

Non-Residential Land Uses

The Township’s non-residential land use categories permit a wide variety of uses, including retail and service commercial, business, office, industrial, recreation and open space. Additionally, the non-residential land use categories include a number of designations designed for mixed-use development, including residential development intended for senior citizens and low- and moderate-income households. Each of these land use designations are identified as follows:

1. *Towaco Center Core Area*

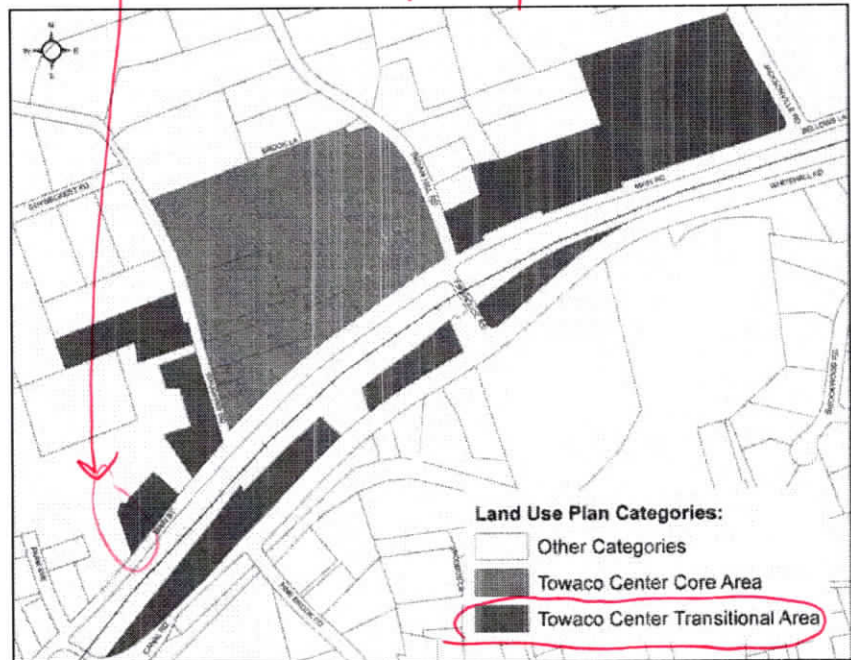
The Towaco Center Core Area land use category was established in the Towaco Center Master Plan, which was prepared with the assistance of a Smart Future Planning Grant awarded by the New Jersey Office of Smart Growth and adopted by the Township Planning Board in 2008. The category corresponds with the TC1 Zone encompassing

approximately 13 acres, inclusive of 10 parcels, located along the north side of Route 202 between Waughaw Road and Indian Hill Road.

For additional background data pertaining to the Towaco Center Core Area, please refer to the Towaco Center Master Plan, which is included in its entirety in the appendix of this document.

The purpose of the Towaco Center Core Area category is to create a mixed-use transit-oriented area containing compatible residential and commercial mixed land uses in a compact design. Uses in this category will consist of at-grade retail and a limited number of residential units and office space above at-grade retail. This mix of uses is envisioned to complement the Towaco Train Station, stimulate a vibrant, mixed-use community, and serve residents of Towaco and the Township, as well as regional consumers. Development should follow the existing block pattern in the area; however creative alternative design techniques will be encouraged.

606 Rt. 202
SUBJECT PROPERTY



Newly constructed buildings should be two stories in height, with up to three stories in height where appropriate. Buildings should front on public streets and should provide pedestrian amenities at the street level. Retail uses shall be encouraged or required at-grade to promote pedestrian traffic, and shall contain a significant amount of window glass on the front façade. Office or multi-family residential uses are envisioned to be placed above at-grade retail. Any development in this district shall meet all applicable regulations of the Council on Affordable Housing (COAH).

Accessory parking should be located to the rear of, or below, buildings whenever possible. Shared parking arrangements with adjacent uses or adjacent publicly-owned lots should be encouraged. Buildings should be designed to include architectural forms and detailing that are unique, but should not detract from the appearance of Towaco Station and adjacent structures. Innovative re-use of existing unique and/or attractive structures and detailing is encouraged to the greatest extent possible.

Permitted uses in the Towaco Center Core Area shall be as follows:

- Retail stores.
- Personal service establishments.
- Eating and drinking establishments, except drive-up.
- Banks.
- Instructional studio spaces including dance, artist, martial art, music and related studios.
- Museums, art galleries and libraries.
- Child day care and adult day care facilities.
- Offices above at-grade retail.
- Multi-family residential dwellings above at-grade retail.
- Public/Government/Institutional Uses.

A conceptual site plan has been prepared for the Towaco Center Core Area which illustrates how the recommendations set forth above could be implemented on site (see the accompanying Towaco Center Master Plan Illustrative Site Plan). As shown, the plan contemplates approximately 52,000 square feet of non-residential space and a maximum of 45 multi-family dwelling units. In addition, it is anticipated that approximately 251 parking spaces could be accommodated on site, with an additional 43 vehicles accommodated in parallel parking spaces along Route 202.

For additional background data and plan recommendations pertaining to the entire Towaco Center study area, please refer to the Towaco Center Master Plan included in the appendix of this document.

2. *Towaco Center Transitional Area*

B-1A

Like the Towaco Center Core Area, the Towaco Center Transitional Area land use category was established in the Towaco Center Master Plan, which was prepared with the assistance of a Smart Future Planning Grant awarded by the New Jersey Office of Smart

Growth and adopted by the Township Planning Board in 2008. The category corresponds with the TC2 Zone encompassing approximately 30 acres along either side of Route 202, generally between Park Avenue and Barney Lane. It includes all or a portion of 25 parcels as well as the Towaco Train Station.

For additional background data pertaining to the Towaco Center Transitional Area, please refer to the Towaco Center Master Plan, which is included in its entirety in the appendix of this document.

The Towaco Center Transitional Area category is designed to encourage a mix of residential and non-residential uses that will serve to complement the overall Towaco Center in a neighborhood setting that will be integrated with the existing adjacent neighborhoods in terms of design continuity. Proposed development should serve as a transition between the Transit Center Core Area and the existing residential neighborhoods bordering the area.

Uses in the Towaco Center Transitional Area will consist of retail and offices, as well as a limited number of residential units above at-grade retail and offices. The number of residential units in this category is envisioned to be no more than one-quarter of the total number of residential units in the Towaco Center Core Area and Towaco Center Transitional Area combined, with the overall total in both the Towaco Center Core and Transitional Areas not to exceed 45 units. This should provide a complementary arrangement of residential and non-residential uses that will incorporate compatible design elements to enhance the Route 202 corridor.

The combination of permitting mixed-use development in the Towaco Center Core and Transitional Areas will allow the entire area to function together as a mixed-use development, while ensuring that development is consistent and compatible with the existing land use pattern of the municipality.

Permitted uses in the Towaco Center Transitional Area shall be as follows:

- The same uses as permitted in the Towaco Center Core Area, except that:
- Offices should be allowed both at-grade and above at-grade retail.

For additional background data and plan recommendations pertaining to the Towaco Center study area, please refer to the Towaco Center Master Plan included in the appendix of this document.

3. *Local Business*

The Local Business land use category corresponds to the B-1 and B-2 Business Zones, which permit limited commercial development on minimum lot sizes of 20,000 square feet and 43,750 square feet, respectively. Areas designated for the B-1 Zone include the westerly side of Changebridge Road at Stiles Lane, the westerly side of Changebridge Road at Van Riper Avenue and John Henry Drive, either side of Route 202 adjoining the

TOWNSHIP OF MONTVILLE

ORDINANCE NO. 2016-27

AN ORDINANCE TO AMEND CHAPTER 230 ATTACHMENT 3 "SCHEDULE C; SCHEDULE OF PERMITTED USES" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MONTVILLE TO ALLOW FOR "BUSINESS AND VOCATIONAL SCHOOLS" AS A PERMITTED USE IN THE I-1A, I-1B, I-2, AND I-2A ZONES

WHEREAS, the Township's zoning ordinance currently permits business and vocational schools as a principal use in a number of zones, including the B-1, B-2, B-3, and B-4 Business Districts, as well as the OB-1, OB-3, and OB-1A Office Districts.

WHEREAS, the Township has determined that business and vocational school uses are compatible with the permitted uses in the I-1A, I-1B, I-2, and I-2A zones.

WHEREAS, the Township concludes that permitting the business and vocational school use in the I-1A, I-1B, I-2, and I-2A zones would be consistent with sound planning and consistent with the goals and objectives of the 2010 Master Plan.

THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Montville, County of Morris, State of New Jersey, that amendments attached hereto are made to the Revised General Ordinances of the Township of Montville, Chapter 230 entitled "Land Use and Development Regulations," and more specifically to the "Schedule C; Schedule Of Permitted Uses."

SECTION 1. Section 230-119, Schedule of Permitted Uses. Schedule C, which is in Chapter 230 as Attachment 3, shall be amended to permit business and vocation schools as a permitted use in the I-1A, I-1B, I-2, and I-2A zones. **SEE ATTACHED CHAPTER 230 ATTACHMENT 3 "SCHEDULE C; SCHEDULE OF PERMITTED USES"**

SECTION 2. All Ordinances of the Township of Montville which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

SECTION 4. This Ordinance shall take effect immediately upon final passage, approval and publication as required by law.

ATTEST

TOWNSHIP OF MONTVILLE
COUNTY OF MORRIS
STATE OF NEW JERSEY

Gertrude Atkinson, Township Clerk

James Sandham, Jr., Mayor

Introduced: October 11, 2016
Public Hearing:
Adopted: