

# Goals & Objectives



## SECTION 8 – GOALS & OBJECTIVES

A community's master plan serves as a general guide for future development upon which zoning controls are based upon and serves to publically regulate new subdivisions and site development. The master plan may also suggest future public projects to be incorporated into capital improvement programs. The general policies contained herein should be referred to in order to assess whether local community objectives are being met by future development or redevelopment proposals.

The goals and objectives serving Cedar Grove's Master Plan are indicated as follows:

1. To encourage municipal action to guide the appropriate use or development of all lands in this Township, in a manner that will promote the public health, safety, morals, and general welfare.
  - a. Preserve and protect the established primarily residential character of the Township by maintaining and improving neighborhood quality in existing residential areas.
  - b. Preserve and protect the Townships commercial areas by
    1. Encourage the renovation and rehabilitation of existing buildings and storefronts.
    2. Encourage general maintenance and upkeep of buildings, storefronts and public areas.
    3. Encourage lot consolidation to enhance opportunities for infill development and redevelopment.
    4. Encourage mixed-use developments.
    5. Continue to recognize the central business district as the primary location for pedestrian-oriented business serving the community.
  - c. Promote the conversion of existing light industrial uses to uses that are more compatible to the land uses surrounding the existing light industrial use.
    1. Encourage the continuation and non reduction of required landscaped buffer zones that help protect adjoining land uses
2. To secure safety from fire, flood, panic and other natural and manmade disasters.
  - a. Maintain adequate water service to the Township.
  - b. Maintain and improve the storm drainage system serving the Township.
  - c. Maintain adequate sanitary sewer service for the Township.

3. To provide adequate light, air and open space:
  - a. Provide appropriate levels of recreational opportunities to efficiently and adequately serve the residents of the Township.
  - b. Promote the conservation of environmental resources and the natural appearance of the Township.
  - c. To continue the Township's on-going open space and recreation planning and acquisition efforts to insure that sufficient permanent open space remains within the Township for conservation and recreation purposes and for the visual protection of the Township's natural beauty.
  - d. To provide for a continuous network of linked open space greenways along rivers, streams and steep slopes.
  - e. Encourage the preservation of existing vegetation, especially in areas of large wooded tracts.
4. To ensure that the development of the Township does not conflict with the development and general welfare of neighboring municipalities, the County and the State as a whole;
  - a. Maintaining constant vigilance over regional planning activities, especially those at the state and county levels, in terms of their potential impact on local planning and development capabilities and decision making powers.
  - b. Preserving and improving to the greatest extent possible the established character and natural resources of the Township through careful land use planning at both the Master Plan and site-specific levels.
  - c. Coordinating where needed local planning efforts with those of neighboring municipalities to achieve a maximum degree of compatibility, particularly along common municipal boundaries.
5. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of people, neighborhoods, communities and regions and preservation of the environment;
  - a. Encourage future housing construction that is compatible with the existing character of the Township without increasing housing density in established residential areas.
  - b. Maintain and improve the existing quality of housing.
  - c. Encourage modifications and/or additions to existing housing in light of current trends of completely razing the existing home and rebuilding anew.

- d. Guide the future development and/or redevelopment of land within the Township so as to incorporate new construction without undue disruption to the established character of the Township.
6. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
  - a. Maximize leveraging of public and private funds.
  - b. Provide adequate community facilities in the Township by maintaining and improving necessary facilities such that the Township is efficiently and adequately served, and that all such facilities be barrier free.
  - c. Provide and maintain a system of community facilities and services, including water and sanitary sewer utilities, fire, police, and other public safety services, public works and library facilities.
  - d. Coordination of construction and installation as part of the Township's capital improvement program to insure that community facilities and infrastructure are available when needed;
  - e. Encourage efficient design of future residential and commercial development so as to minimize public service expenditures.
7. To provide sufficient space in appropriate locations for a variety of residential, recreational, commercial and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all the citizens of New Jersey Citizens;
  - a. Preserve the environmental resources of the Township by locating conservation parklands and easements where necessary; by limiting development in environmentally sensitive areas; by encouraging the preservation of specimen trees and general landscaping; and by preservation of the township's natural character.
  - b. Preserve environmentally sensitive lands by identifying wetlands and preserving them according to the rules and regulations promulgated by the New Jersey Department of Environmental Protection.
  - c. Preserve environmentally sensitive lands by identifying steep slopes and deterring development on said lands.
  - d. Recognizing and adjusting land use planning efforts where necessary to address changing demographic characteristics and conditions found within the municipality.

- e. Protect and reinforce the prevailing residential development patterns throughout the community by precluding the introduction of incompatible non-residential land uses.
  - f. Reduce the overall intensity of use of those sites that are characterized by environmentally sensitive features.
  - g. Encourage and require buffer zones to separate incompatible land uses.
  - h. Implement a downtown revitalization program.
  - i. Assess the redevelopment potential of properties in the central business district and on Pompton Avenue.
  - j. Provide the necessary infrastructure to support business development in all business districts.
8. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;
- a. Maintain the efficiency of the Township's circulation system by continued upgrading of streets and intersections.
  - b. Maintaining the Township's system of streets and roads to continue to provide for the safe and efficient movement of traffic and to discourage routes which adversely impact existing and future residential neighborhoods.
  - c. Develop alternative parking and circulation configurations in the downtown that directs customers, employees, commuters and residents to designated parking areas or structured parking behind business.
  - d. Develop a balanced circulation system incorporating the needs of pedestrians, bicycles, autos, trucks and buses.
  - e. Provide municipal parking areas in support of commercial enterprises in the central business district.
  - f. Encourage the use of alternative forms of mass transportation.
9. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
- a. Enhance and maintain attractive gateways to the Township.
  - b. Reduce the cutting of trees on private property through tree preservation regulations.

- c. Support the planting and maintain trees along public rights-of-way.
10. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
- a. Avoiding adverse impacts on the local environment and adopting ordinances and techniques that will protect to the extent of municipal powers sensitive wetlands, steep slopes, woodlands, and flood prone areas.
  - b. Encourage the protection and preservation of historic sites and buildings.
  - c. Protection and preservation of the local heritage and traditions by careful planning in and around historic buildings and other landmarks of the community
11. To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site;
12. To encourage senior citizen community housing construction;
- a. To address the need for senior citizen housing by establishing zones which are designed to meet the particular needs of senior citizens.
13. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
- a. To continue to meet the municipal obligation to provide the Township of Cedar Grove its fair share of affordable housing meeting the requirements set forth by the New Jersey Council On Affordable Housing and/or the Courts of New Jersey.
  - b. Maintaining the Township's supply of housing types in a well-maintained, safe and healthful condition for all residents including the supply of low and moderate income affordable housing resources for present and future citizens.
  - c. Conducting land use decision-making and implementing policies which lend themselves to an economical, efficient and high quality public educational system.
14. To promote utilization of renewable energy resources;
- a. Promote Leed (Leadership in Energy and Environmental Design) principals. that would promote construction of buildings that are environmentally responsible, profitable and healthy places to live and work.

- b. Encourage the utilization of new solar technology and other clean fuels.
  - c. Creation of streamline development review process for the inclusion of electrical vehicle charging stations in existing parking fields.
15. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs;
- a. Assure adequate collection, disposal and recycling of solid waste materials.
16. To enable municipalities the flexibility to offer alternatives to traditional development, through the use of equitable and effective planning tools including clustering, transferring development rights, and lot-size averaging in order to concentrate development in areas where growth can best be accommodated and maximized while preserving agricultural lands, open space, and historic sites;
17. To ensure that the development of individual municipalities does not unnecessarily encroach upon military facilities or negatively impact the operation of military facilities, and to those ends, to encourage municipalities to collaborate with military facility commanders in planning and implementing appropriate land use controls, thereby improving the vitality of military facilities and protecting against their loss through the Base Realignment and Closure process or mission loss.