

Status

This list of strategic goals was derived by the Master Plan Committee (MPC) from input from the Citizens Advisory Committee (CAC), and from relevant goals found in the Master Plans of other municipalities. They were reviewed by the Planning Board on January 10, 2024.

Note that these goals are not a complete or finished set. They are assembled to help guide the team that is writing the draft Land Use Plan element. The team may develop additional goals and may choose to modify the wording of these goals as their work progresses.

The Land Use Plan element-writing team will be led by Borough Planner Jim Kyle. The first draft will be posted here when it has been released by the writing team.

Comments and suggestions for the element-writing team should be emailed to planning@penningtonboro.org.

2. Land Use Plan Element

This is the Master Plan Element most closely related to the Borough's zoning and potential redevelopment areas. As stated in the Municipal Land Use Law, it is required to;

- (a) take into account and state its relationship to other Master Plan Elements and natural conditions;
- (b) show the existing and proposed location, extent, and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, open space, educational and other public and private purposes or combination of purposes including any provisions for cluster development; and state the relationship of these to the existing and any proposed zone plan and zoning ordinance;
- (c) include a statement of the standards of population density and development intensity recommended for the Borough.

This Element uses an analysis of the Borough's population, employment, historic development, and housing forecasts, together with a community participation program to provide recommendations for how the Borough's land use and zoning districts and standards currently function and whether they need to be amended to better reflect the Borough's vision. Additionally, the Land Use Plan Element recommendations are coordinated with those of the other Plan Elements to ensure consistency throughout the Master Plan and Borough policies.

The Land Use Plan Element includes the climate change vulnerability assessment required by the Municipal Land Use Law. This covers the following:

1. An analysis of current and future threats and vulnerabilities associated with climate change-related natural hazards, including, but not limited to increased temperatures, drought, flooding, and hurricanes;
2. Build-out analysis of future residential, commercial, industrial, and other development, and an assessment of the threats and vulnerabilities to that development;

3. Identification of critical facilities, utilities, roadways, and other public infrastructure that are necessary for evacuation and sustaining quality of life during a natural disaster, and which must be maintained in an operational state;
4. An analysis of the potential impact of natural hazards on other Elements of the Master Plan;
5. Identification of strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards;
6. A specific policy statement on the consistency, coordination, and integration of the climate-change related hazard vulnerability assessment with any existing or proposed natural hazard mitigation plan, floodplain management plan, comprehensive emergency management plan, emergency response plan, post-disaster recovery plan, or capital improvement plan.

In addition to the analysis and recommendations described herein, the Land Use Plan Element includes the existing land use map, existing zoning map, and maps depicting proposed changes to zoning boundaries if any. The latter constitutes the proposed Land Use Plan.

Land Use Plan Goals

- 2.1. Remove barriers to increased residential density in appropriate residential, commercial and mixed-use districts to promote housing affordability, a greater variety of housing types and dwelling sizes to better fit a spectrum of household sizes and income levels, while balancing other goals of the Master Plan.
- 2.2. Provide greater opportunities for economic development by expanding permitted uses within the downtown and Route 31 districts that reflect the realities of the market. Sustain a mix of residential, public, semi-public, and business uses in the Borough Center to provide greater opportunity for economic development.
- 2.3. Streamline review, permitting, and approval procedures to reduce the cost to developers and increase the opportunity for investment. (Kate to rewrite?)
- 2.4. Improve resiliency to climate change and natural hazards by managing and regulating flooding and stormwater, protecting critical facilities necessary for evacuation and sustaining the community during a natural disaster.
- 2.5. There is great interest in preserving the HVRSD building at 425 South Main Street as an iconic southern entrance to Pennington. Potential uses for the building and its land should be considered and it should be zoned appropriately. The Toll Gate School site should also be zoned appropriately.
- 2.6. Identify opportunities to create new affordable housing units in anticipation of the next round of affordable housing obligations in 2025 and secure affordable units whenever possible.
- 2.7. Change the R-80 and R-100 zoning regulations to permit accessory dwelling units and develop appropriate standards.

2.8. The former landfill site, located between Broemel Place and West Delaware Avenue to the west of the railroad track, has been declared an area in need of redevelopment. Borough Council and the Planning Board will seek ideas. Any plan for the landfill should improve the drainage and course of Lewis Brook through the property to alleviate flooding at the Route 31 and West Delaware Avenue intersection.

2.9. It is important to keep Pennington an affordable community, which therefore means our Zoning must encourage ratable properties on our tax rolls to increase tax revenue.

Note that this may not be the complete list of Land Use goals. Jim Kyle may be able to add more due to his familiarity with Borough Council thinking on Land Use. Examples are:

- Town Buffer zone

- Appropriate side setback zoning for duplexes and adjoining housing

- Historic District overlay and inclusion of other iconic buildings outside the District.

- Climate change vulnerability assessment goals