2015 Periodic Reexamination of the Master Plan

2015 update
Adopted November 12, 2015

BOROUGH OF BUTLER
MORRIS COUNTY,
NEW JERSEY

Prepared for Butler Planning Board
BA# 2899.02

9/14/2015

Burgis Associates, Inc.

BURGIS
ASSOCIATES, INC.

COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

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PERIODIC REEXAMINATION OF THE MASTER PLAN

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Morris County, New Jersey

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The original document was appropriately signed and sealed on September 14, 2015 in accordance with the State Board of Professional Planners

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I. INTRODUCTION

The 2015 Borough of Butler Master Plan Reexamination Report is part of the continuing comprehensive planning effort that has been undertaken by the community since the adoption of the first Master Plan in 1958. The next revision to the Master Plan occurred in 1977 and was updated in 1987. During the course of these intervening years the borough has engaged in a continuing planning process that has been the subject of periodic review, refinement and reexamination. Amendments to the 1987 update followed in 1994 and the most recent master plan was adopted August 19, 2004.

The Borough occupies 2 square miles and is the third smallest municipality in Morris County. Prior master planning for the Borough has emphasized providing housing opportunity, maintaining financial stability, providing safe and convenient circulation and balancing open space with population needs. There has also been a desire to revitalize the downtown area. The Borough has a 91 unit affordable rental housing development adjoining the Municipal Building.

As presented herein, the 2015 Master Plan Reexamination report continues the borough's efforts of planning for future growth and development. This reexamination report is to be utilized by the planning board, governing body, zoning board of adjustment and the citizens of Butler in making land use planning and policy decisions that will enhance the character of the community and improve the quality of life for its residents.

A. OVERVIEW

The 2015 Master Plan Reexamination Report represents the culmination of the planning board's review of the Borough Master Plan. It provides the obligatory background data required by statute and also offers the basis for future master plan goals, objectives, and land use policies.

The Borough's 2004 Master Plan contains a number of subsections or elements. The document contains mapped representations of environmental constraints, demographic characteristics and an assessment of the land use distribution in the community. The report also has a circulation plan and community facilities plan. The housing plan assesses the borough's affordable housing obligation. The document also identifies special planning areas for redevelopment.

The Master Plan establishes a detailed and definitive set of goals and policy statements regarding how the Planning Board wishes to guide the continuing evolution of land uses in the Borough. First and foremost, the land use plan is designed to protect and support the established residential character of the community while recognizing certain opportunities to enhance development patterns in specified portions of the Borough.

B. The Legal Requirements of Planning

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.

Per the MLUL, the statute mandates that the report must include, at a minimum, five key elements, which identify:

- The major problems and objectives relating to land development in the municipality at the time of the adoption of the last Reexamination Report;
- The extent to which such problems and objectives have been reduced or have increased subsequent to such date;
- 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 the density and distribution of population and land use, housing conditions, circulation, conservation of natural features, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, County and municipal policies and objectives;
- 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 regulation should be prepared;
- The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," 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 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 MLUL was recently amended to allow for a green/sustainability element as part of the local master plan. The purpose of the green element is to "promote the efficient use of natural resources…allow ecosystems to function naturally, conserve and reuse water, treat storm water on-site and optimize climatic conditions through site orientation and design."

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.

II. Major Problems and Objectives Relating to Development at the Time of the Last Master Plan Reexamination

The MLUL initially requires a master plan reexamination report to identify the major land use problems and planning objectives that were enumerated in the most recently adopted Master Plan or Reexamination Report. The following principal problems and objectives were identified in Butler's 2004 Master Plan.

A. Major Problems Identified

This section details the Borough's response to past planning issues and challenges. It identifies significant changes in state and local governmental policies that influence the Borough's land use policies, and the extent of change which has taken place in the community.

As previously noted, the Borough of Butler prepared and adopted its most recent master plan in 2004. The document is a comprehensive master plan consisting of several elements including a Circulation Plan, Community Facilities Plan, Housing Plan and Land Use Plan. The report also highlighted environmental constraints and special planning considerations. Selected demographic information was presented, including the 2000 U.S. Census Bureau statistics.

The 2004 Master Plan identified the following planning concerns:

1. The borough experienced development pressure regarding infill development. There was a pattern of multifamily development in residential areas and in commercial fringe areas. Compatibility with adjoining parcels was a focus.

2. Subdivision of large lots, in patterns not conforming to existing neighborhood development, was occurring.

3. Regulation of wireless communications was noted to be necessary due to emerging technology.

4. Parking requirements were considered more appropriate for zoning regulations, rather than design standards. The location in the zoning section would require a variance, rather than a waiver. There was a concern that a lower standard of proof for a parking waiver could have negative impacts on quality of life.

5. Adequate buffers between commercial and residential uses were considered necessary.

6. Regulating home based occupations was an issue for further evaluation.

7. The 2004 master plan enumerated the borough's pre-credited affordable housing need as 66 units. The plan assumed that credits for construction would reduce the need to 33 units. The credit was calculated based on the following: 9 unit rehabilitation, 17 unit credit for Butler Senior units, an existing 4 bedroom alternate living facility, rental bonus of 1 unit for senior housing, credit for 2 unit rental. The Terrace Lake property was designated for 13 units of low/moderate housing. The adopted housing plan called for 19 units. Another site, on the south side of Route 23 and Argonne Road, was to have an inclusionary development with 13 units, although the adopted housing plan called for 18 units. Ultimately, construction of these sites resulted in modifications to the number of onsite affordable units, and contributions to affordable housing elsewhere in the community.

B. Major Goals and Objectives

The 2004 Master Plan established 11 goals and objectives to guide land use policy in the borough. These goals are highlighted below and relate to housing, environmental planning, open space and community facilities.

1. To provide adequate light, air and open space through appropriate density and site design.
2. Preserve the suburban character of residential neighborhoods by respecting environmental limitations, adhering to zoning standards and enhancing the visual appearance of neighborhoods.
3. Address affordable housing needs through zoning.
4. Provide housing for senior citizens.
5. Minimize environmental impacts by recognizing limitations imposed by steep slopes, wetlands and flood hazard areas.
6. To maintain and expand community facilities by planning for future needs and coordinating project funding.
7. Provide adequate passive and active open space by planning for linkage where appropriate and preserving natural features.
8. Maintain and enhance commercial areas through appropriate design guidelines.
9. Minimize traffic congestion and maintain safe circulation.
10. Minimize land use conflict through appropriate zoning delineations and required buffers.
11. Promote energy conservation and recycling.

C. Major Land Issues Existing

It is appropriate for the Borough to not only review the major problems that were affecting the municipality at the time the 2004 Master Plan was prepared, but to consider current planning issues facing the community today. The following represents a list of the most significant planning concerns that require the Borough's attention.

1. The Borough is almost fully developed. The amount of vacant land has declined sharply since 1958 as shown in the accompanying graphic depicting land use in the borough from 1958 to 2015.
2. The dominant land use is residential, primarily single family detached structures.
3. There are two centralized areas of commercial development, each with a different character (State Route 23 and the local Main Street CBD).
4. Small pockets of two family and multifamily structures exist, as well as scattered commercial development.
5. Infill development and redevelopment pressure continues to occur.
6. Subdivision of larger lots and failure to fit into existing neighborhoods exists.
7. Conversions and the need for compatibility with existing development pattern.
9. Parking should be in the zoning section rather than a design standard based on potential impacts to adjoining areas.

The land use code contains regulations for previous issues relating to wireless communications, home based business and buffers.

III. Extent to Which Problems Have Increased/Decreased

While some of the Borough's goals and objectives, as well as the planning problems highlighted in the 2004 Master Plan, have been addressed, others remain relatively static. A more detailed discussion on the status of the previous planning issues and goals is included below.

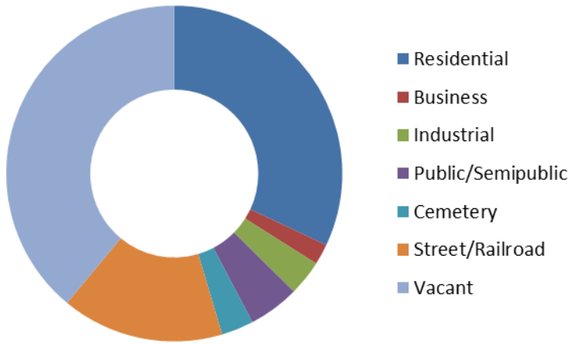
A. Telecommunications Facilities. The current borough land use ordinance contains regulations for wireless telecommunications facilities and antennas (§143-173.1). The ordinance contains a colocation policy and sets forth guidelines for visual compatibility.

B. Circulation Plan. The 2004 Master Plan contained a Circulation Plan detailing several proposed improvements. The status of these is highlighted below:

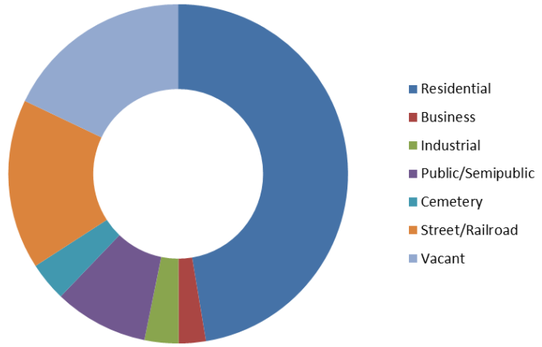
EVOLUTION OF LAND USE: 1958-2015

BOROUGH OF BUTLER, NEW JERSEY

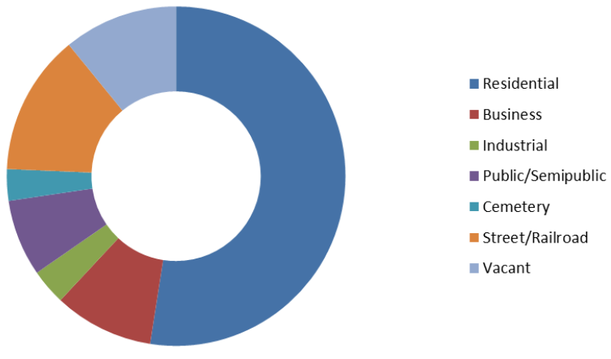
1958 Land Use



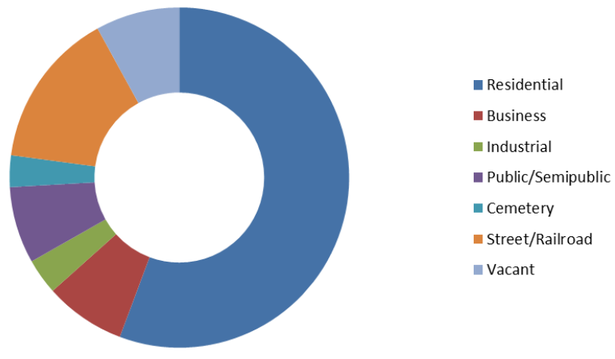
1975 Land Use



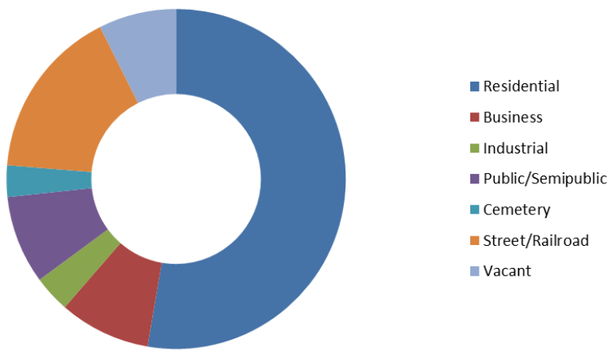
1993 Land Use



2000 Land Use



2015 Land Use



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Project Title:
2015 Periodic Reexamination of the Master Plan
BOROUGH OF BUTLER
MORRIS COUNTY, NEW JERSEY

Rev	Description	Date	Dwn	Ckd

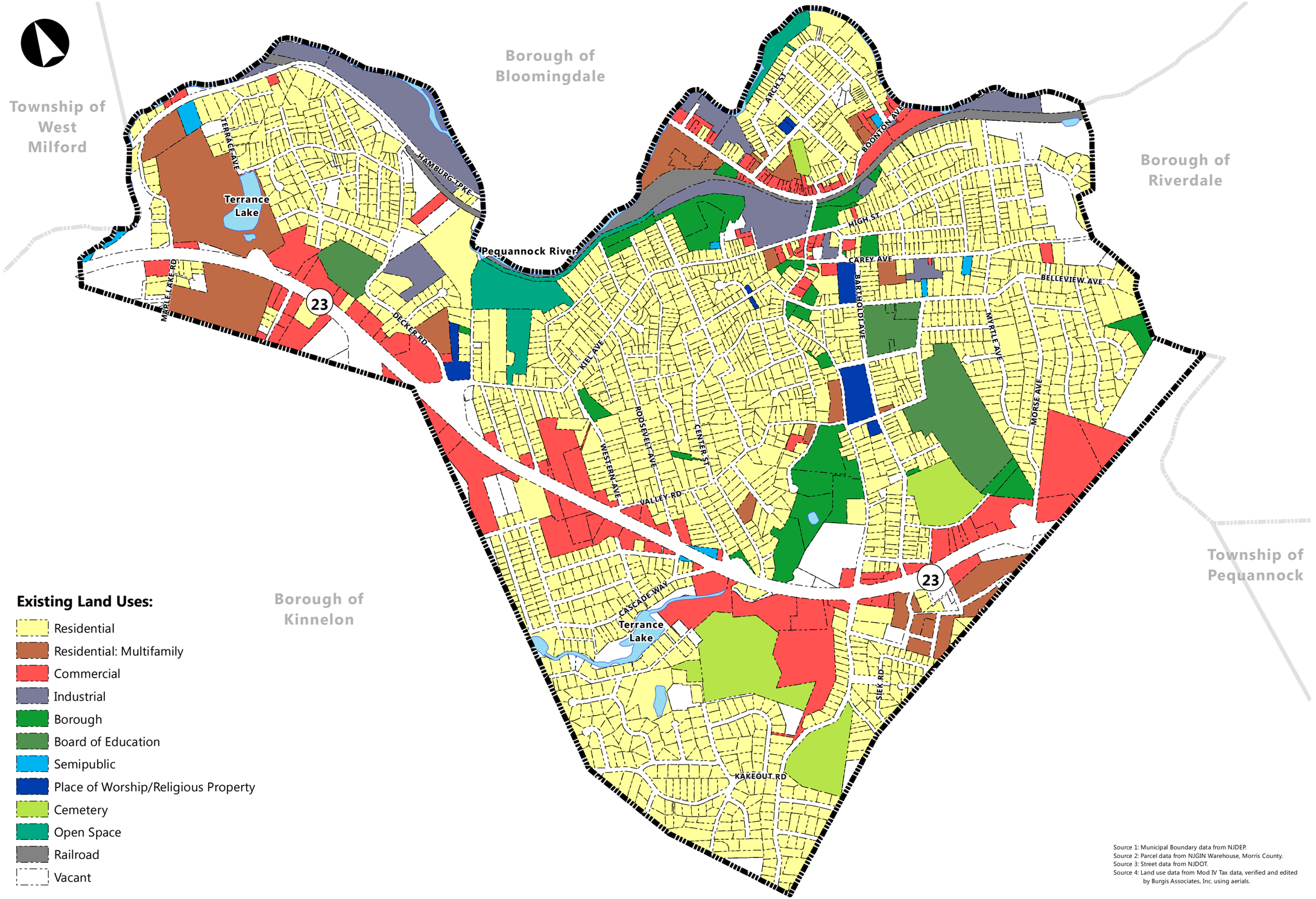
Dwg. Title
Evolution of Land Use
1958-2015

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NEW JERSEY LIC. NO. 2450

Project No.	2899.02
Sheet No.	1 of 1
Date	05/13/15
Drawn	TB

Dwg. No.

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Existing Land Uses:

- Residential
- Residential: Multifamily
- Commercial
- Industrial
- Borough
- Board of Education
- Semipublic
- Place of Worship/Religious Property
- Cemetery
- Open Space
- Railroad
- Vacant

Source 1: Municipal Boundary data from NJDEP.
Source 2: Parcel data from NJGIN Warehouse, Morris County.
Source 3: Street data from NJDOT.
Source 4: Land use data from Mod IV Tax data, verified and edited by Burgis Associates, Inc. using aerials.

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Project Title:

2015 Periodic Reexmination of the Master Plan

BOROUGH OF BUTLER
MORRIS COUNTY, NEW JERSEY



Legend

- Boundary
- Water
- Parcels

Rev	Description	Date	Dwn	Ckd

Dwg. Title

Existing Land Use Map

Graphic Scale

0 250 500 1,000 Feet

JOSEPH H. BURGIS AICP
PROFESSIONAL PLANNER
NEW JERSEY LIC. NO. 2450

Project No.	2899.02
Sheet No.	1 of 1
Date	02/13/15
Drawn	DN
Scale	1 ' = 1,000 "

Dwg. No.
elu

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1. The following intersections have been improved by reconstruction projects. Maple Lake Road and Paterson Hamburg Turnpike intersection, Boonton Avenue and Kakeout Road intersection, Maple Lake Road was widened and improved, Morse Avenue was improved.

2. Street vacations for Ward/Fairview and Wood have been completed.

3. Cul de sacs have not been installed or discussed.

4. Recommendations in the plan are no longer valid: Decker Road and Paterson Hamburg Turnpike intersection will not to be improved due to railroad grades. The intersection is controlled with a signal. Boonton Avenue, Brook St and Elm intersection will remain. There is no plan to extend Brook St to Valley Rd.

C. Energy Efficiency. The borough, subsequent to the last master plan, adopted an ordinance (Ordinance 2009-10) to add exterior hydronic heating systems and wind energy as accessory uses in all zones. Ordinance 2012-13 regulates solar panel installation.

D. RC District. The RC District was deleted in 2007. Land was rezoned to the Highway Commercial zone.

E. Multifamily Developments. The following large multifamily developments have been completed since the last master plan:

1. Cambridge Heights at Terrace Lakes was built in 2001 near Lakeside Avenue, Cambridge Drive and Terrace Lake Drive. The site contains 27 acres and was approved for 238 townhouse and apartment units as a planned community. The development includes 4 affordable housing units. The original site was comprised of Block 101 Lots 5, 5.01 and 5.03.

2. Argonne Woods is a 69 unit townhome development at Halina Lane via Argonne Road on 18 acres. The site consolidated numerous parcels and units have two and three bedrooms. This project is still under construction and is accessible via Route 23. Approximately 38 units have been completed to date. There are no affordable units in the development

3. River Place is a 68 unit three story mixed use market rate multifamily development on Main Street with a common architectural theme. The development was built in 2008 and is within the Central Business District. It has a walkway along the riverfront which is linked via a sidewalk to Main Street. The site occupies 7.7 acres and abuts the Pequannock River and a railroad. The site was an abandoned industrial facility owned and operated by PQ Corp and involved successful remediation of contamination. The development consists of two mixed use buildings, each one containing 7,333 sf of commercial space and 10 residential units. The commercial space is

oriented toward Main Street and includes typical downtown commercial uses and offices. There are residential buildings in the rear portion of the site containing an additional 48 units. There is a 5,000 sf stand alone retail building oriented toward Main Street which is also part of the development. This stand alone building is occupied by Dunkin Donuts and River Place Food Store. This development incorporates streetscape amenities such as street trees and pavers.

F. Commercial Developments. The following large commercial developments have been approved since the last master plan.

1. A large scale 185,173 sf commercial development was constructed in 2005 on land overlapping Kinnelon, consisting of a Lowes Home Center and Bed Bath Beyond (originally occupied by Borders Bookstore) The Lowes occupies 134,574 sf and the Bed Bath Beyond building contains 27,099 sf. The site occupies total of 25.08 acres, with 13.76 acres in Butler and the remainder in Kinnelon. The site has frontage on Route 23 North in Kinnelon and Morse Avenue in Butler. The property is identified as Block 80 Lots 124 and 124.01 in Butler. Bed Bath and Beyond is in Kinnelon, as is part of the Lowes Garden Center and parking lot.

2. A combined McDonald's/Applebee's was constructed in 2005 at 1200 Route 23 North on a site previously occupied by a three story office building. The total building area is 9,667 sf with 3,518 sf allocated to McDonalds and 6,149 devoted to Applebee's . A Wendy's occupies the space originally planned for McDonalds. This development is located adjacent to the Lowes site and is accessed via Route 23 and Morse Avenue.

3. The Roserne Motor Lodge was approved for redevelopment in 2014. The site contains 2.99 acres and is situated on Route 23 SB, south of Kinnelon Road. The approved plan calls for a 4,044 sf McDonald's and 9,503 sf retail space.

4. A site on the corner of Route 23 NB and Boonton Avenue was approved for a 7-11 convenience store in 2009. The site was formerly occupied by a Shell gas station and the new convenience store contains a floor area of 3,030 sf. The site is identified as Block 72.02 Lot 38.01. Land adjoining this site is owned by the Passaic River Coalition and may become owned by the Borough of Butler in the future. The property is in a floodplain.

G. Zoning Map. The Borough's zoning map should be updated to reflect current zones.

H. Riverwalk. This recreation feature is partially complete at River Place from the railroad to Main Street and can be seen on aerial mapping. The Passaic River Coalition owns parcels connecting to River Place identified as Block 53 Lots 12, 24 and 41. These lands are envisioned to eventually enlarge the riverwalk accessed

from River Place on Main Street. Land farther along the river, off Arch St. (Block 25 Lots 20.01 and 50.02) is owned by the Passaic River Coalition and contains a passive park known as Yapwei Park.

I. Royal Pontiac Site. The former Royal Pontiac site at the intersection of Route 23 and Boonton Avenue was approved for a Quick Chek but is in litigation. The plans call for a 5,000 sf store with gas pumps on a 1.17 acre site situated on the corner of Route 23 NB and Boonton Avenue. The property is identified as Block 76,11 Lots 66.3, 9 and 10.

J. Redevelopment Study Areas. Consideration should be given to Butler Coal/Si-Van property identified as Block 15 Lot 6 for redevelopment, however the floodplain is a development constraint. The property adjoins the river and has a depth of approximately 100 ft. Stream buffers further constrain the property. Laurel Street (Block 25 Lots 1-19.01) parcels are also impacted by floodplain constraints. The entire Main Street CBD and LI/CBD, from bridge to bridge, should also be evaluated to determine whether a redevelopment designation or rehabilitation designation can be implemented. The accompanying photographs, on pages 30-31, depict existing conditions along Main Street.

IV. Changes in Assumptions

The Municipal Land Use Law requires, as part of the overall reexamination analysis, an assessment of the changes that have taken place in the community since the adoption of the last master plan. There are a number of substantive changes at the state and local level that were not contemplated at the time of the preparation and adoption of the 2004 Master Plan, which require the borough's attention and action. Additionally, Butler has experienced changes in the community resulting from growth and development. The appendix to this document contains mapped information on existing environmental constraints in the borough.

A. Changes at Local Level

This section of the 2015 Reexamination Report provides a description of the community's population characteristics, employment trends and housing stock. Housing characteristics such as age, condition, purchase/rental value and occupancy are detailed. Information is provided on the estimated number of housing units available to low-and moderate-income households and the number of substandard housing units capable of being rehabilitated.

1. Population Size.

Between 1940 and 1970, Butler's population increased steadily and more than doubled over the three decades. From 1970 to the present, the borough's population continued to increase but at markedly slower rate. There was a small decline in population between 1980 and 1990. However, from 1990 to the present, the borough has regained the loss in population.

Table 1
Population Growth and Decline 1930-2008
Butler, New Jersey

Year	Population	Population Change	Percent Change
1930	3,392	--	--
1940	3,351	(41)	(2.0)
1950	4,050	699	20.8
1960	5,414	1364	33.7
1970	7,051	1637	30.2
1980	7,616	565	0.8
1990	7,392	(224)	(2.9)
2000	7,420	28	3.7
2010	7,539	119	1.6
2013*	7,618	79	1.01

Source: U.S. Bureau of the Census, * denotes population estimates by US Census.

Table 2
Age Distribution, 2000 and 2010
Butler, New Jersey

Age	2000		2010	
	Number	Percent	Number	Percent
Under 5	467	6.3	443	5.9
5-9	455	6.1	435	5.8
10-14	435	5.9	413	5.5
15-19	397	5.4	396	5.3
20-24	386	5.2	360	4.8
25-34	1,230	16.6	1,135	15.1
35-44	1,275	17.2	1,245	16.5
45-54	1,098	14.8	1,185	15.8
55-64	694	9.4	932	12.3
65-74	507	6.8	545	7.3
75 and over	476	6.4	450	5.9
Total	7,420	100.0	7,539	100.0
Median Age	37.5		40.2	

Source: US Census

As shown in the preceding table, the age distribution of the Borough's population has remained consistent over the past decade. The median age for the borough has been consistent with the pattern in Morris County from 2000 to 2010. In 2000, the County's median age was 37.8 years compared to 37.5 years for the borough. In 2010, the County median was 40.1 years compared to 40.2 for the borough.

2. Births and Deaths

The number of births can be an important element in assessing future needs for community facilities and services, particularly with respect to the school system and recreational facilities. As shown in Table 3, the birth and death statistics indicate the Borough experienced a population increase of 852 persons from 2004-2011. The Borough has had a natural net increase (measuring the number of births versus deaths) of 394 persons from 2004 and 2011.

The data also reveals a rather constant birth rate, with slight variations from year to year. The under-5 age group maintained stability based on U.S. Census population data between 2000 and 2010. The difference between the number of births and deaths appears to be very uniform with net increase of between 39 and 62 persons annually.

The stability in population increase indicates a constant number of students for the local public school system and should be evaluated with the Board of Education relative to their prospective future needs.

Table 3
Number of Births and Deaths, 2004-2011
Butler, New Jersey

Year	Births	Deaths	Difference
2004	95	56	39
2005	98	58	40
2006	130	68	62
2007	93	57	36
2008	114	56	58
2009	103	47	56
2010	118	61	57
2011	101	55	46
Total	852	458	394

Source: NJ Department of Health and Senior Services, Center for Health Statistics

3. Household Size

Butler's household size has declined throughout the past thirty-year period, as shown in the accompanying table. This declining trend accelerated between 1990 and 2000 with a decrease from 2.80 persons to 2.58 persons per household. It continued a less pronounced decline between 2000 and 2010. According to the 2010 Census, with Butler's average household size is 2.48 persons per household.

Table 4
Average Household Size: 1980-2010
Butler, New Jersey

Year	Household Size
1980	2.96
1990	2.80
2000	2.58
2010	2.48

Source: U.S. Census

The average household size for the Borough has consistently been smaller than that of Morris County over the past two decades. The County's average household size ranged from 3.02 persons in 1980 and 1990, 2.72 persons in 2000 and 2.71 persons in 2010.

4. Number of Dwelling Units.

The Census estimates that Butler contains 3,044 housing units in 2013. As shown in the table below, the Borough's housing stock has grown modestly between 2000 and 2013. There was only six percent growth in the total number of dwelling units within the community since 2000.

Table 5
Dwelling Units, 2000-2013*
Butler, New Jersey

Year	Total Dwelling Units	Numerical Change	Percentage Change
2000	2,868	--	--
2013 *	3,044	176	6

Sources: US Census, *American Community Survey (2011-2013), US Census Estimate

5. Housing Characteristics.

The following table provides details regarding the tenure and occupancy of the Borough's housing stock. The proportion of owner occupied and renter occupied housing has remained consistent over the past decade. As shown below, almost two-thirds (65 percent) of the Borough's housing stock in 2013 was owner-occupied. The remaining housing units were primarily renter-occupied. The number of vacant housing units has increased markedly and in 2013, is estimated to comprise more than 7 percent of the housing stock.

Table 6
Housing Units by Tenure and Occupancy, 2000 and 2013
Butler, New Jersey

Category	2000		2013*	
	No. Units	Percent	Number	Percent
Owner-Occupied Units	1,905	65	1,988	65
Renter-Occupied Units	963	34	836	28
Vacant Units	55	1	220	7
Total Units	2,923	100	3,044	100

Source: U.S. Census, 1990 and 2000, *American Community Survey Estimate 2011-2013

The following tables provide information on the characteristics of the Borough's housing stock, including data on the number of units in the structure and the number of bedrooms. The largest classification remains single family detached units, but the proportion has declined from two-thirds of the units to slightly more than half of all units in the community. Over the past decade, the amount of multifamily units in the community has

increased substantially from 19.5 percent to 27.3 percent of the housing stock.

Table 7
Units in Structure, 2000 and 2013
Butler, New Jersey

Units in Structure	2000		2013*	
	Number	Percent	Number	Percent
One Unit Detached	1,946	66.6	1,680	55.2
One Unit Attached	39	1.3	242	8.0
2 Units	364	12.5	289	9.5
3 to 4 Units	189	6.5	214	7.0
5 to 9 Units	75	2.6	196	6.4
10 or More	304	10.4	423	13.9
Other	6	0.2	0	0.0
Total	2,923	100	3,044	100.0

Source: U.S. Census, 1990 and 2000, * American Community Survey 2011-2013 Estimate

As shown below, there has been a decline in the number of three bedroom units in housing units within the Borough over the past decade. During this period, the amount of two bedroom units has increased. This change coincides with the decline in average household size over the past ten years.

Table 8
Number of Bedrooms in Housing Units, 2000 and 2013
Butler, New Jersey

Bedrooms	2000		2013*	
	Number	Percent	Number	Percent
None	49	1.7	43	1.4
One	469	16.4	605	19.9
Two	639	22.3	968	31.8
Three	1,229	42.9	864	28.4
Four	444	15.5	441	14.5
Five or More	38	1.3	123	4.0
Total	2,868	100.0	3,044	100.0

Source: U.S. Census, 2000, * 2011-2013 American Community Survey Estimate

Approximately 60 percent of the Borough's housing stock was constructed prior to 1970, and of that, 27 percent was constructed prior to 1940. Only about 17 percent of Butler's housing was constructed after 2000. The median year of home construction for the Borough is 1959.

Table 9
Year Structure Built 2011-2013
Butler, New Jersey

Year Units Built	Number of Units	Percent
2010 or later	0	0.0
2000 to 2009	529	17.4
1990 to 1999	293	9.6
1980 to 1989	93	3.1
1970 to 1979	276	9.1
1960 to 1969	436	14.3
1950 to 1959	271	8.9
1940 to 1949	323	10.6
1939 or earlier	823	27.0
Total	3,044	100

Source: American Community Survey Estimate 2011-2013

Tables 10 and 11 provide an indication of the Borough's housing conditions. The first table identifies the extent of overcrowding in the Borough, defined as housing units containing more than one occupant per room. The data below indicates that, in 2013, 3.4 percent of dwelling units in the Borough were considered to be overcrowded.

Table 10
Occupants Per Room, 2013
Butler, New Jersey

Occupants Per Room	Number of Units	Percent
1.00 or less	2,727	96.6
1.01 to 1.50	66	2.3
1.51or more	31	1.1
Total	2,824	100.0

Source: American Community Survey Estimate 2009-2013

The accompanying table presents other key housing characteristics, including the presence of complete plumbing and kitchen facilities and the type of heating equipment used. As shown, most units – over 99 percent in each case – exhibit adequate facilities.

Table 11
Equipment and Plumbing Facilities, 2000 and 2013
Butler, New Jersey

Facilities	2000		2013*	
	Number	Percent	Number	Percent
Kitchen:				
Lacking Complete Facilities	16	0.6	8	0.2
With Complete Facilities	2,852	99.4	2,816	99.9
Plumbing:				
Lacking Complete Facilities	8	0.3	0	0.0
With Complete Facilities	2,860	99.7	2,824	100.0
Heating Equipment:				
Standard Heating Facilities	2,868	100.0	2,816	99.9
Other Means, No Fuel Used	0		8	0.2

Source: U.S. Census, 2000,* 2009-2013 American Community Survey Estimate

6. Purchase and Rental Values.

The Borough has seen a rise in rental costs between 2000 and 2013, as shown in the following table. The median gross rent for the Borough's renter-occupied housing units rose from $796 in 2000 to $1,157 in 2013. This represents a 45 percent increase in rent over the thirteen year period.

Table 12
Specified Renter-Occupied Housing Units, 2000 and 2013
Butler, New Jersey

Value Range	2000		2013*	
	Number	Percent	Number	Percent
Less than $200	27	2.8	8	1.0
$200 to $299	33	3.4	56	6.7
$300 to $499	46	4.8	46	5.5
$500 to $749	245	25.4	32	3.8
$750 to $999	442	45.9	113	13.5
$1,000 or more	145	15	581	69.5
No Cash Rent	25	2.6	0	0
Total	963	100	836	100
Median Rent	$796		$1,157	

Source: U.S. Census, 2000, * 2011-2013 American Community Survey Estimate

Table 13 indicates that the median value of owner-occupied almost doubled between 2000 and 2013. The median value increased from $187,500 in 2000 to $345,500 in 2013.

Table 13
Value of Specified Owner-Occupied Housing Units, 2000 and 2013
Butler, New Jersey

Value Range	2000		2013*	
	Units	%	Units	%
Less than $50,000	7	0.4	51	2.6
$50,000 to $99,999	85	4.8	7	0.4
$100,000 to $149,999	257	14.5	12	0.6
$150,000 to $199,999	721	40.7	35	1.8
$200,000 to $299,999	630	35.6	511	25.7
$300,000 to $499,999	56	3.2	1,214	61.1
$500,000 or more	16	0.9	158	7.9
Total	1,772	100	1,988	100.0
Median Value	$187,500		$345,500	

Source: U.S. Census, 2000, * 2009-2013 American Community Survey Estimate

7. Household Income.

The median household income in Butler increased approximately 67.3 percent between 1999 and 2013, rising from $50,420 to $84,364. Less than 20 percent of Butler households earned in excess of $100,000 in 1999. By 2013, the number earning $100,000 or more increased to 40 percent. Most significantly, the percentage earning in excess of $150,000 increased almost five-fold. Detailed household income figures are shown in the accompanying table.

Table 14
Household Income 1999 and 2013
Butler, New Jersey

Income Category	1999		2013*	
	Number	Percent	Number	Percent
Less than $10,000	148	5.2	8	0.3
$10,000 to $14,999	122	4.2	82	2.9
$15,000 to $24,999	207	7.2	193	6.8
$25,000 to $34,999	276	9.6	212	7.5
$35,000 to $49,999	503	17.6	221	7.8
$50,000 to $74,999	723	25.3	526	18.6
$75,000 to $99,999	364	12.7	450	15.9
$100,000 to $149,999	395	13.8	608	21.5
$150,000 or more	119	4.2	524	18.6
Total	2,857	100.0	2,824	100.0
Median Household	$50,420		$84,364	
Morris County	$77,340		$98,633	

Sources: U.S. Census, 2000; * 2011-2013 American Community Survey Estimate

EMPLOYMENT ANALYSIS

The following tables present information on the Borough's employment characteristics.

1. Covered Employment.

Table 15 presents covered employment trends from 1990 to 2013, as provided by the Department of Labor and Workforce Development. As indicated, in 2013, covered employment stands at a high of 3,094 private sector jobs. After substantial declines in 2008 and 2009, the Borough rebounded solidly to gain 859 jobs.

Table 15
Covered Employment Trends (Private Sector): Selected Years
Butler, New Jersey

Year	Number of Jobs	Change
1990	1,881	--
1991	1,726	(155)
1992	1,877	151
1993	1,963	86
1994	1,956	(7)
1995	1,958	2
1996	1,973	15
1997	2,061	88
1998	2,081	20
1999	2,061	(20)
2003	2,475	414
2004	2,502	27
2005	2,209	(293)
2006	2,269	60
2007	2,811	542
2008	2,341	(470)
2009	2,235	(106)
2010	2,241	6
2011	2,647	406
2012	2,852	205
2013	3,094	242

3rd Quarter (September) numbers shown.
Source: NJ Department of LWD

2. Employment Characteristics of Employed Residents.

The following two tables detail information on the employment characteristics of Butler residents. Table 16 details occupation characteristics, while Table 17 details industry characteristics.

Table 16
Employed Persons 16 & Over, By Occupation, 2000 and 2013
Butler, New Jersey

Occupation	2000		2013	
	Number	Percent	Number	Percent
Management, professional and related occupations	1,419	35.2	1,581	36.2
Service occupations	518	12.8	662	15.2
Sales and office occupations	1,233	30.6	1,226	28.1
Farming, fishing and forestry occupations, construction, extraction, maintenance and production occupations	382	9.5	496	11.4
Transportation, material moving, operators, fabricators, laborers	481	11.9	397	9.1
Total	4,033	100.0	4,362	100.00

Source: U.S. Census, 2000, * 2011-2013 American Community Survey Estimate

Table 17
Employed Persons 16 & Over, By Industry, 2000 and 2013
Butler, New Jersey

Industry	2000		2013*	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fisheries, Mining	15	0.4	36	0.8
Construction	303	7.5	397	9.1
Manufacturing	524	13.0	536	12.3
Transportation, Warehousing, and Utilities	251	6.2	202	4.6
Wholesale trade	207	5.1	155	3.6
Retail Trade	495	12.3	515	11.8
Information	179	4.4	204	4.7
Finance, Insurance, Real Estate, and Rental and Leasing	293	7.3	335	7.7
Educational, Health & Social Services	650	16.1	840	19.3
Arts, Entertainment, Recreation	289	7.2	224	5.1
Professional, Scientific, Management, Administrative, Waste Management Services	464	11.5	532	12.2
Other Services	177	4.4	200	4.6
Public Administration	186	4.6	186	4.3
Total	4,033	100.0	4,362	100.00

Source: U.S. Census, 2000, *2011-2013 American Community Survey Estimate

B. Changes at the State Level

1. Highlands Water Protection and Planning Act. The Highlands Water Protection and Planning Act, passed by the New Jersey State Legislature on June 10, 2004, significantly impacts land use planning and environmental protection throughout the 800,000 acre region that is encompassed by the Act. The New Jersey Highlands Region includes 88 municipalities in seven counties, including Butler. The legislation authorized and directed the newly established Highlands Water Protection and Planning Council to effectuate the Highlands Act goals through a comprehensive set of powers. The Act empowered the Highlands Water Protection and Planning Council, a 15 member political subdivision of the State created under this Act, with a number of duties including the adoption of a regional master plan within 18 months of the Council's first meeting.

   The Act divides the Highlands region into two areas –Preservation Area and Planning Area. Butler is located entirely within the Planning Area. While the Act severely restricts and controls development in the Preservation Area, its treatment of development in the Planning Area is more permissive.

   A regional master plan, prepared and adopted by the Council, was to effectuate appropriate and coordinated land use decisions within the region. Initially, within 15 months of the Plan's adoption, each municipality and county wholly or partially in the Preservation Area was to revise its master plan and development regulations to conform to the goals, requirements and provisions of the regional master plan. Revisions were to be submitted to the Council for its approval, rejection or conditional approval. If a municipality or county failed to adopt or enforce these revisions, the Act authorized the Council to adopt and enforce rules and requirements necessary to implement the regional master plan on its behalf. The Act offered incentives to municipalities and counties located within the Planning Area to do the same. A strict permit review process for all "major Highlands development" (carried out by the Department of Environmental Protection), further limited the location, character and type of development allowed in the Preservation Area.

   While development in the Preservation Area is severely restricted through the permitting process and regional master plan provisions, the Planning Area allows sensible, smart growth development that is sensitive to natural resources.

   The Act empowered the Council to provide financial and technical assistance to Highlands municipalities for a variety of activities such as the creation of Transfer of Development Rights (TDR) ordinances and the revision of master plans and development regulations. Moreover, upon request, the Council will provide legal representation to a Highlands municipality or county in any cause of action filed against it contesting an MLUL decision, provided the decision is consistent with the regional master plan.

Butler has not participated in Highlands Planning Area compliance. Compliance in the Planning Area is optional.

2. State Plan. A Draft State Plan was released January 13, 2010 and was considered to be "overly complex" leaving "unresolved conflicts between various State rules/regulations." It also was deemed inadequate to "prioritize and support sustainable economic growth" according to the State Planning Commission. The State is working to resolve the outstanding issues and work towards adoption of a State Plan. The process calls for a report, including final assessment and implementation, to be provided to the Governor. The October 2011 release of the State Strategic Plan serves as this report and identifies the following goals:

    - Identify high value growth sectors and trends
    - Evaluate costs of existing planning framework
    - Identify smart growth areas
    - Correlate budget realities

    Cross-acceptance is defined by the SPC as a bottom-up approach to planning, designed to encourage consistency between municipal, county, regional, and state plans to create a meaningful, up-to-date and viable State Plan (N.J.S.A. 52:18A-202.b.). This process ensures that all New Jersey residents and levels of government have the opportunity to participate and shape the goals, strategies and policies of the State Plan. Eventually there will be another cross acceptance round based on a yet to be developed map dividing the state into "Priority Growth Investment Areas" and "Priority Preservation Areas." These designations will supersede the previously used planning areas.

3. Water Quality Management Planning Rule (WQMP). These rules became effective in July 2008 and establish County planning offices as the water management planning coordinating agencies throughout the State. Municipalities are required to submit information for wastewater management and sewer service area planning for 20 year planning efforts. The Appellate Division has upheld the statutory authority of NJDEP and the WQMP process. The Court ruled that NJDEP balanced property owners interest in land development and the State's interest in protecting habitat and water quality.

4. 2011 State Energy Master Plan. The plan is a method of guiding the production, distribution and use of energy. It emphasizes renewable resources of energy and economic growth. It supports the development of alternative energy sources such as wind and solar energy. The Board of Public Utilities is the lead agency charged with implementing the plan. The legislature will work towards modifying regulations to foster the goals contained in the plan. The 2011 Energy Master Plan is a follow up to the 2008 EMP. It is a tool for the

state to coordinate government investment, planning and regulation for Statewide objectives. Among the goals of the State plan are the following:

- Drive down the cost of energy
- Promote new, clean in-state energy generation
- Reward efficiency and conservation
- Promote innovative technology for transportation and power
- Generate renewable energy for 22.5% of all needs from renewable sources by 2021

The State also contemplates generating 70% of all State related energy needs from clean, carbon free sources by 2050. The plan encourages evaluation of biomass methods of power generation utilizing agriculture and forest, municipal and industrial waste and other underutilized resources.

5. Municipal Land Use Law Amendments. The Municipal Land Use Law (MLUL) was amended to define an inherently beneficial use as one that is "universally considered of value to the community" because it "fundamentally serves the public good and promotes the general welfare." The amendment lists wind, solar or photovoltaic energy facilities as inherently beneficial uses, as well as hospitals, schools, child care centers and group homes. However, the list is not all inclusive.

6. New Jersey Council on Affordable Housing (COAH). The New Jersey Appellate Division on October 8, 2010 issued a decision that invalidated substantive portions of the 3rd Round methodologies based upon "growth share" as applied by COAH as unconstitutional. COAH developed new rules in accordance with the Court's direction but failed to adopt them in 2014. The Fair Share housing Center filed a motion with the NJ Supreme Court and on March 10, 2015, the Court ruled that COAH was effectively dysfunctional and returned jurisdiction of affordable housing issues to the trial courts, where it had been prior to the creation of COAH.

   The Borough received second round COAH certification on 5/3/2000. This certification expired on 5/3/2006. The community has completed 95 new construction affordable units. There is no affordable housing trust fund in the community. The Borough has not participated in COAH's third round.

7. Renewable Energy on Preserved Farmland. On January 16, 2010, the State legislature adopted laws to enable the installation and operation of biomass, solar or wind generation facilities on preserved farmland. The law amended the Agricultural Retention and Development Act. Preserved farmland is that which the owner has conveyed through a development easement to the State Agricultural Development Committee.

8. Solar Energy. On April 22, 2010 legislation was enacted to exempt solar panels from zoning limitations on impervious coverage. However, the base or foundation may still be regulated as impervious coverage.

V. SPECIFIC CHANGES RECOMMENDED

The 2015 Master Plan Reexamination sets forth the following additional goals and objectives:

A. To maintain and enhance the existing areas of stability in the community; to encourage a proper distribution of land uses by designating areas with uniform development characteristics. A principal goal of this plan is to preserve and protect the residential character and overall density of the community by restricting incompatible land uses from established residential areas, and limiting intensities of use to the levels and locations proscribed herein.

B. To enhance the borough's central business district by encouraging businesses to coordinate signage, façade appearance and overall community character into the Main Street corridor. The borough supports adequate off street parking and shared parking for Main Street businesses.

C. To encourage viable commercial development in the Route 23 corridor to enhance the borough's tax base and provide a range of services and retail activity. Attention should be given to façade design, landscaping along Route 23 and shared access to reduce congestion and delays on Route 23.

D. To preserve and integrate historic features and foster the unique identity of the borough. The borough values the preservation of historic sites, consistent with the provisions of the Municipal land Use Law and State regulatory guidelines. The county's list of historic properties serves as a basis for sites to focus on. The county has identified the American Hard Rubber Works Factory and Butler Railroad Station on its Historic Marker inventory. The Railroad Station (also known as New York Susquehanna and Western Railroad Station) is on the National and State Registers of Historic Places. Both of these sites are in the Main Street area of the borough and lend a distinctive identity to the borough's downtown area.

E. To maintain adequate separation of commercial and residential uses. Appropriate screening is essential to preserving the quality of life for residential areas bordering commercial zones. Low impact lighting, adequate and visually appealing fencing and complementary plantings are essential elements to limiting the negative impacts of higher intensity development adjoining residential areas.

F. To ensure that redevelopment respects the borough's environmental features and complements the surrounding area. The borough supports an ecological approach to development and stormwater management that mitigates development impacts. Conserve natural elements and promote efficient hydrology.

G. Development of environmentally sensitive land can create detrimental impacts to surrounding areas through erosion, removal of vegetation and visual impacts. Steeply sloped areas, wetlands, flood plains and stream buffers should be preserved to the greatest extent possible.

H. To implement municipal actions that comply with NJDEP's reduction of flood risk through Low Impact Development – Best Management Practices (LID-BMP's). The following NJDEP nonstructural strategies for non-major development are incorporated into this goal:

1. Protect areas that provide water quality benefits or areas particularly susceptible to erosion and sediment loss.

2. Minimize impervious surfaces and break up or disconnect the flow of runoff over impervious surfaces.

3. Maximize the protection of natural drainage features and vegetation.

4. Minimize the decrease in pre construction time of concentration.

5. Minimize land disturbance including clearing and grading.

6. Minimize soil compaction.

7. Provide low maintenance landscaping that encourages the retention and planting of native vegetation and minimizes the use of lawns, fertilizers and pesticides.

8. Provide vegetated open channel conveyance system discharge into and through stable vegetated areas.

9. Provide preventative source controls.

VI. RELATIONSHIP TO ADJOINING COMMUNITIES

The Borough adjoins four communities – Bloomingdale, West Milford, Kinnelon and Riverdale. Two communities are in Morris County and two are in Passaic County, as noted below.

1. Borough of Bloomingdale, Passaic County. The Borough of Bloomingdale is 70% in the Highlands Preservation area and 30% in the Planning Area. The Planning Area portion of the borough adjoins Butler. The western portion of the land adjoining Butler is in the Highlands Planning Protection Area while the remainder is in the Existing Community area. The Pequannock River divides the municipal boundary between Butler and Bloomingdale. Land in Bloomingdale adjoining the river, opposite Butler, is zoned for Garden Apartment, Retail and General Commercial Light Manufacturing and Public Use and Reservoir. The borough completed a Riverwalk Feasibility Study in 2013 to evaluate a walking path connection along the Pequannock River, similar to the one existing at River Place in Butler.

2. Township of West Milford, Passaic County. The Township of West Milford is located entirely within the Highlands Preservation Area. A Highlands Protection Zone and Forest Resource Area adjoin Butler. Land adjoining Butler is zoned LMI Limited Manufacturing and Industry.

   The most recent 2014 Draft Master Plan Land Use Element shows the portion of the township adjoining Butler for Limited Manufacturing and Industrial Use. The plan notes that the objectives include the preservation of environmentally sensitive areas, contiguous open space and water resources. The plan encourages development in existing developed areas and infill mixed use.

3. Borough of Kinnelon, Morris County. The Borough of Kinnelon is 97% Highlands Preservation Area and 3% Planning Area. A Highlands Existing Community Zone adjoins Butler. The borough adopted a Periodic Reexamination of the Master Plan in June 2015. Among the land use goals in the document are preserving environmentally sensitive areas, maintaining scenic vistas, and expanding recreation opportunity. There document indicates a need to evaluate optimizing economic opportunity along Route 23 to expand the tax base.

4. Borough of Riverdale, Morris County. The Borough of Riverdale is in the Planning Area of the Highlands Region. Zoning adjoining the Borough of Butler is residential consisting of R-35 (Low Intensity Residential) and R-15 (Moderate to Low Density Residential). Among the 2007 Master Plan goals are an objective to maintain the character of residential areas and encourage redevelopment to be compatible with existing neighborhoods.

VII. REDEVELOPMENT LAW

In 1992, the Local Redevelopment and Housing Law (LRHL) was enacted into law. The LRHL replaced a number of former redevelopment statutes, including the Redevelopment Agencies Law, Local Housing and Redevelopment Corporation Law, Blighted Area Act, and Local Housing Authorities Law, with a single comprehensive statute. At the same time, the MLUL was also amended to require, as part of a master plan reexamination, that the issues raised in the LRHL be addressed.

The LRHL provides the statutory authority for municipalities to designate areas in need or "redevelopment," prepare and adopt redevelopment plans, and implement redevelopment projects. Specifically, the governing body has the power to initially cause a preliminary investigation to determine if an area is in need of redevelopment, determine that an area is in need of redevelopment, adopt a redevelopment plan, and/or determine that an area is in need of rehabilitation.

A planning board has the power to conduct, when authorized by the governing body, a preliminary investigation and hearing and make a recommendation as to whether an area is in need of redevelopment. The planning board is also authorized to make recommendations concerning a redevelopment plan, and prepare a plan as determined to be appropriate. The board may also make recommendations concerning a determination if an area is in need of rehabilitation.

The statute provides that "a delineated area may be determined to be in need of redevelopment if, after investigation, notice and hearing… the governing body of the municipality by resolution concludes that within the delineated area any of the following conditions is found:"

The criteria are as follows:

1. The "a" Criterion: Deterioration. The generality of buildings in the area are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

2. The "b" Criterion: Abandoned Commercial and Industrial Buildings. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenantable.

3. The "c" Criterion: Public and Vacant Land. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography or nature of the soil, is not likely to be developed through the instrumentality of private capital.

4. The "d" Criterion: Obsolete Layout and Design. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

5. The "e" Criterion: Property Ownership and Title Issues. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impeded land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to have a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

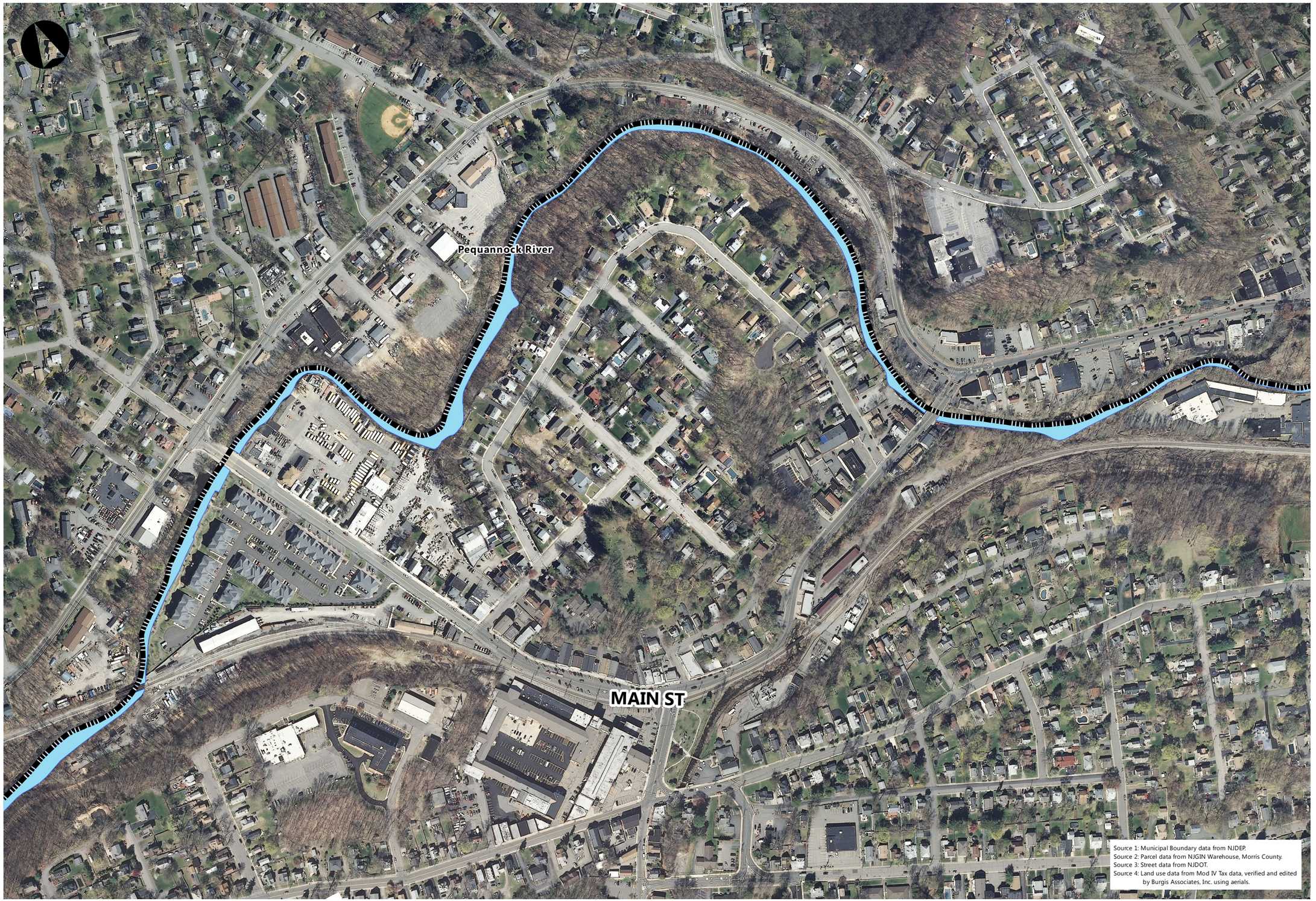
6. The "f" Criterion: Fire and Natural Disasters. Areas in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.

7. The "g" Criterion: Urban Enterprise Zones. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zone Act," the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment for the purpose of granting tax exemptions or the adoption of a tax abatement and exemption ordinance.

8. The "h" Criterion: Smart Growth Consistency. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

The statute defines redevelopment to include "clearance, replanning, development, and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structure and the grant or dedication of spaces as may be appropriate or necessary in the interest of general welfare for streets, parks, playgrounds, or other public purposes, including recreation and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan." It is noteworthy that the statute specifically states that a redevelopment area may include lands which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is necessary for the effective redevelopment of an area.

The Borough may consider utilizing redevelopment and/or rehabilitation for the Main Street area to promote renewal. The existing conditions in the Main Street area are shown on the following photographs.



Source 1: Municipal Boundary data from NJDEP.
Source 2: Parcel data from NJGIN Warehouse, Morris County.
Source 3: Street data from NJDOT.
Source 4: Land use data from Mod IV Tax data, verified and edited by Burgis Associates, Inc. using aerials.

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COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

25 Westwood Avenue
Westwood, New Jersey 07675
p: 201.666.1811
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Project Title:

2015 Periodic Reexmination of the Master Plan

BOROUGH OF BUTLER
MORRIS COUNTY, NEW JERSEY



Legend

- Boundary
- Water
- Parcels

Rev	Description	Date	Dwn	Ckd

Dwg. Title

Main Street Aerial

Graphic Scale

0 80 160 320 Feet

JOSEPH H. BURGIS AICP
PROFESSIONAL PLANNER
NEW JERSEY LIC. NO. 2450

Project No.	2899.02
Sheet No.	1 of 1
Date	02/13/15
Drawn	DN
Scale	1" = 333'

Dwg. No.
elu

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Main Street looking south, in front of River Place



Railroad behind Butler Museum



Railroad looking south from Butler Museum



Looking east from Butler Museum



View opposite Butler Museum

BURGIS ASSOCIATES, INC.
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LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

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Westwood, New Jersey 07675
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Project Title:

2015 Periodic Reexamination of the Master Plan

BOROUGH OF BUTLER
MORRIS COUNTY, NEW JERSEY

Rev	Description	Date	Dwn	Ckd

Dwg. Title

Existing Conditions

Upper Main Street

JOSEPH H. BURGIS AICP
PROFESSIONAL PLANNER
NEW JERSEY LIC. NO. 2450

Project No.	2899.02
Sheet No.	1 of 1
Date	05/13/15
Drawn	TB

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View north on Main Street from Butler Museum



Main Street, looking south from Butler Museum



Angle parking on Main Street



Traditional CBD building



Horizontal curvature of Main Street

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LANDSCAPE ARCHITECTURE

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Project Title:

2015 Periodic Reexamination of the Master Plan

BOROUGH OF BUTLER
MORRIS COUNTY, NEW JERSEY

Rev	Description	Date	Dwn	Ckd

Dwg. Title

Existing Conditions

Lower Main Street

JOSEPH H. BURGIS AICP
PROFESSIONAL PLANNER
NEW JERSEY LIC. NO. 2450

Project No.	2899.02
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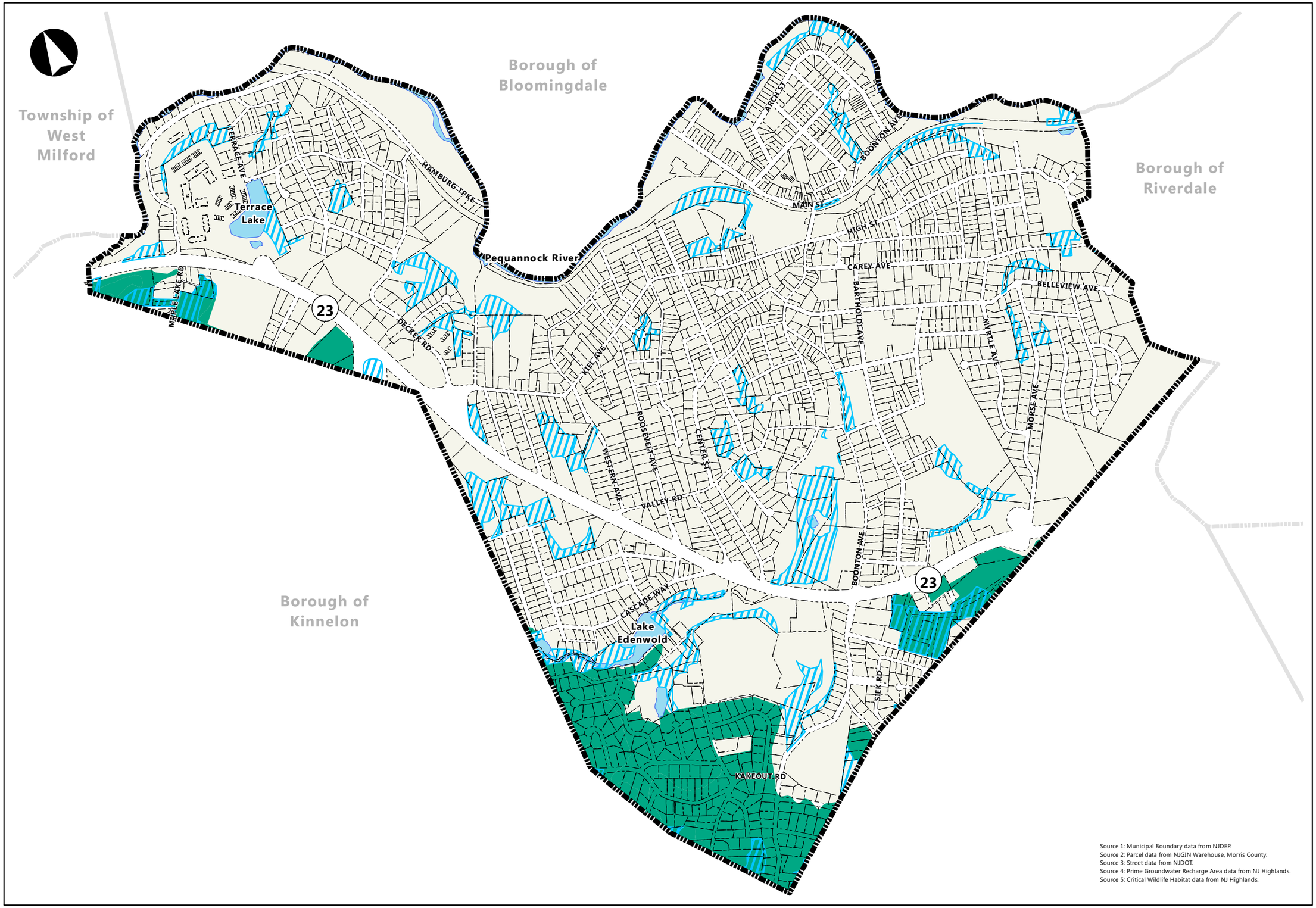
COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

PRINCIPALS:
Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA

APPENDIX

ENVRIONMENTAL MAPS

25 Westwood Avenue, Westwood NJ 07675
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Source 1: Municipal Boundary data from NJDEP.
Source 2: Parcel data from NJGIN Warehouse, Morris County.
Source 3: Street data from NJDOT.
Source 4: Prime Groundwater Recharge Area data from NJ Highlands.
Source 5: Critical Wildlife Habitat data from NJ Highlands.

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25 Westwood Avenue
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p: 201.666.1811
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Project Title:

2015 Periodic Reexamination of the Master Plan

BOROUGH OF BUTLER
MORRIS COUNTY, NEW JERSEY



Legend

- Boundary
- Parcels
- Water
- Prime Groundwater Recharge Area
- Critical Wildlife Habitat

Rev	Description	Date	Dwn	Ckd

Dwg. Title

Highlands Considerations Map

Graphic Scale

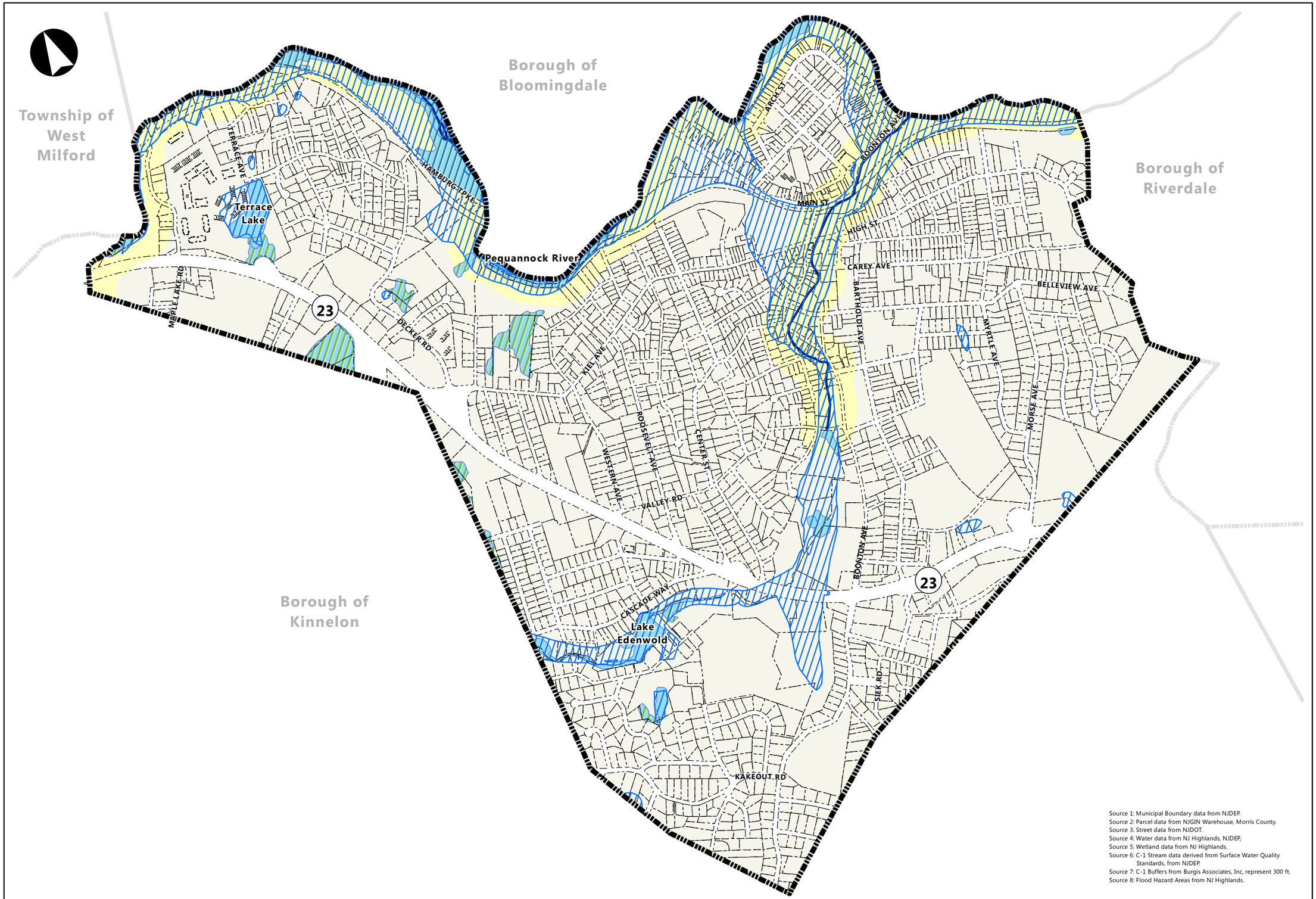
0 250 500 1,000 Feet

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NEW JERSEY LIC. NO. 2450

Project No.	2899.02
Sheet No.	1 of 1
Date	02/13/15
Drawn	DN
Scale	1 " = 1,000 "

Dwg. No.
highlands

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Source 1: Municipal Boundary data from NJDEP.
Source 2: Parcel data from NJGIN Warehouse, Morris County.
Source 3: Street data from NJDOT.
Source 4: Water data from NJ Highlands, NJDEP,
Source 5: Wetland data from NJ Highlands.
Source 6: C-1 Stream data derived from Surface Water Quality Standards, from NJDEP.
Source 7: C-1 Buffers from Burgis Associates, Inc, represent 300 ft.
Source 8: Flood Hazard Areas from NJ Highlands.

BURGIS ASSOCIATES, INC.
COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

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Project Title:

2015 Periodic Reexmination of the Master Plan

BOROUGH OF BUTLER
MORRIS COUNTY, NEW JERSEY



Legend

- Boundary
- Parcels
- Water
- Wetlands
- C-1 Streams
- C-1 Buffers
- Flood Hazard Areas

Rev	Description	Date	Dwn	Ckd

Dwg. Title

Environmental Constraints Map

Graphic Scale

0 250 500 1,000 Feet

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enviro

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Source 1: Municipal Boundary data from NJDEP.
Source 2: Parcel data from NJGIN Warehouse, Morris County.
Source 3: Street data from NJDOT.
Source 4: Steep slope data from NJ Highlands.

Note 1: Severely constrained slopes are defined as all lands with slopes of 20% or greater and lands within Riparian Areas with slopes of 10% and greater

Note 2: Moderately constrained slopes are defined as all non Riparian Area lands having a slope of 15% to less than 20% which are forested

Note 3: Limited constrained slopes are defined as all non Riparian Area lands having a slope of 15% to less than 20%, which are non-forested, are not highly susceptible to erosion, and do not have a shallow depth to bedrock or a Soil Capability Class indicative of wet or stony soils.

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BOROUGH OF BUTLER
MORRIS COUNTY, NEW JERSEY



Legend

- Boundary
- Parcels
- Water
- Slopes: Limited
- Slopes: Moderate
- Slopes: Constrained

Please see notes below for complete descriptions of slope classifications

Rev	Description	Date	Dwn	Ckd

Dwg. Title

Steep Slopes Map

Graphic Scale

0 250 500 1,000 Feet

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slopes

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