last revision or re- examination, 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, energy conservation, and changes in State, County and Municipal policies and objectives;*
- d. The specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared; and,*
- e. The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the Local Redevelopment and Housing Law, P.L. 1992, c. 79 (N.J.S.A. 40A:12 A-1 et al.) into the land use plan element of the municipal Master Plan, and recommended changes if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.*

The MLUL establishes the legal requirement and criteria for the preparation of a Master Plan and Reexamination Report. The Planning Board is responsible for the preparation of the Master Plan and its reexamination. These documents may be adopted or amended by the Board only after a public hearing. The Board is required to prepare a review of the plan at least once every ten years.

The MLUL identifies the required contents of a Master Plan and Reexamination Report, which have been outlined in this section. Master Plans must include a statement of goals, objectives, and policies upon which the proposals for the physical, economic and social development of the municipality are based. The Plan must include a land use element which takes into account physical features, identifies the existing and proposed location, extent and intensity of development for residential and non-residential purposes, and states the relationship of the plan to any proposed zone plan and zoning ordinance. Municipalities are also required to prepare a housing plan and recycling plan. Other optional elements that may be incorporated into a comprehensive Master Plan include, but are not limited to, circulation, recreation, community facilities, historic preservation and similar elements.

The Master Plan gives the community the legal basis to control development in the municipality. This is accomplished through the adoption of development ordinances designed to implement the Master Plan recommendations.

C. PREVIOUS MASTER PLAN EFFORTS UNDERTAKEN BY THE BOROUGH

The Borough adopted its most recent comprehensive Master Plan in 1994 which included Policies, Goals, and Objectives; a Land Use Plan element; a Housing Plan; a Traffic Circulation Plan; an Economic Plan; a Recycling Plan; a Recreation, Conservation and Open Space element; and a Community Facilities element. There have been two subsequent Reexamination Reports adopted in 2003 and 2006, and while a Master Plan document is only required to be re-examined every 10 years by current statute, it is recommended that if possible, the Borough plan to review this report in approximately five-year intervals so the document represents contemporary needs.

In 2009 the Borough petitioned for Center Designation through the State Plan Endorsement process. The Borough's Center Designation was approved and is now up for recertification. During that process the Borough developed a Vision Statement intended to represent the Borough's vision for the community through the year 2030. Two public workshops were held to solicit ideas for the 2030 Vision Statement. The summary report from those workshops indicates that it *became evident during those workshops that "visioning" was nothing new to Manville. In fact, since the adoption of the Borough's 1994 Master Plan, Manville had conducted or participated in no less than 10 plans and studies – all occurring between 2000 and 2006.* And all of those plans had been consistent in their support for the vision first set out in the 1994 Master Plan:

- ❖ Preserve safe, neighborly, small town atmosphere
- ❖ Ensure easy walk to schools, shops, community facilities
- ❖ Provide adequate parking
- ❖ Preserve aesthetics
- ❖ Mitigate flooding

II. HISTORICAL BACKGROUND

The Borough of Manville is situated on the banks of the Raritan and Millstone Rivers and encompasses an area that is approximately 2.5 square miles (Figure 1). The Borough is home to historic sites where skirmishes were fought during the American Revolution and where large industries, like Johns Manville, were located because of its proximity to rail, roads, rivers, and New York City. At that time, Manville was still a part of Hillsborough Township and was home to only 190 residents. When Johns-Manville moved into town in 1912 workers were hired from surrounding communities and Manville's population quickly began to grow. In 1929 the Borough of Manville seceded from Hillsborough and elected its first mayor.

Since then, Manville has gone through a series of iterations where, in the 1950s and 1960s, business at the factory was booming and the Main Street was bustling. The 1970s and 1980s saw the realization that production at the factory was having major health impacts on its workers, and their families. Ultimately, the factory shut down in 1985 and was demolished some years later, leaving a large area of vacant land for redevelopment. In the 2000's, an auto-auction, multi-plex cinema, and a big box strip mall took the place of the factory and, combined with the opening of the Bridgewater Commons mall in the 1990s, Main Street struggled to keep up with the competition.

Elsewhere in town, properties were frequently subjected to flooding. Hurricane Floyd in 1999 dropped 10-12 inches of rain on the town and forced the two converging rivers over their banks. In the 20 years since Floyd, Manville has been through a nor'easter in April 2007, snowmelt flooding in March 2010, Hurricane Irene in August 2011 and Hurricane Sandy in October 2012. Each storm causing more homes to be removed from the tax rolls. The Borough participated in the NJ DEP's Blue Acres buyout program where homes that experience repeat flooding were prioritized for removal and the program bought them out. This program was mostly utilized in the Lost Valley section of the town, but also along Dukes Parkway. Figure 2 identifies the Borough's current Land Use categories.

Also in the 2000's the Borough achieved "Center Designation" through the NJ Department of Community Affairs' Plan Endorsement program. The designation sought to provide technical assistance from the state and priority status for funding of planning and implementation of revitalization programs. The designation is set to expire in 2020 and the Borough has decided to renew the designation. The preparation of this Reexamination Report and recommendations for changes to the Master Plan and Land Development Ordinance is in concert with the goals and objectives of the State's program.

In the 2010s, the Borough has had a revived sense of community with the creation of an Arts Council, a Green Team, many community events at the Library and schools, and a Bronze Certification from the statewide non-profit, Sustainable Jersey.

III. MASTER PLAN GOALS, OBJECTIVES, AND POLICY STATEMENTS

The Municipal Land Use Law requires that all municipal Master Plans set forth a statement of objectives, principles, assumptions, policies and standards upon which the Master Plan recommendations are based. In the 2003 and 2006 Reexamination Reports, the 1994 Goals Policies and Objectives were restated as continuing to represent the vision for the Borough.

A. MANVILLE'S VISION STATEMENT

In 2009 the Borough conducted a process to establish a Vision Statement that was reflective of the land uses and conditions of the Borough at the time. For instance, a recommendation was made to "continue expanding the Johns Manville site" which has since been redeveloped as an auto auction, multi-plex cinema, and big box shopping mall. As the Borough prepares to revitalize Main Street and redevelop important properties in and around Main Street this vision will be a guiding statement as town strives to reach its goal. Therefore, that Vision Statement is herein distilled down to the important factors that were prevalent in the 2009 Vision Statement and that are still relevant in 2019.

This updated Vision Statement provides the basis for this Reexamination Report and for any recommendations made herein to revise and/or update the existing plan elements of the Master Plan or the Land Development Ordinance:

Manville Borough is a thriving, diverse community that provides a safe and healthy place to live for all residents by valuing the natural environment as well as a sustainable, broad-based economy that serves the needs of the community. The future development of Manville will:

- *Lower municipal costs and taxes by maximizing existing infrastructure*
- *Preserve open space*
- *Provide a thriving Main Street*
- *Offer better access to destinations and less traffic congestion*
- *Utilize smart growth principles such as neighborhood livability*
- *Be proactive in planning for resiliency and environmental sustainability*

B. GOALS AND OBJECTIVES

The Vision Statement is further refined by the following goals and objectives, which have also been updated to reflect current conditions in the Borough.

1. Preserve existing residential neighborhoods.

Objectives

- Continually evaluate and amend the zoning ordinance, as needed, to ensure appropriate uses are located within each zone.
- Provide adequate buffers between incompatible residential and commercial uses.
- Encourage traditional neighborhood elements such as sidewalks, alleys, front porches, public spaces, green spaces, and street trees that support pedestrian activity, human interaction, and public safety.
- Integrate a variety of public and private green space including parks, greenways and trails that can frame and define neighborhoods, meet recreation needs and link neighborhoods with nearby destinations such as schools and downtown areas.
- Protect and restore natural, cultural and historic amenities to strengthen neighborhood identity, restore environmental quality and foster a sense of neighborhood pride.
- Emphasize code enforcement to ensure proper maintenance of the existing housing stock.
- Integrate various types of residential development within neighborhoods to increase housing supply, consumer choice and affordable housing options, including senior, special needs and family housing.
- Provide guidance to ensure that expansions of existing small homes complement the neighborhood character.
- Emphasize street and sidewalk improvements.

2. Reinforce the small town character of the Borough.

Objectives

- Create a “Main Street” concept which will improve the physical and visual character of the business district, by providing for:
 - An appropriate and desirable mix of uses in the downtown;
 - Appropriate design standards for structures, roadways, sidewalks, facades, landscaping, and public spaces;
 - Sign control regulations to maintain a quaint, neighborhood aesthetic in the downtown; and

- Development regulations with respect to bulk and aesthetic items, to achieve desirable development.
- Preserve and expand green spaces and public plazas and, where possible, create a “town green” that evokes a community identity.
- Provide pedestrian and bicycle linkages between neighborhoods and to community facilities and Main Street.
- Locate new transit, education, recreation and other facilities within walking distance of established neighborhoods.

3. Encourage the preservation of the natural environment.

Objectives

- Maintain and whenever possible expand existing parks and open space.
- Preserve environmentally sensitive areas, particularly flood prone areas, through partnerships with county, state, federal, and non-profit agencies.
- Provide a diverse, interconnected system of preserved open space and a variety of recreational opportunities linked to neighborhoods with trails and greenways.

4. Maintain the existing business community and provide desirable new commercial development.

Objectives

- Create a strategy to revitalize the economy on Main Street:
 - Encourage design that enhances the physical appearance of structures in the business district;
 - Promote efforts to market the unique characteristics of the district;
 - Organize and build consensus among various business groups to improve and maintain their properties; and
 - Engage in economic restructuring to capitalize on the existing strengths of the business district while developing a specified niche market.
- Encourage adaptive reuse of existing structures and new commercial development on Main Street and in areas like the Brooks Boulevard and West Camplain Road business district. Development should emphasize quality architecture, shared access and parking, transit-friendly facilities, pedestrian circulation, appropriate intensification of buildings, and extensive landscaping especially in parking areas; and avoids blank or windowless walls, and oversized parking areas.
- Link North and South Main Street with design elements to provide a unified and cohesive business district.
- Encourage the redevelopment of the Rustic Mall site to complement and support Main Street businesses and its identity as a small downtown business district.
- Support Main Street businesses and new commercial development with appropriate parking regulations:
 - Manage downtown parking to ensure a realistic nexus between supply and demand.
 - Plan for and provide centralized shared parking facilities in commercial districts and make surplus and poorly placed parking lots available for development.

- Minimize the amount of land used for parking, improve its appearance and safety, and enhance connectivity among establishments by applying innovative parking design and management techniques.
- Provide structured parking whenever possible. Structured parking should be designed to provide architectural interest and be integrated into the principal structure in such a way as to be indistinguishable from surrounding buildings.

5. Plan for and implement the expansion and improvement of community facilities.

Objectives

- Establish and maintain a viable capital improvement program.
- Plan and provide for upgrades to the library, which is the main community meeting center for the Borough.
- Plan for and provide senior citizen and youth recreation facilities.
- Plan for and provide improvements to Borough parks and recreation facilities.
- Locate and plan new open space to be publicly accessible for people of all ages and abilities.
- Place community services in locations that are easily accessible using various transportation modes, including walking and transit.
- Help meet growing public facility needs by maximizing access to, and use of, community facilities such as schools, houses of worship and public gathering places.
- Encourage energy efficient community and building design, and the use of alternative energy technologies.

6. Plan for and implement the improvement of circulation elements.

Objectives

- Make Main Street more walkable between shops and from adjoining neighborhoods.
- Institute traffic calming measures in commercial districts such as speed humps, raised intersections, textured pavement, median islands, gateways, corner bulb-outs, and street narrowing.
- Develop plans for continued improvements to Borough roadways and bridges.
- Provide safe and efficient railroad crossings.
- Provide a comprehensive pedestrian and bicycle trail system to encourage walking and biking.
- Complete any missing links in the pedestrian circulation system.
- Plan for the potential reactivation of the NJ Transit West Trenton commuter rail line.
- Enhance public transit to mitigate traffic, improve access and increase transportation options.
- Direct regional through-traffic to major roadways and away from local roads in residential areas.

IV. MAJOR PROBLEMS AND OBJECTIVES RELATED TO DEVELOPMENT AT THE TIME OF ADOPTION OF THE LAST MASTER PLAN REEXAMINATION REPORT

A. MAJOR PROBLEMS IDENTIFIED IN THE PRIOR REEXAMINATION REPORT

A Reexamination Report shall address the major problems and objectives relating to land development in the Municipality at the time of such adoption, last revision or re-examination, if any.

The 2006 Reexamination Report mainly referenced the 2003 Reexamination Report's statement of Policies, Goals and Objectives as areas that should be addressed. It also indicated that the 2003 Reexamination Report made recommendations for revisions to Ordinance #706 regarding Townhouse provisions. The 2003 Reexamination Report found the ordinance to be inconsistent with Borough's Master Plan and that the ordinance could be interpreted in different ways. The result was suggested zoning ordinance amendments eliminating Townhouses within the S-100, S-75 and I Districts (Ord. #2003-979, adopted Jan 27, 2003). Figure 3 identifies the Borough's current Zoning Districts.

Since the adoption of the 2006 Reexamination Report, the Borough has continued a push toward revitalization of the Main Street yet no plans have been put in place to begin to realize the town's vision. The 2006 Reexamination Report indicated that the Johns Manville site was "scheduled for purchase by the County as open space." Instead it became an auto auction facility of many acres of impervious cover adjacent to the Millstone River and a big box shopping center with a Walmart and other discount stores and fast food restaurants. Understandably, this put a strain on Main Street shops and restaurants, and very likely exacerbated the flooding in these areas of town. The Borough, and Main Street, is now trying to rebound from these circumstances.

The 2006 Reexamination Report identified a number of problems in both the Master Plan and the Land Development Ordinance that needed to be addressed. The problems are identified below, with recommended changes listed in the following section.

MASTER PLAN

1. A decade ago there was a significant increase in school-aged children which caused an impact on the Borough's community facilities. It was recommended at the time that there should be coordination between the Board of Education (BOE) and the Borough, and that the BOE should report to the Planning Board their long range facilities plan and any plans for construction or expansion. School enrollment had been decreasing since 2006 due to a number of factors, one being the removal of many homes that were subject to repeat flooding. However, there now seems to be an uptick in enrollment and it's likely that very soon the Borough and Board of Education will need to consider the capacity of their facilities.
2. In an effort to improve pedestrian and bicycle safety throughout the Borough, Manville should develop a prioritized capital improvement program for new cross-walks, mid-block crossings, and pedestrian signage and ADA improvements, particularly in the Town Center and Mid-Main portions of South Main Street.
3. Prepare an Open Space and Recreation Plan (OSRP) to identify existing facilities, and establish recommendations for improvement.

4. Create a Bikeway and Pedestrian Plan, linking the downtown to community facilities, schools, residential areas, and parks. The plan should also provide for a network of connections between neighborhoods and community centers like the library, schools, parks and other recreational facilities.
5. Address COAH's Third Round obligation.
6. Seek Initial Plan Endorsement within three years of COAH petition.
7. Prepare a Natural Resources Inventory (NRI)
8. Improve railroad crossings for pedestrian safety and traffic flow, especially the underpass on 13th Street between Brooks Blvd and Camplain Road and the at-grade crossing at 13th Street.
9. Consider establishing quiet zone regulation in accordance with the Federal Railroad Administration, which would curtail the blowing of railroad whistles when trains enter railroad crossing, unless necessary for safety purposes.

LAND DEVELOPMENT ORDINANCE

10. Revisit the Borough's Land Development Ordinance to reflect updated definitions and purpose, changes in the Municipal Land Use Law and Residential Site Improvement Standards, administrative procedures and fees, flood hazard regulations, design standards, commercial district provisions, and conditional use requirements.
11. Continually review the LDO and Zoning Ordinance to ensure appropriate uses are located within each zone.

B. MAJOR OBJECTIVES IDENTIFIED IN THE PRIOR REEXAMINATION REPORT

The 2006 Reexamination Report identified a number of objectives related to the revitalization of the downtown after the loss of major industry in the Borough, a changing marketplace and negative impacts of Hurricane Floyd in 1999. Thirteen years later, the objectives to revitalize Main Street remain relevant due to the impact of nearby big box stores on Main Street businesses, the negative impacts of Hurricane Sandy in 2012, and on the opposite end of the spectrum, positive trends and support for economic development in communities with active Main Streets. The Borough has a solid start to advancing the goals and objectives of this plan (Section III.B.) and of past revitalization plans. The major objectives from past plans remain relevant today and are restated here:

OBJECTIVE #1

Maintain "Small Town" Character of the Borough

This policy remains valid and can be accomplished by developing a Capital Improvements Program; implementing Regulatory Changes in land use and zoning; developing a Business Marketing, Retention and Expansion program and by establishing a Business Improvement District for the Main Street.

OBJECTIVE #2

Improve pedestrian safety conditions and parking in "Town Center" and "Mid-Main" sections

Though some improvements have been made, this policy remains valid and additional areas should be considered. In the Town Center area parking is perceived to be limited due to barriers in actual lots and due to the speed of traffic which limits crossings and accessibility. In the Mid-Main area there are more offices and less retail so pressure on parking isn't as great. Parking can be improved through

zoning or development applications and a parking study is recommended. Other areas to be considered are the railroad crossings – the underpass on Main Street and the at-grade crossing on 13th Street. The underpass, despite attempts to alert truck drivers well in advance, over-height trucks continue to get stuck under the bridge, causing major traffic issues when this happens. At the 13th Street crossing, issues arise when a train slows or stops and causes traffic issues up to Main Street and sometimes even to Route 206. These are not small issues and would require structural changes to both crossings, however remedying them would improve pedestrian safety and traffic flow in those areas of town.

As part of a larger Circulation Plan, signage is recommended throughout town to direct the visitor to community assets as a form of Wayfinding. The Circulation plan should also incorporate a comprehensive Bikeway Plan, as well as Pedestrian Improvements in the Main Street business districts.

OBJECTIVE #3

Ensure Open Space Exists and Continues to Expand

With continued efforts to curb flooding and develop a comprehensive flood resiliency strategy, this policy remains valid. This can be accomplished by preparing an Open Space Plan for the town that would be informed by a Natural Resources Inventory. Figure 4 inventories the Borough existing recreation and open space parcels, and identifies additional parcels for the Borough to consider for acquisition or conservation.

OBJECTIVE #4

Continue to provide accurate and fair assessments of the tax base within the Borough.

Given the number of homes removed from the tax rolls by the Blue Acres Program, this policy remains valid. Through the Borough's efforts to revitalize the Main Street and to improve the areas where homes had been removed, the Borough will start to see new sources of revenue and ratables returning to the tax rolls. Although it may take some time, this should remain an objective of the Borough.

OBJECTIVE #5

Continue to provide the Borough's "fair share" of housing at affordable prices by requiring a set aside with every new development. This policy remains valid. Although Manville is a fairly "affordable" town, new townhouse development and main street revitalization efforts may start to change this. It is important the Borough continue to provide its fair share of affordable housing and this should be formalized in an update of the Housing Plan and Fair Share Plan.

OBJECTIVE #6

Continue to promote redevelopment of the former Rustic Mall site through redevelopment plans and a rehabilitation plan for the Main Street. This policy remains valid and will perhaps be the impetus for many revitalization projects to come. Figure 5 identifies the existing redevelopment areas as well as potential redevelopment and rehabilitation areas. The Borough has put much of their focus on the Rustic Mall site and the Main Street, however areas on South Street, Brooks Boulevard, and West Camplain Road could potentially meet the criteria for redevelopment or rehabilitation areas under the Local Redevelopment and Housing Law.

V. EXTENT TO WHICH SUCH PROBLEMS HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO THE LAST REEXAMINATION REPORT

1. School enrollment and Coordination with the Board of Education.
 - Data suggests that school enrollment in the Borough is increasing and capacity of the existing facilities may become an issue in the near future. As development and redevelopment occur within the Borough, a Needs Analysis for the educational facilities may be warranted to understand the potential need for new facilities.
2. Bicycle and Pedestrian Safety:
 - The Borough has participated in several pedestrian safety and driver-awareness campaigns on Main Street yet, according to “crash data” many problem areas still exist.
 - The Borough has received a \$5million grant to improve all of Main Street with a “Road Diet”. The project is currently in the design stages with construction to begin in 2021.
3. Open Space and Recreation Plan
 - The Borough does not have a comprehensive open space and recreation plan and therefore this recommendation remains relevant.
 - The Borough engaged with The Nature Conservancy to create a Community Asset Map that inventoried important cultural, social, and public resources, but did not provide recommendations for future acquisition as an OSRP would.
 - An adopted OSRP should identify strategic parcels for acquisition that would advance the goals of resiliency, public health and safety, and the Borough’s goals for acres of active and passive recreation by ensuring these areas remain as open space for generations to come.
4. Create a Bikeway and Pedestrian Plan, linking the downtown to community facilities, schools, residential areas, and parks.
 - The Borough does not have a comprehensive Bikeway and Pedestrian Plan and therefore this recommendation remains relevant.
 - In 2018 the Borough engaged with RideWise to conduct a Street Smart campaign to assess pedestrian and bicycle safety along Main Street.
 - Also in 2018, the Borough received a grant from the NJDOT to develop plans for a “road diet” on North Main Street from Dukes Parkway to the railroad bridge. The project is currently in the design phases.
 - With the development of the Lost Valley Nature Park, the Duke Farm Park now open to the public, and the Borough’s renewed interest in revitalizing Main Street, a Bike and Pedestrian Network plan should be created to link all of these places, as well as provide recommendations for safe passage.
5. Address COAH’s Third Round obligation.
 - The Borough’s Housing Plan was prepared by Jim Kyle, PP/AICP and adopted in 2010. At the time, the Borough qualified as an “inclusionary” municipality given the fact that 33.5% of its housing stock is attached, single-family or multi-family housing, meaning the Borough has already provided an “adequate mix” of housing options for low- and moderate-income families. At the time, the pending legislation would have required a 10% set-aside of low- and moderate-income units on all new construction projects.

- The 2010 Housing Plan outlined demographic data that would likely need to be updated to reflect 2019 conditions and it also outlined the Borough's housing obligations:
 - Rehabilitation Share for existing housing (70 units);
 - Total Project Growth Share from 2004-2018 (43 units);
 - the Actual Growth Share from 2004-2009 (11 units); and
 - the Remaining Growth Share 2010-2018 (32 units).
 - Given these factors, the Plan summarized the Borough's Total Fair Share Obligation as **113 Units**.
 - 43 of which are the Growth Share Obligation
 1. 11 of these units must be rentals; of which 6 units must be family rentals;
 2. 6 units must be for Very Low Income families
 3. 22 units must be Family Housing Units
 4. 11 units must be Age-Restricted
 - The Borough's Fair Share Plan, also outlined in the 2010 Plan, described a number of methods for meeting the affordable housing obligation, including:
 - participation in the Somerset County Community Development Housing Rehabilitation Program;
 - the implementation of an accessory apartment program; and
 - the adoption of a growth share ordinance requiring all future residential development to provide a set aside of low- and moderate-income housing.
 - Given this plan was adopted almost 10 years ago, uses now-outdated information, and makes recommendations for addressing an old obligation, it would be in the Borough's best interest to revisit this plan and their obligation, to understand their obligation going forward.
6. Seek Initial Plan Endorsement within three years of COAH petition.
 - The Borough received Center Designation through the Plan Endorsement process in 2009. Intended to last for ten years, the program stalled through the 2010's and has recently been revived. The Borough's designation was set to expire in 2019, but under the Permit Extension Act of 2008 (with amendments through 2016) the designation was granted an extension through to 2020.
 - The Borough has indicated they will renew this designation and continue to work with the State Business Action Center (Office of Planning Advocacy) to continue revitalizing the Main Street.
 7. Prepare a Natural Resources Inventory (NRI)
 - The Borough does not have a NRI and it is recommended that one be developed in order to have a better understanding of existing Natural Resources in town. This would be a good project to be led by the Green Team and funding is available through the Sustainable Jersey program.
 8. Improve railroad crossings, especially the crossing on 13th Street between Brooks Blvd and Camplain Road.

- The Borough should work with the County to resolve the issue at the bridge over Main Street, perhaps establishing another parameter for appropriately-sized trucks to be able to access the county road.
9. Consider establishing quiet zone regulation in accordance with the Federal Railroad Administration, which would curtail the blowing of railroad whistles when trains enter railroad crossing, unless necessary for safety purposes.
- The Borough has not established a Quiet Zone regulation for train whistles and this should continue to be pursued, especially where trains bypass residential neighborhoods.
10. Revisit the Borough's Land Development Ordinance to reflect updated definitions and purpose, changes in the Municipal Land Use Law and Residential Site Improvement Standards, administrative procedures and fees, flood hazard regulations, design standards, commercial district provisions, especially on Main Street, and conditional use requirements.
- The Borough is currently going through a process to digitize its ordinance and codify some of the outlying ordinances. As such, the Borough should be reviewing these ordinances simultaneously to ensure their relevancy with current conditions and the future development of the town.
11. Continually review the LDO and Zoning Ordinance to ensure appropriate uses are located within each zone.
- The Borough has amended the zoning ordinance in several cases where it was discovered that inappropriate uses were located within certain zones. For example, residential properties along Angle Ave. were located in the I-Industrial Zone. The Borough remedied the situation with an ordinance amendment so that the properties now conform to the zone accordingly. This type of review should be conducted in other areas of the Borough, especially where residential zones abut non-residential zones.

VI. 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 SPECIFIC PLANNING ISSUES AND GOVERNMENTAL POLICIES

A Reexamination Report shall describe the extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the Master 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, energy conservation, and changes in State, County and Municipal policies and objectives;

A. CHANGES AT THE LOCAL LEVEL

Population Growth

In Manville, the 2010 Census recorded a total population of 10,344 persons, with an estimated population of 10,436 in 2017¹. The 2010 population reflects an increase of 1 person since 2000 and an increase of 92 people from 2010 to 2017. Chart 1 and Table 1 illustrate the population growth curve, which shows a peak in total population recorded in 1970, a decrease in 1980 and then beginning to stabilize in 1990. It appears that the Borough's growth is in an upward trend while both the State and the County's populations are decreasing.

Figures 6 and 7 in Appendix A show the location of population density in the Borough between 2000 and 2010. While it has mainly stayed the same, there is indication that population moved away from the central business district and relocated closer to the municipal boundaries. It is also evident that population density, rather than relocating, decreased overall. This is particularly true in the central business district and near the Lost Valley neighborhood.

¹ Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

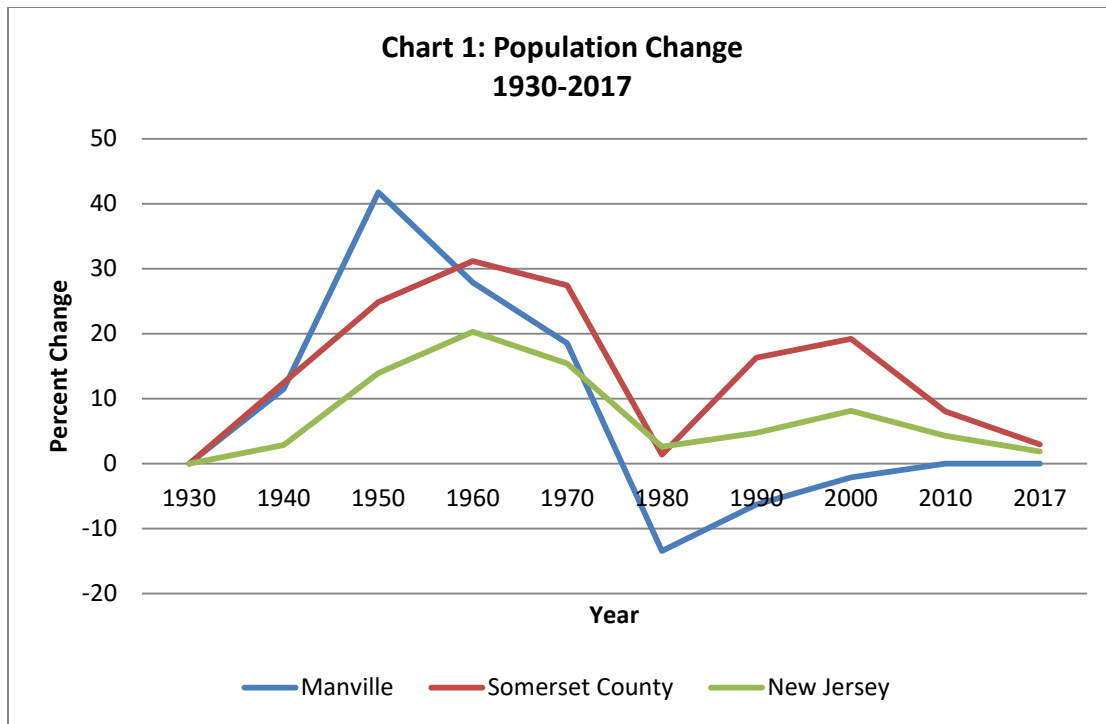


Table 1: Total Population (1930-2010)

Year	Manville Borough	% Change from previous year	Somerset County	% Change from previous year	New Jersey	% Change from previous year
1930	5,441	<no data>	65,132	<no data>	4,041,334	<no data>
1940	6,065	11.47	74,390	12.45	4,160,165	2.86
1950	8,597	41.75	99,052	24.90	4,835,329	13.96
1960	10,995	27.89	143,913	31.17	6,066,782	20.30
1970	13,029	18.5	198,372	27.45	7,171,112	15.40
1980	11,278	-13.44	201,129	1.37	7,365,011	2.63
1990	10,567	-6.3	240,279	16.29	7,730,188	4.72
2000	10,343	-2.12	297,490	19.23	8,414,350	8.13
2010	10,344	0.01	323,444	8.02	8,791,894	4.29
2017	10,436	0.01	333,316	2.96	8,960,161	1.88

Source: NJ.gov, New Jersey Resident Population by Municipality: 1930 – 1990

<https://www.state.nj.us/labor/lpa/census/2kpub/njsdcp3.pdf>

Age Distribution

During the ten years between 2000 and 2010, the Borough of Manville's median age was unchanged at 40 years old. It is observed that the 85+ age class saw the largest increase in percent change (+61.54%, resulting in N=231) from 2000 to 2010. It was also observed that the 65 to 74 age class had the largest decrease in percent change (-32.22%, resulting in N=650) from 2000 to 2010.

Table 2: Manville Age Groups and Median Age, 1990-2017²

Age	1990	2000	2010	2017*	% Change	% Change	% Change
					(1990-2000)	(2000-2010)	(2010-2017)
Under 5	631	516	667	635	-0.18	0.29	-0.05
5 to 9	580	611	573	710	0.05	-0.06	0.24
10 to 14	503	637	510	565	0.27	-0.20	0.11
15 to 19	536	587	583	586	0.10	-0.01	0.01
20 to 24	741	537	686	680	-0.28	0.28	-0.01
25 to 34	2,120	1,434	1,538	1,580	-0.32	0.07	0.03
35 to 44	1,422	1,869	1,420	1,149	0.31	-0.24	-0.19
45 to 54	1,081	1,348	1,689	1,434	0.25	0.25	-0.15
55 to 59	630	499	696	843	-0.21	0.39	0.21

² Source: U.S. Census Bureau, Profile of General Demographic Characteristics: 2000 & 2010; Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

60 to 64	653	479	510	369	-0.27	0.06	-0.28
65 to 74	1,176	959	650	762	-0.18	-0.32	0.17
75 to 84	444	724	591	564	0.63	-0.18	-0.05
85+	50	143	231	289	1.86	0.62	0.25
Median age	36	40	40	38.3			
Total Population	10,567	10,343	10,344				
*estimated							

Race & Ethnic Diversity

From 2000 to 2010 and again in 2010 to 2017, the Borough experienced a dramatic influx to its Black / African American community. In 2000, the Census Bureau recorded a population of 47 but ten years later in 2010, the population reached 106, a 125 percent increase (and a 354% increase from 2010-2017). Other groups have also seen an increase in population such as those of Hispanic Origin (from 559 to 2,083, a 273 percent increase), and those who identify as Two or more races (from 104 to 147, a 41 percent increase. This group later saw a 33 percent decrease from 2010 to 2017). The Asian community declined from 2000 to 2010 by 11 percent, but the saw an increase of 35 percent from 2010 to 2017.

The only other group that experienced a decrease was the White community at two percent and the Asian community at 11 percent. Even with the decrease in population, the White community still makes up 89 percent of the population composition (2017 estimates), with those of Hispanic Origin at the next highest prevalence, at 23 percent. Figure 7 illustrates these characteristics, all of which indicate the Borough is increasing its diversity among non-white communities.

Table 3: Race & Ethnicity, Manville Borough, 2010-2017^{3,4}

Race/ Ethnicity	2000	2010	2017	% of 2010 Population	% Change (2000-2010)	% of 2017 Population	% Change (2010-2017)
White	9,928	9,735	9,304	0.94	-0.02	0.89	-0.04
Black or African American	47	106	481	0.01	1.26	0.04	3.54
American Indian or Alaska Native	7	-	-	-	-1.00	-	-
Asian	136	121	163	0.01	-0.11	0.01	0.35
Two or more races	104	147	98	0.01	0.41	0.00	-0.33
Hispanic Origin	559	2,083	2,441	0.20	2.73	0.23	0.17

³ Source: U.S. Census Bureau, Profile of General Demographic Characteristics: 2010; U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

⁴ While the % of 2010 Population was exhibited on the source site and checked mathematically to be correct ($\% = x/10,344$), the total % adds to 112.4%

Housing

Generally, the Borough saw a decrease in most of the housing's statistical categories. Total households decreased from 4,115 in 2000 to 4,016 in 2010, which is a 2.41 percent decrease. The only positive housing trends appeared to be an increase in vacant properties and amount of renters, 44.20 percent and 7.13 percent respectively. 2017 estimates indicate

Table 4: Housing, Manville Borough, 1999-2010⁵

	1990	2000	2010	% Change (1990-2000)	% Change (2000-2010)
Total Households	4119	4,115	4,016	0.00	-2.41
Average household size (persons)	2.57	2.51	2.58	-0.02	2.79
Families	2,925	2,758	2,662	-0.06	-3.48
Families with child. Under 18	1,070	1,090	1,076	0.02	-1.28
Married Couple Families*	2,250	2,070	1,897	-0.08	<no data>
Marr. Coup. With child. Under 18*	848	867	832	0.02	<no data>
Unmarried partners	146	212	260	0.45	22.64
Nonfamily households	1,194	1,357	1,354	0.14	-0.22
Householder living alone	993	1,100	1,085	0.11	-1.36
Households with ind. 65 and over	1,281	1,375	1,129	0.07	-17.89
Total Housing Units	4,245	4,296	4,277	0.01	-0.44
Occupied	4,119	4,115	4,016	0.00	-2.41
Vacant	126	181	261	0.44	44.2
Occupied Housing Units	4,119	4,115	4,119	0.00	0.1
Owner- Occ	2,910	2,895	2,709	-0.01	-6.42
Renter-Occ	1,209	1,220	1,307	0.01	7.13

*A married couple, as defined for census purposes, is a husband and wife enumerated as members of the same household. The married couple may or may not have children living with them.

Given the changing trends, the Borough should consider a strategy to decrease vacancy rates and cater to a growing rental market, while also providing affordable, for-sale housing. As demographics continue to change, young families moving out of rentals will look to stay in town and purchase their starter homes.

⁵ Source: U.S. Census Bureau, Profile of General Demographic Characteristics: 2000 & 2010

B. CHANGES AT THE COUNTY LEVEL

Somerset County Priority Investment Framework

The Somerset County Planning Division has undertaken a planning initiative to identify the most suitable areas in the County for growth and preservation. A series of GIS-based infrastructure, community and environmental asset maps were created by a study team that included state, county, and local officials, regional and local planners, and the business community. Using their criteria-based approach to identify these areas, the team created a “County Investment Framework” map and associated policy recommendations. The County Investment Framework (CIF) was adopted as an element of the County Master Plan in October 2014, replacing the 1987 Land Use Management Map, under the pretense that it is a living document and subject to regular updates. The bulk of the work developing the plan was performed between 2011 and 2013 and datasets underlying the map date back to this time. The County Investment Framework provides the foundation for several planning initiatives underway by the County Planning Board.⁶

A section of the Borough of Manville was identified as one of 17 Priority Growth Investment Areas (PGIAs) in this study. This is where “primary economic growth and community development strategies that enhance quality of life and economic competitiveness are preferred; and where appropriate growth-inducing investments are encouraged. PGIAs are areas where development and infrastructure assets are already concentrated. They are prime locations for the vibrant mixed-use live-work environments within walking distance of transit and green space, and that many employers, workers and households desire.”

Working with County Planning staff and their consultants, Manville Borough was presented with planning recommendations and scenarios for the Lost Valley area and for portions of Main Street. These recommendations are highlighted in Section VII.A.3 Master Plan, Land Use Plan, of this document.

Somerset County Hazard Mitigation Plan

The HMP is being updated to incorporate guidelines for both Energy and Flood Resiliency and to strengthen the integration of hazard mitigation and resiliency strategies into land use and infrastructure plans, policies, and investment decisions. In light of the frequency and severity of recent storms, hazard mitigation and resiliency strategies have started to be incorporated into each of the County’s Master Plan elements – post-Hurricane Sandy. Going forward the Borough should strive to incorporate energy and flood resiliency strategies into Master Plan elements, as they are updated. *This reexamination report recommends the Borough use the County’s frameworks as guides for crafting language that will be specific to Manville’s needs.*

⁶ Supporting Priority Investment in Somerset County, Phase 3 (Full Report): <https://www.co.somerset.nj.us/government/public-works/planning/master-plan/thriving-communities>

C. CHANGES AT THE REGIONAL LEVEL

Raritan & Millstone Rivers Flood Control Commission

The Raritan & Millstone Rivers Flood Control Commission (RMFCC) was founded in 2013 following two of the top flood-inducing storms of 2010 and 2011. The RMFCC consists of the 10 Raritan Basin communities affected by flooding and was founded to respond to the several studies and reports conducted by the U.S. Army Corps of Engineers. The commission has worked with non-profit watershed associations and Rutgers University's Cooperative Extension Service to understand actions they can take to reduce flooding across the basin.

D. CHANGES AT THE STATE LEVEL

Time of Decision

On May 5, 2010, Governor Christie signed S-82 into law, effectively nullifying the "time of decision" rule which had previously allowed municipalities the ability to alter zoning requirements even after an application for development had been filed but before a formal decision on the application had been rendered. S-82 provides that the development regulations applicable to a property at the time an application for development is filed will govern the review of the application and any decision made pertaining to it. S-82 will not take effect until May 5, 2011, providing municipalities with a window of opportunity to comprehensively reexamine their zoning before it is, in effect, "locked in" on May 5, 2011.

Solar and wind facilities as permitted uses in industrial zones

The MLUL was amended in 2008 to provide that solar and wind facilities on parcels of 20 acres or more shall be deemed as permitted uses in industrial zone districts.

Sustainability Plan Element

The NJ Legislature amended the Municipal Land Use Law (MLUL) in 2008 to add an additional element to the components that comprise a municipal Master Plan. The scope of the new element is described as follows: "A green buildings and environmental sustainability plan element, which shall provide for, encourage, and promote the efficient use of natural resources and the installation and usage of renewable energy systems, consider the impact of buildings on the local, regional and global environment; allow ecosystems to function naturally; conserve and reuse water; treat storm water on site; and optimize climatic conditions through site orientation and design." This element should be considered as one of the elements to be prepared at the time that the Borough undertakes a comprehensive revision of the Master Plan.

Sustainable Jersey Certification Program

In 2017 the Borough registered in the Sustainable JerseyTM program and formed a Green Team to not only meet the requirement for registration, but to begin education and outreach within the

community on the topics of sustainable living, sustainable business, and providing an overall sustainable community. To date, the Green Team has provided programs to residents including Rain Barrel Workshops, working with the Nature Conservancy and the Borough DPW to establish a pollinator garden at the Lost Valley Nature Park, planting a Rain Garden at the public library, installing water bottle refilling stations at the library and, working with the Manville Arts Council, installing the first public mural at the library. The Green Team worked to achieve Bronze Certification in 2018 and continues to expand the program within the Borough.

E. CHANGES AMONG ADJACENT MUNICIPALITIES

The demographic profile changes over the decennial period are not significant enough to warrant any substantial change to the overall goals, objectives and policies of the Borough's Reexamination Report of 2006. However, updated demographic data can be used as a reference for planning for the Borough's future recreational, educational and other community needs.

In neighboring Hillsborough and Somerville, changes to open space, redevelopment areas, and traffic circulation could have both a positive and negative impact on Manville. For instance, Duke Farms in Hillsborough opened to the public in 2012 and sees tens of thousands of visitors per year. There is great opportunity to capitalize on these visitors by offering nearby restaurants and additional recreational opportunities. As part of the recommended Bicycle and Pedestrian Network Plan (see Section VII.A.) the Borough should consider connecting to nearby attractions such as Duke Farms. Hillsborough has also proposed to locate a new affordable housing development at the border of Manville on E. Camplain Road that could impact traffic into the Borough, but also offer opportunities for attracting new consumers.

In Somerville, the Borough's Transit Village development has been underway since 2010 and continues to make progress. In addition to redeveloped properties around the train station, the Borough's Green Seam (open space) is complete and open to the public. Again, Manville has the opportunity to connect to the nearby open space and become a part of the larger network, as well as capitalize on new consumers that will be coming into the region. This reexamination report makes a number of recommendations that, if implemented, will help the Borough reach those goals.

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

The Reexamination shall describe the specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

A. MASTER PLAN

The following changes to the Master Plan are recommended:

Hazard Mitigation Plan

A Hazard Mitigation Plan for the Borough should be developed for adoption into the Master Plan and should closely follow the work of the Somerset County Mitigation Planning Committee's Hazard Mitigation Plan (HMP) update (adopted July 2019)⁷. The HMP makes recommendations for the entire county and highlights the specific needs of each of its municipalities. Section 9.12 of the report is dedicated to the Borough of Manville. The report provides a profile of the town, a history of natural hazard events in the past five years, and inventories the various aspects of the Borough's capabilities to implement hazard mitigation strategies (fiscally, technically, legally, and administratively). The report goes on to offer mitigation strategies and includes several suggestions related to land use and zoning restrictions.

MV14 of the HMP Initiative suggests the Borough should "Incorporate ordinances and/or zoning restrictions to control and mitigate future development in hazard areas, specifically as identified in Section 9.12.11." This initiative would begin with a Master Plan Element setting out the goals and objectives for hazard mitigation in the town. Figure 8 identifies Flood Hazard Areas within the Borough. The Borough Green Team has started identifying the "vulnerable populations" within the community that, in times of severe weather events, would have a difficult time evacuating. This effort should become a part of the Borough's Hazard Mitigation Plan – to identify these populations and offer solutions for their evacuation when necessary.

Community Facilities Plan

The Community Facilities Plan of the Master Plan (1994) was originally adopted as a background study in the Master Plan. This should be updated to reflect current conditions of the Borough's facilities, including those like the Library that are major hubs for community events. The plan should include the work done by The Nature Conservancy on the Community Assets Map, and the entire document should be adopted as a plan element of the Master Plan.

⁷ The County's Hazard Mitigation Plan update can be found here: <https://www.co.somerset.nj.us/government/public-health-safety/hazard-mitigation/hazard-mitigation-plan>

Create a Bicycle and Pedestrian Plan

The entire Traffic Circulation Plan of the Master Plan (1994) should be updated with a sub-element dedicated to Bicycle and Pedestrian Safety. The updated Circulation Plan should incorporate data gathered from the Street Smart program and “walkability” and “bikeability” audits that can be conducted with the assistance of RideWise, the County’s Transportation Management Authority. The updated Plan should include the Borough’s Road Diet as an example of how streets can be “calmed” for pedestrian and bicycle safety and for improved traffic circulation and it should also be consistent with the Somerset County Walk-Bike-Hike Framework and the recommendations for bicycle and pedestrians connections outlined in that report.

The updated plan should include existing and future open space parcels and Main Street destinations as part of an updated Circulation Plan with Bicycle and Pedestrian Safety.

Open Space and Recreation

The Borough’s Recreation, Conservation, and Open Space Plan (1994) should be updated to 1) Remove the Conservation pieces from the plan and document them in a separate, stand-alone Conservation Plan Element of the Master Plan and 2) reflect current conditions of the amount, types, and location of open space and recreation parcels in the Borough. See Figure 4.

A Needs Analysis should be completed to accurately inform the OSRP of the necessary acreage to be acquired in the Borough to accommodate the current population and to project future needs.

The updated OSRP should also recommend portions of zones along the Royce Brook and Millstone and Raritan Rivers to be converted to conservation easements with the intention of preserving lands for wildlife and for recreation. These recommendations should also be in line with the Somerset County Walk, Bike, Hike plan and plans for the Raritan River Greenway.

Conservation Plan Element

The Borough should consider preparing and adopting a Conservation Plan Element of the Master Plan that makes recommendations for conservation, preservation, or rehabilitation of important natural areas, various animal habitats, and other flora and fauna. To begin the process a borough-wide Natural Resources Inventory (NRI) should be conducted to inventory and document natural resources throughout the town. This will help identify strategic and priority parcels for conservation or preservation. Given the Borough has a wealth of natural resources along the Millstone River and the Raritan River, these areas should be considered for conservation and to become a part of the County’s Raritan River Greenway.

Sustainability Element

A Sustainability Plan Element goes above and beyond the typical recommendations found in many Master Plan elements. Because sustainability encompasses all things environmental, social and economic, it delves into areas of ecology, demographics, the business community, the development community and green building, resiliency and stormwater management, renewable

energy, affordable housing, and even the revitalization of our Main Streets. The plan can also identify targets for achieving sustainability and the indicators that help to keep track of progress.

This project would be a good fit for the Borough's Green Team to tackle and funding is available through the Sustainable Jersey program. Adopting a Sustainability Plan Element would ensure the Borough is thinking ahead for the next generations to have a heightened quality of life in this town.

Land Use Plan Element

The plan is intended to guide the future development for the next ten-year period in accordance with the provisions of the Municipal Land Use Law, in a manner which protects the public health, safety and general welfare. This Land Use Plan is designed to serve as the basis for revisions to the Borough's land use ordinances including zoning, subdivision, and site plan codes.

The Manville Borough Land Use Plan (1994) indicated the proposed location, extent, and intensity of development of land to be used in the future for varying types of residential, commercial, business, recreational and other public and semi-public purposes. Since the adoption of that plan, the Borough has rezoned the commercial and industrial zones and added an Affordable Housing Zone. Some reference to this was made in the 2006 Reexamination Report, but even since then, more changes have been made.

A comparison of zoning districts in the 1994 Land Use Plan and 2018 Zoning Districts (Table 5) show a shift toward economic development in the Central Business District and the former Industrial sites. Many of the residential districts have stayed the same. In order to more accurately define the zoning districts as they exist today, the Borough should consider updating the Land Use Plan to reflect current zoning and land use conditions, and to include areas proposed for continued revitalization, and areas for potential redevelopment:

**Table 5: Land Use & Zoning Comparisons
Between 1994 and 2003, Manville Borough**

Land Use Plan (1994)			Land Development Ordinance (2003)		
District	Description	Min Lot Size	District	Description	Min Lot Size
S100	Med Density Res - SF	10,000	S100	SF Res	10,000
S80	High Density Res - SF, 2-Fam	6,000 and 8,000	S80	Single and 2-Fam	6,000 and 8,000
S75	High Density Res - SF	7,500	S75	SF Res	7,500
S60	High Density Res - SF	6,000	S60	SF Res	6,000
S50	High Density Res - SF	5,000	S50	SF Res	5,000
S80A	High Density Res - MF	12 units/ac	C	Commercial	10,000
C	Commercial - CBD	-	I	Industrial	3 ac

I	Industrial - except JM and LV	-		EDD	Econ Dev. District	1 ac
BP-1	Business Park - Johns Manville	1-2 ac min		AH-10	Affordable Housing	-
BP-2	Business Park	3-4 ac min				
SC	Senior Center - JM site	10 ac				

B. LAND DEVELOPMENT ORDINANCE

The 2006 Master Plan Reexamination Report made recommendations for changes to the Land Use Ordinance, the majority of which have been addressed through new or clarifying language in the land use ordinance. One recommendation related to the establishment of a Conservation District in the Borough is still relevant for this reexamination report. Given the town's relatively built-out nature and the areas susceptible to flooding, the Borough should establish a Conservation District to permanently preserve open space and conservation lands, especially those listed on the Recreation and Open Space Inventory (ROSI). **Table 6** and Figure 4 indicate lands that are currently on that list.

The new district's zoning provisions should be specifically related to publicly owned recreation uses and open space facilities, and should closely follow the County's recommendations for resiliency planning. Specifically in the County's Hazard Mitigation Plan, it is recommended in MV14 that the Borough "Incorporate ordinances and/or zoning restrictions to control and mitigate future development in hazard areas, specifically as identified in Section 9.12.11."

Going forward, this Master Plan reexamination report recommends the Borough review and revise the Subdivision and Site Plan design standards section to include green practices that are becoming more prevalent in development and that help to support flood resiliency. The design standards section should be revised to enforce standards for LED lighting, native plantings, impervious cover and stormwater management strategies, and streetscape and façade improvements where possible. Green infrastructure should be a focus, especially in areas where frequent flooding occurs and should be required for new development.

Table 6: NJDEP Green Acres Open Space Database
Manville Borough, updated

Block	Lot	Facility Name	Block	Lot	Facility Name	Block	Lot	Facility Name
104	44-45	SOUTH 10TH AVE PARK	141	1-30	MEMORIAL PARK	298	17-36	LINCOLN AVE PARK
104	51-53	SOUTH 10TH AVE PARK	142	9-10	MEMORIAL PARK	299	1-8	LINCOLN AVE PARK
104	65-70	SOUTH 10TH AVE PARK	142	53-105	MEMORIAL PARK	299	9-65	LINCOLN PARK
126	13-27	MEMORIAL PARK	153	1-3	DUKES MEMORIAL PARK - COMP	300	1-43	LINCOLN AVE PARK
126	28-32	VETRANS PARK	153	4	S MAIN ST PARK	301	1-7	LINCOLN AVE PARK
126	33-44	VETRANS PARK	153	5-6	DUKES MEMORIAL PARK - COMP	301	32-36	LINCOLN PARK
127	1-41	MEMORIAL PARK	180	73-94	COOPER ST PARK	301	8-31	LINCOLN PARK
128	1-53	MEMORIAL PARK	180	96	DUKES MEMORIAL PARK - COMP	302	1-27	LINCOLN AVE PARK
129	1-40	MEMORIAL PARK	180	98	DUKES MEMORIAL PARK - COMP	303	1-15	LINCOLN AVE PARK
130	1-32	MEMORIAL PARK	188	1-6	COOPER ST PARK	304	1-18	LINCOLN AVE PARK
131	1-28	MEMORIAL PARK	188	9-26	COOPER ST PARK	304	24-36	LINCOLN AVE PARK
132	1-22	MEMORIAL PARK	192	1-9	COOPER ST PARK	312	3	DUKES PARKWAY PARK
133	9-39	MEMORIAL PARK	193	1-50	COOPER ST PARK	312	5	DUKES PARKWAY PARK
133	40	VETRANS PARK	216	1.H	WHALEN ST PARK	62	29-33	DUKES MEMORIAL PARK - COMP
133	41-46	MEMORIAL PARK	219.01	9	FUCILLO ST PARK	62	53-57	DUKES MEMORIAL PARK - COMP
133	50-52	MEMORIAL PARK - DIV	221	1-44	PAPAWICK PARK	72	11-13	DUKES MEMORIAL PARK - COMP
133	59-79	MEMORIAL PARK	222	1-24	PAPAWICK PARK	72	41-44	DUKES MEMORIAL PARK - COMP
134	1-34	MEMORIAL PARK	223	1-15	PAPAWICK PARK			VACATED ROADS IN PARKS
134	35	VETRANS PARK	224	1-6	PAPAWICK PARK			
134	36-37	MEMORIAL PARK	224	17-56	PAPAWICK PARK			
135	1-40	MEMORIAL PARK	225	29-56	PAPAWICK PARK			
136	4-5	MEMORIAL PARK - DIV	226	1-34	PAPAWICK PARK			
136	47-89	MEMORIAL PARK	251	1-6	HARAN AVENUE - DIV			
136	8-15	MEMORIAL PARK	252	1-9	HARAN AVENUE			
14	1	DUKES PARKWAY	273	1-9	PAPAWICK PARK			
14	1-4	DUKES PARKWAY - DIV	290	1-38	LINCOLN AVE PARK			
140	1-10	MEMORIAL PARK	291	1-42	LINCOLN AVE PARK			

VIII. RECOMMENDATIONS CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS INTO THE LAND USE PLAN ELEMENT AND RECOMMENDED CHANGES IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY.

The Reexamination Report shall include the recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the Local Redevelopment and Housing Law, P.L. 1992, c. 79 (N.J.S.A.40A:12 A-1 et al.) into the land use plan element of the municipal Master Plan, and recommended changes if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

Pursuant to the Local Redevelopment and Housing Law in the Borough, it should be recognized that redevelopment can be used as a tool to stimulate economic development, and should be considered by the Borough where applicable.

1. The redevelopment of the Rustic Mall site should continue to be a focus of the Borough.
2. South Main Street, South Street, and West Camplain Roads should continue to be a focus of redevelopment and rehabilitation initiatives.
3. The Borough should consider a “scattered site” redevelopment study that assesses vacant and/or underutilized lands throughout the Borough. A focus of this study should be on the feasibility of infill development, redevelopment of individual sites, and/or the redevelopment of flood prone parcels into non-structural uses like community gardens, rain gardens, pocket parks, etc.

A. PROPOSED AMENDMENTS TO DEVELOPMENT REGULATIONS AND ZONE MAP

1. Adopt a Sign Ordinance that stipulates the size, location, amount of signage permissible in appropriate zones and streets of the Borough. This will be important for the revitalization of Main Street.
2. The Borough Shade Tree Commission should prepare a Community Forestry Management Plan, as is stipulated by the enabling ordinance and from that, Adopt a Shade Tree Ordinance to achieve tree canopy goals and to protect forested areas especially within stream buffers.
3. The Land Development Ordinance should be amended to include regulations for Stormwater Management best practices, or Green Infrastructure strategies for all new development. This is especially important in the flood hazard areas, but is a good practice to incorporate in all zoning districts.
4. Review and Update the permitted, accessory, and conditional uses within the Main Street commercial zones, particularly the C-Commercial District which encompasses all of North and South Main Streets, about half of West Camplain Road and a few parcels on East Camplain Road – all of which should be the focus of an Area In Need of Rehabilitation Study.

5. The Borough should consider adopting a Green Development Checklist as part of the Site Plan and Subdivision application process. The Green Development Checklist would encourage green building and site sustainability with every development application that is reviewed by the planning board.

IX. SUMMARY OF RECOMMENDED MASTER PLAN AMENDMENTS

The recommended amendments to the Master Plan area as follows:

1. Amend the Vision Statement of the Master Plan to reflect current conditions within the Borough:

Manville Borough is a thriving, diverse community that provides a safe and healthy place to live for all residents by valuing the natural environment as well as a sustainable, broad-based economy that serves the needs of the community. The future development and redevelopment of Manville will:

- Lower municipal costs and taxes by maximizing existing infrastructure
 - Preserve open space
 - Provide a thriving Main Street
 - Offer better access to destinations and less traffic congestion
 - Utilize smart growth principles such as neighborhood livability
 - Be proactive in planning for resiliency and environmental sustainability
2. Amend the Goals and Objectives section of the Master Plan. Further refine the updated Vision Statement by including the following Goals and their corresponding Objectives listed in Section III.B. of this report:
 - Preserve existing residential neighborhoods.
 - Reinforce the small town character of the Borough.
 - Encourage the preservation of the natural environment.
 - Maintain the existing business community and provide desirable new commercial development.
 - Plan for and implement the expansion and improvement of community facilities.
 - Plan for and implement the improvement of circulation elements.
 3. Conduct a comprehensive review of the Master Plan to update outdated language and to amend and/or develop the following plan and sub-plan elements:
 - Amend the **Land Use Plan** to reflect current zoning and land use conditions, and to include areas proposed for continued revitalization, and areas for potential redevelopment.
 - Develop a **Hazard Mitigation Plan** that closely follows the work of the Somerset County Mitigation Planning Committee's Hazard Mitigation Plan (HMP) update (adopted July 2019).
 - Develop a **Community Facilities Plan** based on the 1994 study and updated to reflect current conditions. This plan element should also incorporate, and adopt as a sub-element, *The Nature Conservancy's Community Assets Report and Map*.
 - Update the **Traffic Circulation Plan** (1994) and adopt, as a sub-element, a *Bicycle and Pedestrian Safety Plan*. The updated Circulation Plan should incorporate data

gathered from the Street Smart program and any Safe Routes to School programs initiated. It should also be consistent with the Somerset County Walk-Bike-Hike Framework and the recommendations for bicycle and pedestrians connections outlined in that report. The updated plan should include existing and future open space parcels and Main Street destinations as part of an updated Circulation Plan with Bicycle and Pedestrian Safety.

- Amend the Borough's Recreation, Conservation, and Open Space Plan (1994) to develop a stand-alone **Open Space and Recreation Plan** element. Conduct a *Needs Analysis* to understand the necessary acreage to be acquired in the Borough.
- Amend the Borough's Recreation, Conservation and Open Space Plan (1994) to develop a stand-alone **Conservation Plan Element** of the Master Plan. Conduct a *Natural Resources Inventory (NRI)* to inform the Conservation Plan Element of the important resources to be protected.
- Develop a **Sustainability Plan Element** that plans for the future of the Borough, sets targets for achieving sustainability, and creates indicators to keep track of progress. This plan element should cover topics such as ecology, demographics, the goals of the business community, the goals of the development community, goals for green building, resiliency and stormwater management, renewable energy, affordable housing, and even goals for the revitalization of Manville's Main Street.

Appendix A: Figures

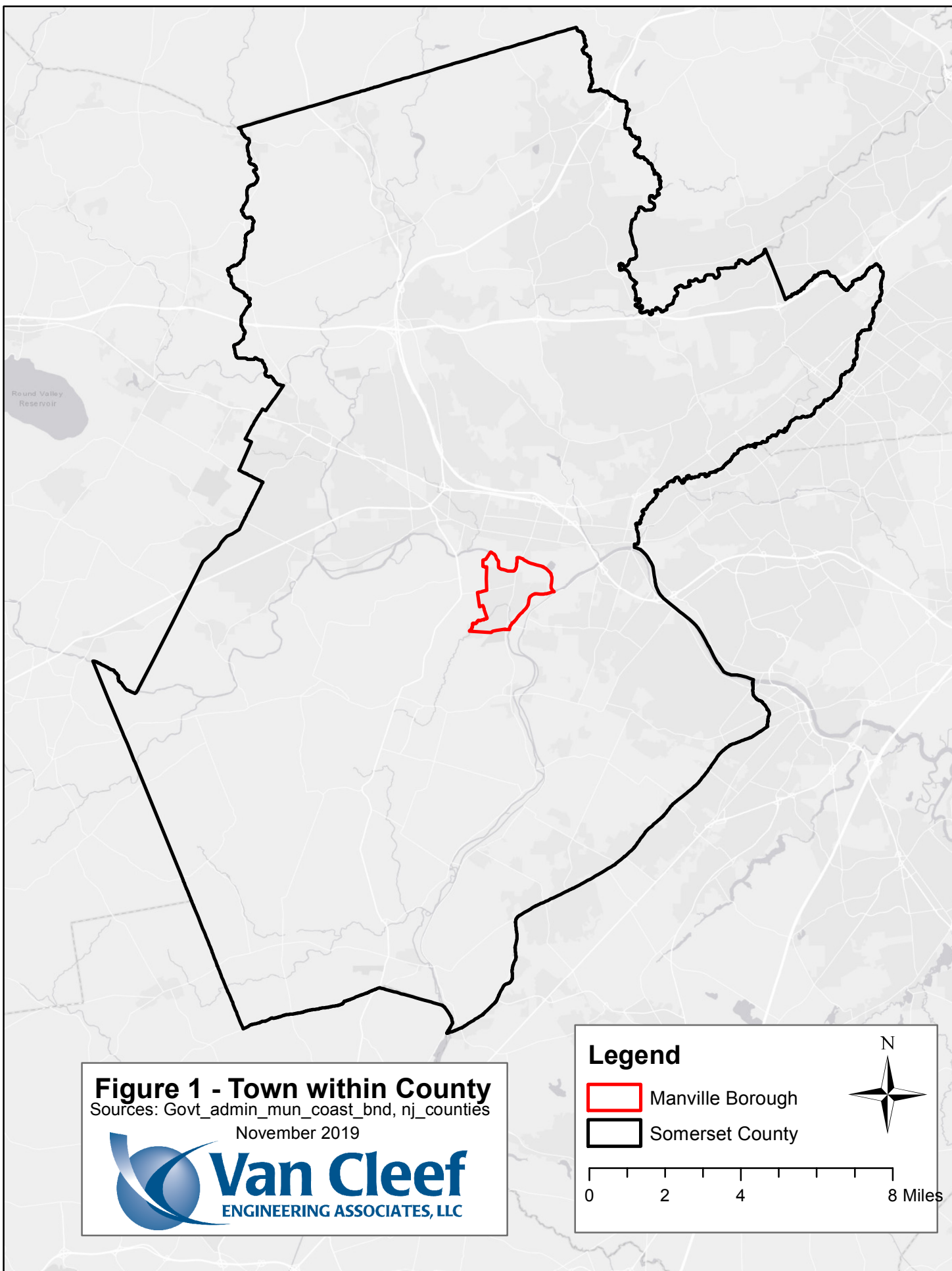






















Figure 3: Existing Zoning

Sources: Govt_admin_mun_coast_bnd
Road Centerlines of New Jersey
Zoning_Data_of_Somerset_County_New_Jersey
November 2019



Legend

-  A Agricultural
-  AH-10 Affordable Housing- 10 District
-  ARPDG Age Restricted Planning Development Gateway
-  C Commercial/Townhouse
-  CDZ Corporate Development
-  EDD Economic Development
-  I Industrial
-  I1 Light Industrial
-  I2 Light Industrial
-  M-2 General Manufacturing
-  R Residential
-  RA Residential/Agriculture
-  RC Retirement Community
-  RCA Regional Contribution Area
-  S-100 Single Family Residential
-  S-50 Single Family Residential/Townhouse
-  S-60 Single Family Residential/Townhouse
-  S-75 Single Family Residential
-  S-80 Two Family Residential/Townhouse
-  Parcels



0 0.25 0.5 1 Miles

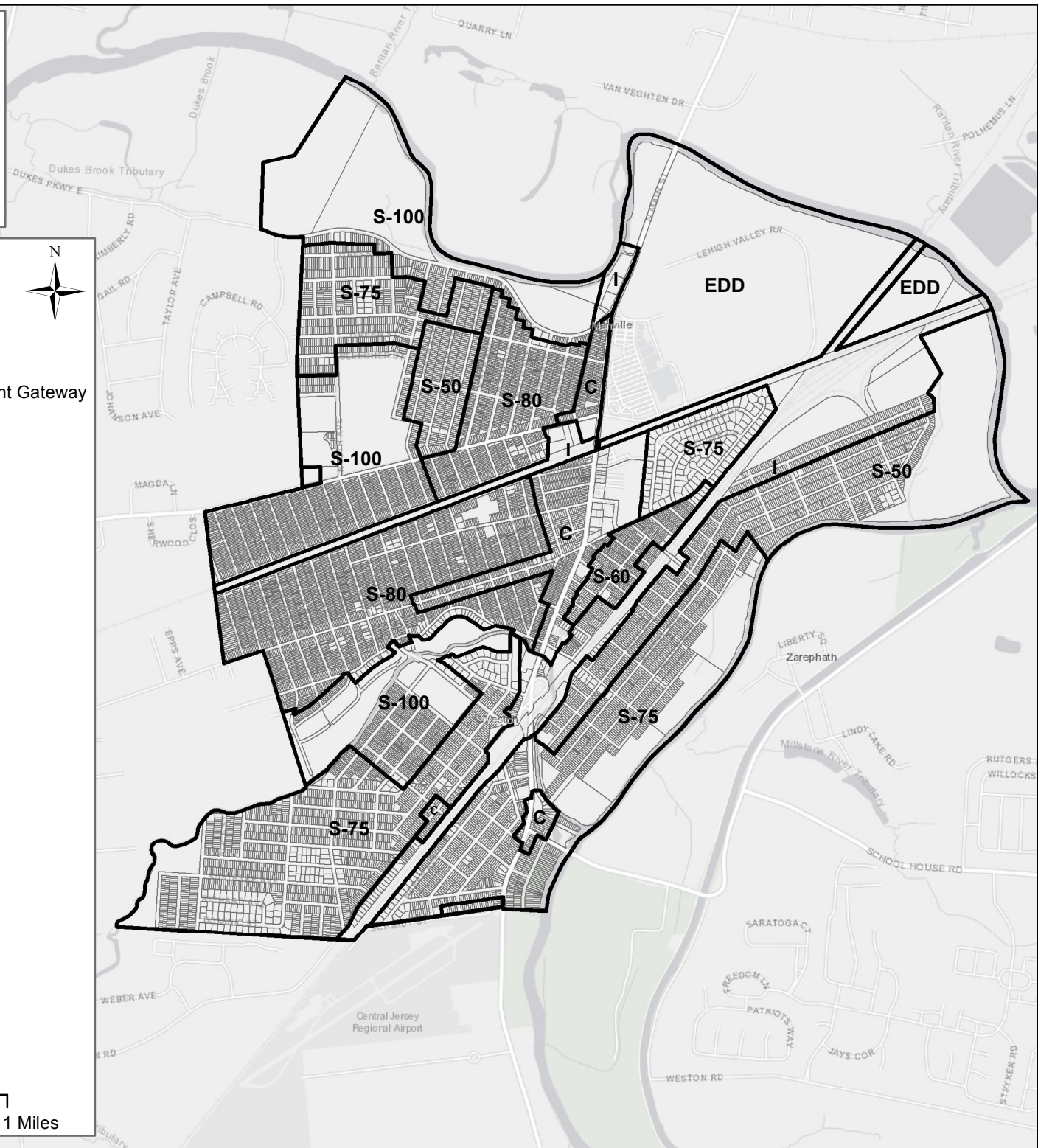


Figure 4 - Existing and Potential Open Space





Sources: Govt_admin_mun_coast_bnd,
Nj_counties,

Parcels Composite of New Jersey,
Road Centerlines of New Jersey

November 2019



Legend

-  Existing Open Space
-  Proposed Open Space
-  Manville Borough
-  Roads



Parks

1. Papawick Park
2. Lincoln Ave. Park
3. Cooper St. Park
4. Dukes Parkway Park
5. Fucillo St. Park
6. Memorial Park
7. South 10th Ave. Park
8. Dukes Memorial Park
9. Haran Ave. Park
10. North 10th Ave. Park

0 0.175 0.35 0.7 Miles

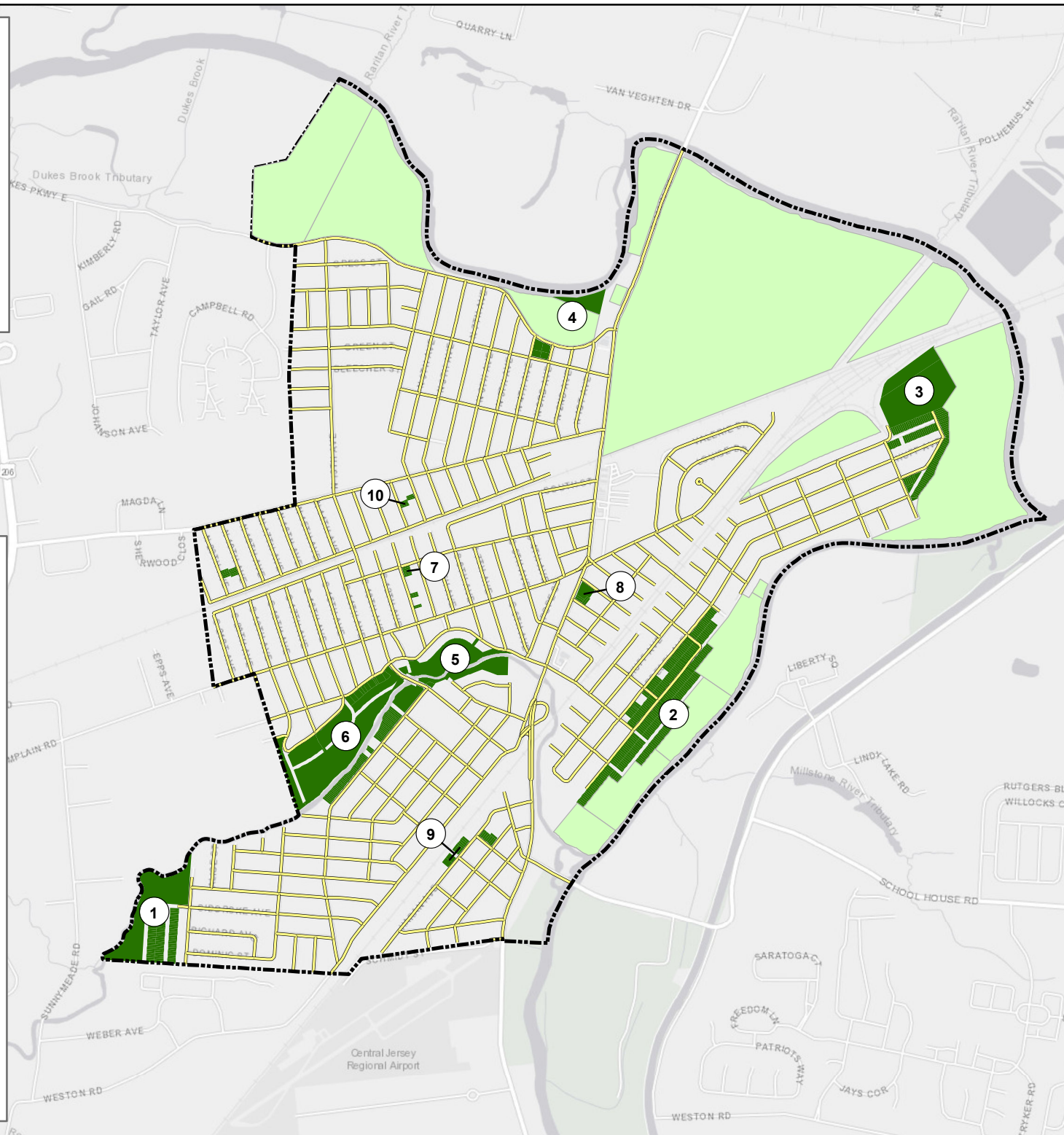
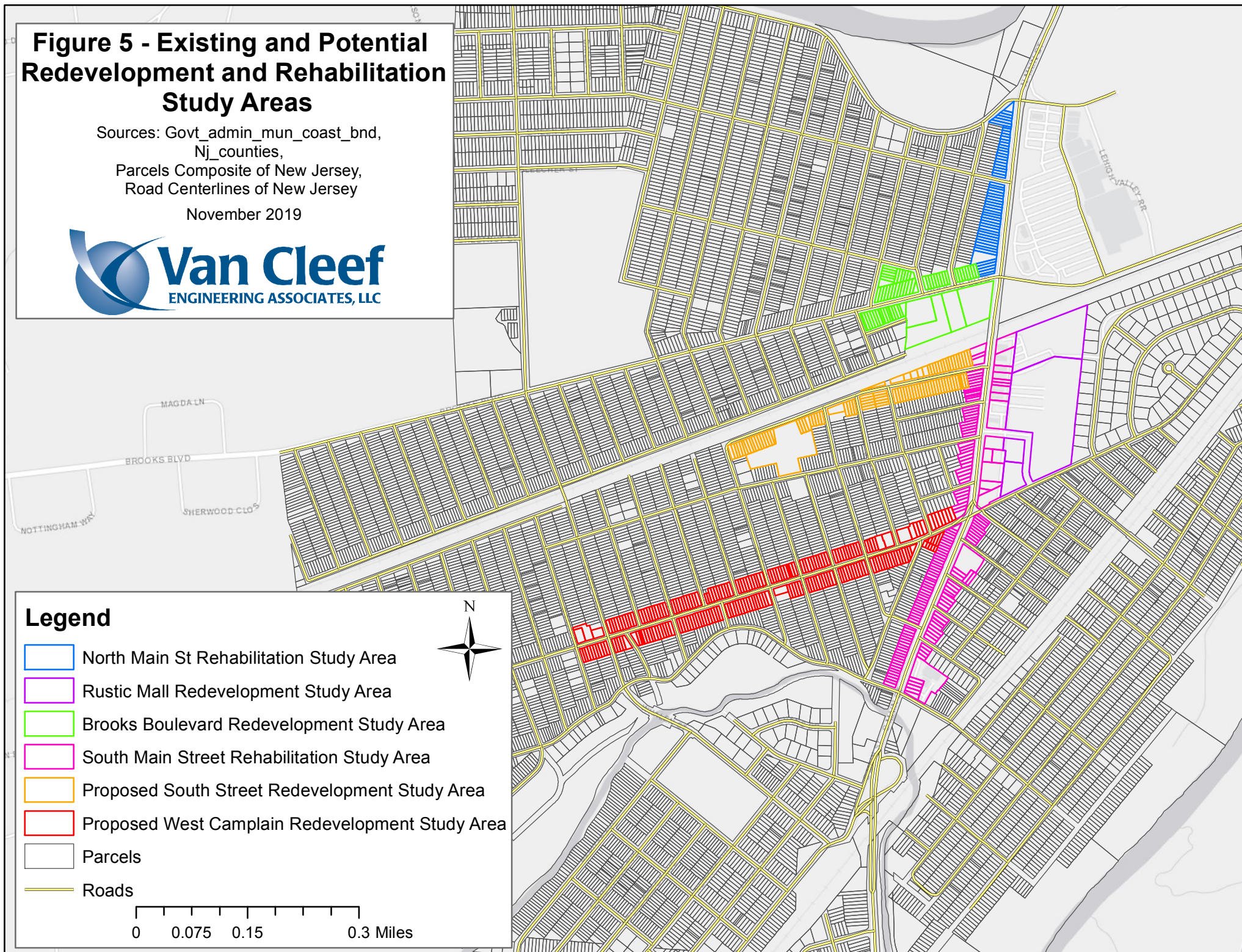


Figure 5 - Existing and Potential Redevelopment and Rehabilitation Study Areas

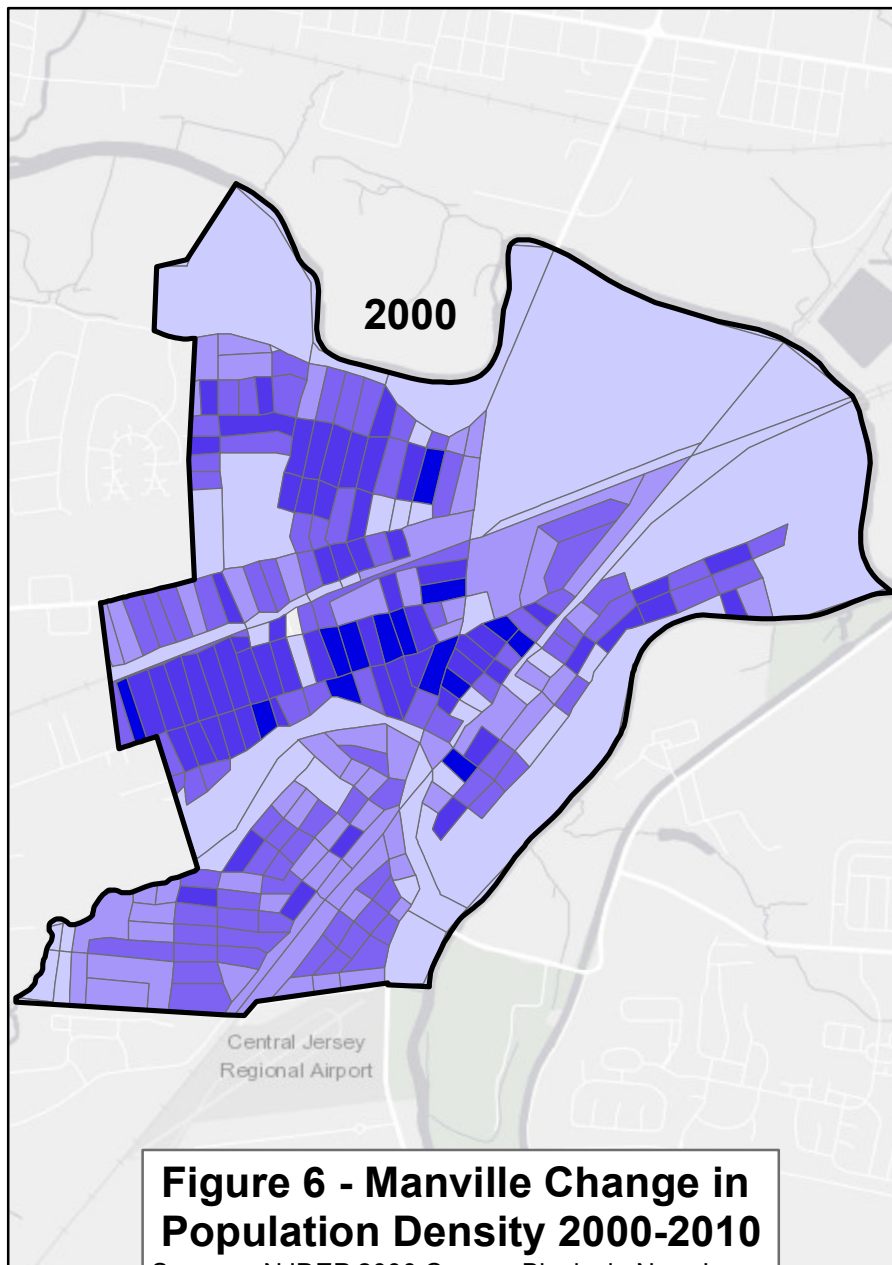
Sources: Govt_admin_mun_coast_bnd,
Nj_counties,
Parcels Composite of New Jersey,
Road Centerlines of New Jersey
November 2019



Legend

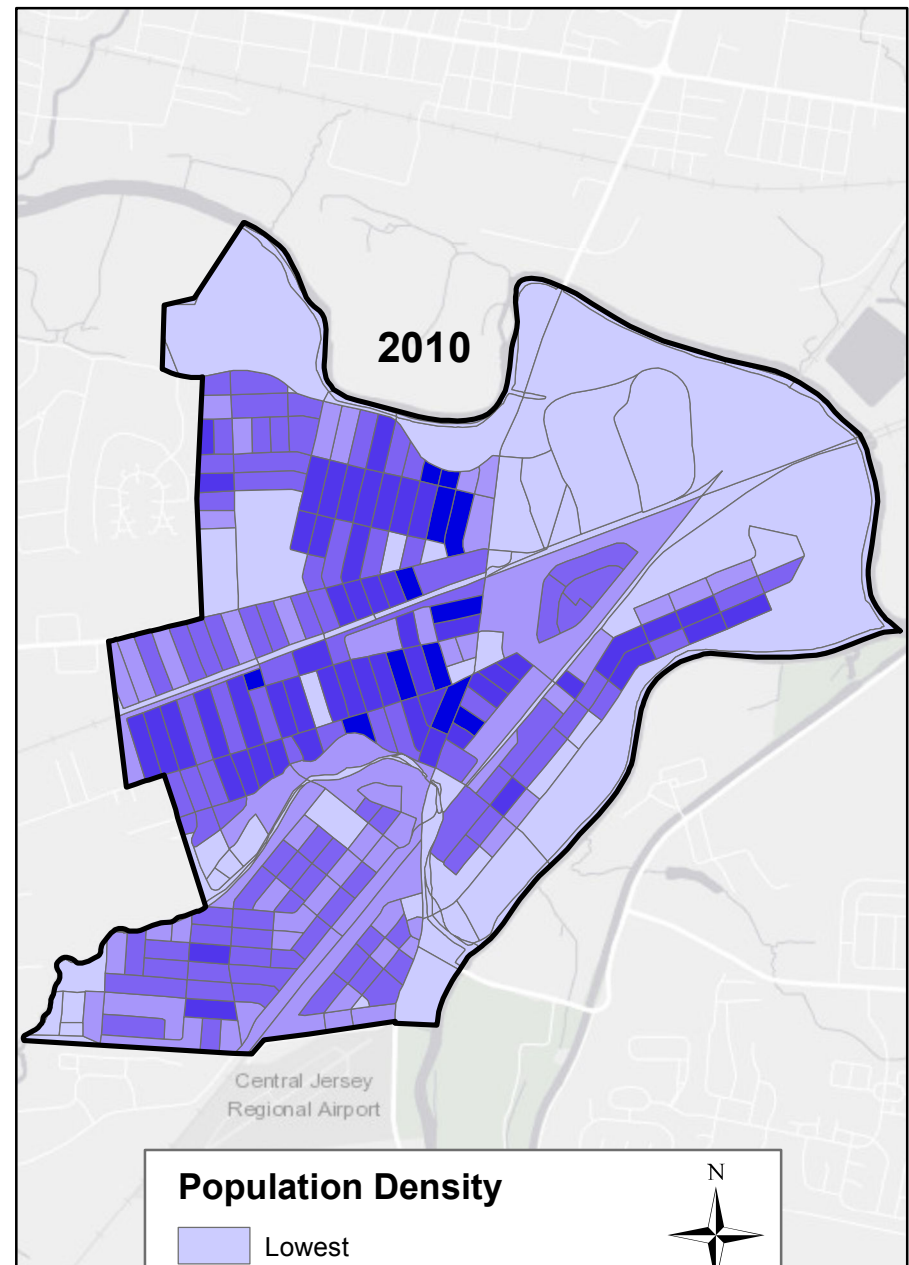
-  North Main St Rehabilitation Study Area
-  Rustic Mall Redevelopment Study Area
-  Brooks Boulevard Redevelopment Study Area
-  South Main Street Rehabilitation Study Area
-  Proposed South Street Redevelopment Study Area
-  Proposed West Camplain Redevelopment Study Area
-  Parcels
-  Roads

0 0.075 0.15 0.3 Miles

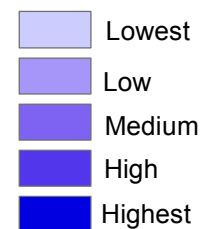


**Figure 6 - Manville Change in
Population Density 2000-2010**

Sources: NJDEP 2000 Census Blocks in New Jersey,
Census Blocks (2010) in New Jersey
November 2019



Population Density



0 0.25 0.5 1 Miles

