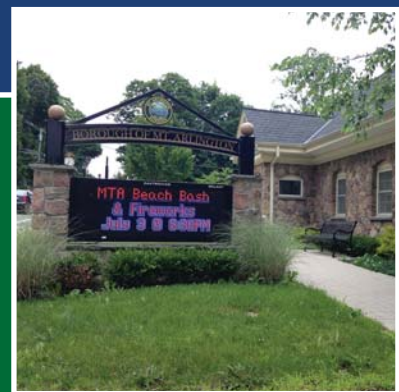


# Mount Arlington Borough

## Morris County, New Jersey



*Master Plan*  
*December 2015*



# Acknowledgements

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**December 9, 2015**

The original of this document was signed and sealed  
in accordance with N.J.S.A. 45:14A-12.

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# INTRODUCTION

## LEGISLATIVE AUTHORITY

This Master Plan has been prepared pursuant to Article 3 of the New Jersey Municipal Land Use Law (MLUL), NJSA 40:55D-28, that provides legislative authority to municipalities to adopt and regularly update a municipal Master Plan.

## HISTORY OF PLANNING IN MOUNT ARLINGTON

The Mount Arlington Master Plan was last updated in 1999 and was re-examined in 2005 and again in 2015, prior to this update. Mount Arlington has continued to develop over the last 15 years as a serene lake-front recreational and residential community. Lake Hopatcong and activities surrounding the lake continue to be important aspects of life in Mount Arlington. The community has also developed as a suburban bedroom community to job centers in Morris County and beyond. Mount Arlington's location on Interstate 80 as well as its train station, with rail service along the Montclair-Boonton and Morristown lines, provides multiple modes of easy access to transportation for commuters.

As a largely residential community, planning efforts over the last two decades have focused on providing additional commercial development. One approach to increasing commercial development was the effort to gain Village Center Designation for Mount Arlington from the State Planning Commission, which was completed on December 5, 2001. The State is no longer focusing on center designation as a method to implement the State Development and Redevelopment Plan; however, the Village Center has benefits for the Borough of Mount Arlington and should continue to be implemented as a method for improving the development patterns in the Borough. As a result, this Master Plan focuses on opportunities to increase commercial development while seeking to maintain and enhance the existing high quality residential neighborhood characteristics.

A "Borough Core Analysis" was completed in 2012 that identifies centrally located "nodes" within the Borough that should be targeted for ongoing planning. The intent was to improve Howard Boulevard, an important corridor spanning the entire length of the Borough, by creating a more successful and cohesive corridor and facilitating a sense of identity within the Borough. These "nodes" are positioned at key intersections along Howard Boulevard that feature prominent public or private institutions or valuable open space resources. Several "nodes," such as the Village Center area and the Southern Core, were identified as most appropriate for commercial development. Other "nodes" in the North Corridor and Central Corridor were identified as open space and recreational activity "nodes".

Outside influences will also have an important impact on Mount Arlington and its development pattern moving forward. Primary among these is the Highlands Water Protection and Planning Act passed in 2004 and the subsequent establishment of the New Jersey Highlands Council. The Highlands Council is charged with protecting drinking water, natural resources and open space in the northwest New Jersey area. Mount Arlington is primarily in the "Highlands Planning Area" where conformance to the Highlands Regional Master Plan is optional; however, a small portion of northeast Mount Arlington is located in the "Highlands Preservation Area" where Highlands Act restrictions are mandatory, as is municipal conformance to the Highlands Regional Master Plan.

Mount Arlington is constrained in its development potential not only by the Highlands regulations but also because developable land is scarce within the Borough. Few lots are vacant and environmental constraints prevent development on many of the remaining larger lots. As a result, future development in the Borough will be largely focused on redevelopment of existing developed lots and infill development of remaining vacant parcels.

In 2012, Mount Arlington adopted the Valley Road Redevelopment Plan to guide development in the PUD zones abutting Route 80. The Redevelopment Plan was designed to encourage more diversity of housing options within the Borough, and required preservation of environmentally sensitive areas through the use of conservation easements and restrictions on steep slopes and wetland areas. A total of 300, one- and two-bedroom apartments were eventually approved for development on the property under the Redevelopment Plan, with completion scheduled for early 2016.

The history of development in Mount Arlington has traditionally been focused around Lake Hopatcong. The Borough began as a resort community for wealthy urbanites seeking an escape from the cities. Relative proximity to major employment centers allowed Mount Arlington to grow as a resort community. Those same qualities continue to make Mount Arlington an attractive place to live today. The advent of cars and creation of the interstate system allowed people to travel more quickly and efficiently but also meant that Mount Arlington was no longer a prime resort destination as access to further flung locales became easier. Since then, the Borough has transitioned to a year-round residential community that capitalizes on close proximity to Route 80 and the Mount Arlington Train Station.

Today, Mount Arlington continues to grow and improve as an attractive residential community. Planning efforts focus on preserving existing residential character in the diverse neighborhoods of the Borough, including Lake Hopatcong, Lake Rogerine and residential developments along Howard Boulevard. Commercial development is encouraged at differing scales that will contribute to the economic vitality of the Borough Core as a whole. Commercial establishments on Howard Boulevard and close to the Route 80 interchange are encouraged at a larger scale of development, while commercial development in the Village Center area is encouraged to be of a smaller neighborhood commercial scale.





# MASTER PLAN VISION AND GOALS

## *Vision Statement*

Mount Arlington Borough is a recreational residential community that seeks to preserve and enhance the character of its unique neighborhood areas, while also expanding commercial opportunities along Howard Boulevard around the Route 80 interstate area and in the Village Center.

Mount Arlington is characterized by its mountainous terrain, lakefront along Lake Hopatcong and unique neighborhoods, like Lake Rogerine. New development should be in keeping with the existing residential and commercial character and scale of the area.

Increased access to recreational opportunities, Lake Hopatcong and open space will improve the quality of life for residents of the Borough.

## UNDERLYING PRINCIPALS AND ASSUMPTIONS

In order to implement the vision for the Borough the following underlying principals and assumptions form the basis for the Master Plan:

- Mount Arlington's character and quality of life is directly linked to Lake Hopatcong, which is a natural resource of regional importance.
- As Mount Arlington has developed, distinctive neighborhoods have formed, not just around Lake Hopatcong, but in other areas of the Borough, forming the need for more neighborhood-based approaches to planning.
- Lake Hopatcong has always been a central focus of the community; protecting its aesthetic and recreation qualities is a central concern.
- As a lake community, Mount Arlington has throughout its history had a special recreation orientation, a fact that is central to its character and unique sense of place. The recreation areas provided by the Borough, and County parks and recreation facilities, greatly contribute to that unique sense of place.
- Recreation for Borough residents also extends beyond Lake Hopatcong to active and passive recreation parks, such as the Mount Arlington Recreational Fields and Memorial Park. Future recreation opportunities will be focused in existing parks.
- The Borough's existing land use pattern is primarily residential, characterized by a diversity of housing types and styles in a suburban, wooded and lakeside setting.
- Although Mount Arlington is an almost fully developed community, the municipality recognizes its constitutional obligation to provide its "fair share" of affordable housing.
- The Borough cannot protect the environmental integrity of Lake Hopatcong alone; it must be part of a regional effort.
- The Village Center designation should be implemented through improved zoning of the area to encourage center-type development.

## GOALS AND OBJECTIVES

### General Goals and Objectives

The following overarching goals and objectives constitute the basis for this Master Plan:

- The Borough is, and should continue to be, a largely residential community.
- Protect and Promote the Borough's historical development and strong association with Lake Hopatcong and water-related recreation.
- Protect and promote the Borough's historic roots as a lake and water recreation-oriented community, capitalizing on Lake Hopatcong and the County Marina as resources of regional importance.
  - This goal will also be furthered by promoting an attractive Village Center through the encouragement of the rehabilitation of historic buildings and better integration of newer buildings into the historic character of the area.
  - This should include promoting tourist-oriented businesses including bed and breakfasts (conversion of large older residences) in the Victorian Historic District in between McGregor Avenue and North Glen Avenue off of Howard Avenue.
- Continue to actively cooperate with other communities and governmental agencies to achieve common goals.
- Encourage development and redevelopment in the Village Center in a manner that is generally consistent with policies for village centers in the State Development and Redevelopment Plan.
- Promote non-residential development in the Village Center and along Howard Boulevard near the Route 80 interchange. Any such development should not generate substantial off-tract environmental impacts that would be incompatible with the overwhelmingly residential character of the Borough. In addition, concerns about development on steep slopes and environmental impacts on Lake Hopatcong should be fully addressed.
- Continue to work with surrounding communities, the County, State Department of Transportation and New Jersey Transit in exploring and developing plans to reduce traffic congestion at the Route 80/Howard Boulevard Interchange, specifically with respect to redevelopment of the Hercules site in Roxbury Township.

### Specific Goals and Objectives

#### **Community Development**

- Encourage redevelopment and rehabilitation in the Village Center area.
  - Encourage a diverse mix of uses to expand the Borough's tax base as well as provide more options for residents and visitors.
  - Provide more housing options to encourage a larger population living within walking distance of the Village Center businesses and services.
  - Continue streetscape improvements along Howard Boulevard and around the Village Center to promote a pedestrian friendly environment.
  - Identify opportunities to utilize density bonuses for Village Center developers that meet streetscape and parking requirements.
  - Identify locations for common/public parking areas to promote increased development opportunities within the Village Center.
- Use information on population trends to better understand the future housing needs of Mount Arlington residents.
- Create plans and policies to support the Borough's traditional commitment to active recreation, with a focus on consolidating recreational opportunities on existing Borough-owned properties.
- Support policies designed to preserve Mount Arlington's historical heritage.

**Land Use**

- Ensure compatibility of diverse land uses and developments by enforcing regulations addressing intensity of development and buffers.
- Preserve the residential character of Mount Arlington.
- Support the preservation and renovation of historic buildings and properties in the Borough's North Park Historic District and other historic areas.
- Maintain the spirit of the Village Center designation by promoting development and redevelopment opportunities in the Village Center.
- Concentrate commercial development in the Village Center commercial areas and the Howard Boulevard/Route 80 Interchange area.
- Develop "activity nodes" along Howard Boulevard for civic activities.
- Maintain and update the Land Development Ordinance to meet planning goals while providing clarity to developers and residents.
- Encourage preservation of historic sites and structures in the Borough.

**Intergovernmental agency cooperation**

- Ensure Highlands Council Plan Conformance for the Highlands Preservation Area within the Borough.
- Continue to participate in the Lake Hopatcong Commission and other regional planning and management efforts.
- Continue cooperation with surrounding municipalities, NJDOT, NJ Transit and other entities on issues of common concerns around the municipal boundaries, primarily those concerning the Route 80/Howard Boulevard interchange area.

**Economic Development**

- Preserve and enhance the commercial tax base.
- Encourage commercial development in appropriate areas.
- Identify opportunities to promote tourism in Mount Arlington by increasing opportunities to view and access Lake Hopatcong, i.e. lakeside restaurants, boat tours, a campground and Bed and Breakfasts around the Lake.

**Environmental**

- Continue to protect environmentally sensitive areas including streams, wetlands and steep slopes.
- Continue to protect scenic views and the water quality of Lake Hopatcong.
- Continue to protect the water quality of Lake Rogerine.
- Encourage and promote sewer service to the residential area surrounding Lake Rogerine.
- Work with the Highlands Council to implement the Highlands Regional Master Plan in the Preservation Area of the Borough.

**Affordable Housing**

- Comply with current and future COAH requirements, where feasible.

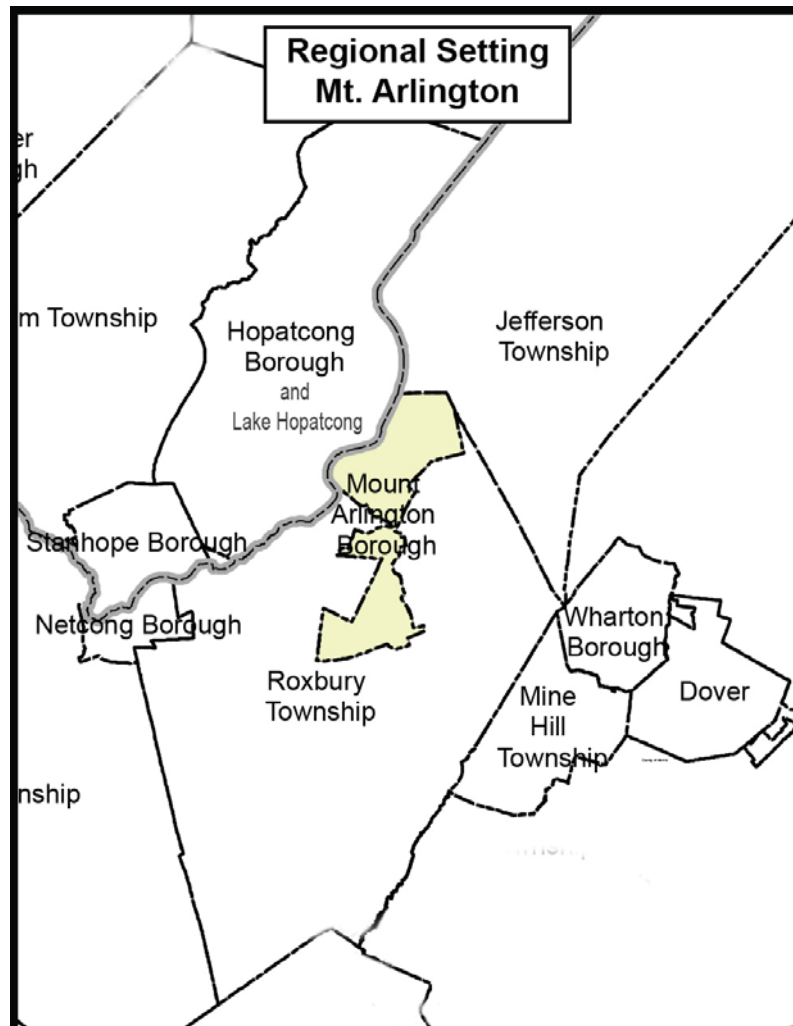
**Community Facilities**

- Maintain and replace where necessary, existing facilities in a manner that minimizes public expenditures.
- Promote capital budgeting for ongoing maintenance/replacement of facilities/utilities in a manner that will maintain them in good condition and spread out costs.

- Encourage inter-municipal cooperation for the provision, maintenance and upgrading of municipal services, facilities and utilities, where possible, in order to minimize public expenditures.
- Promote the efficient utilization of all community facilities.
- Support redevelopment of the tennis courts at Sandra Drive into a community facility that serves the residents of the Borough, such as a community garden.
- Maintain and diversify recreational opportunities at existing recreational facilities, such as developing turf fields, providing lighting at the fields, and adding amenities such as walking paths.
- Encourage the expansion of utilities to cover the remaining areas of the Borough that do not have public water and/or public sewer access. Also encourage expansion of utilities to provide natural gas and fiber optics to more areas in the Borough.

## RELATIONSHIP TO OTHER PLANS

Municipal Land Use Law requires that every master plan contain a statement that indicates its relationship with the master plans of contiguous municipalities, the master plan of the county in which the municipality is located, the State Development and Redevelopment Plan, the district solid waste management plan, and the Highlands regional master plan. The proceeding section evaluates the relationship between Mount Arlington and its two adjoining municipalities: Roxbury Township and Jefferson Township. Regional and state plans will be examined subsequently.



### Roxbury Township

Due to Mount Arlington's unique geographic shape, the Borough is almost completely surrounded by Roxbury Township. Directly abutting Mount Arlington to the east is a section of Roxbury Township's residential districts. Mount Arlington's eastern border with Roxbury Township is also developed with similar residential uses and zoned accordingly to ensure future compatible land use patterns across municipal boundaries. To Mount Arlington's west, Roxbury Township has designated a large area as open space. Development along Mount Arlington's western border is geared toward providing services situated along Howard Boulevard. Commercial development along Howard Boulevard is designed with adequate buffer zones creating a compatible land use pattern. Due to lack of developable land, no new large scale development can be developed in this area. On Mount Arlington's southern border, large scale residential developments are effectively separated from Roxbury's Townships office and light industrial developments by Route 80. Existing and future land use patterns along the border of Mount Arlington and Roxbury Township are generally compatible.

### Jefferson Township

Jefferson Township is located along the northeastern border of Mount Arlington. The two municipalities share a small common boundary which is developed with single family residential homes on both sides of the municipal boundary. Development potential in these areas is very limited due to its already significantly built-out status. Zoning in these areas permits similar types of residential development continuing the established land use pattern. Existing and future land use patterns along the border of Mount Arlington and Jefferson Township are generally compatible.

### Morris County Master Plan

The Morris County Master Plan, Future Land Use Element, adopted April 1975, identifies Mount Arlington as a Village Center within the County. The Village Centers are identified as areas of limited population and growth, generally with a population of less than 10,000 people and providing commercial uses for the population in the immediate area, rather than on a regional scale. The Morris County Master Plan recognizes the generally residential nature of the Village areas and notes that employment for these areas will likely be in the larger traditional Centers identified in the plan, such as Morristown. Mount Arlington's Master Plan also focuses on the historic core of the Borough as a Village Center and acknowledges and plans for the community as a largely residential area with commercial development providing for the population in the immediate area. Mount Arlington's Master Plan is therefore consistent with the Morris County Master Plan.

### ***Photos: Berkshire Valley Wildlife Management Area***





## The Highlands Regional Master Plan

The Highlands Act, which passed in 2004, required the creation of a Highlands Regional Master Plan with the following specific goal:

The goal of the regional master plan with respect to the entire Highlands Region shall be to protect and enhance the significant values of the resources thereof in a manner which is consistent with the purposes and provisions of this act.

*- Highlands Act of 2004*

The Highlands Regional Master Plan was adopted by the Highlands Council on July 17, 2008. All municipalities with lands in the Preservation Area of the Highlands Region were required to update their master plans and ordinances to conform to the Highlands Regional Master Plan for those areas. Seven percent (7%) of Mount Arlington's land area (132 acres) is in the Highlands Preservation area, with the remaining 93 percent of the municipality in the Planning Area. Tax lots impacted by the Preservation Area include Block 9, Lots 2 and 3; Block 8, Lots 3, 6, 5 and 17.01; Block 5, Lots 4, 15 and 16; and Block 12, Lot 1. These lots are located in the northeastern portion of the Borough (identified by the dark green on the map below), and are comprised primarily of sensitive environmental areas and steep slopes.



Because Mount Arlington has land located in the Preservation Area, the Borough made a petition for Plan Conformance to the Highlands Council, which was approved on December 1, 2011. In October 2015, the Borough adopted final documents consistent with the Plan Conformance petition, including a Highlands Environmental Resource Inventory, a Highlands Master Plan Element, a Highlands Checklist Ordinance and a Highlands Preservation Area Exemption Ordinance. For these reasons, the Master Plan and planning efforts of the Borough should be considered consistent with the Highlands Regional Master Plan.

**Map: Highlands Preservation and Planning Area, Mount Arlington**



### Lake Hopatcong Commission

The Lake Hopatcong Commission was established by the Lake Hopatcong Protection Act, passed by the New Jersey State Legislature in January 2001, and replaced the Lake Hopatcong Regional Planning Board.

The Commission is responsible for monitoring and protecting the water quality of Lake Hopatcong, including stormwater management, pollution, lake water levels, weed management, land use issues around the Lake and other related issues.

The Department of Environmental Protection provides support to the Commission which is comprised of 11 voting members including: two (2) county representatives with one each appointed by the Morris County Board of Chosen Freeholders and the Sussex County Board of Chosen Freeholders, three (3) local government representatives with one each appointed by Mount Arlington Borough, Jefferson Township, and Roxbury Township; two (2) members appointed by the Governor; the Commissioner of Community Affairs or a designee; and the Commissioner of Environmental Protection or a designee. Mount Arlington has a regular member and alternate appointed to the Commission that report back to the Governing Body on actions and issues related to the Lake Hopatcong Commission.

This Master Plan supports the goals of the Lake Hopatcong Commission “to safeguard Lake Hopatcong as a natural, scenic, and recreational resource to ensure that the lake may be enjoyed to the fullest possible measure by citizens of, and visitors to, the State both now and in the future.”

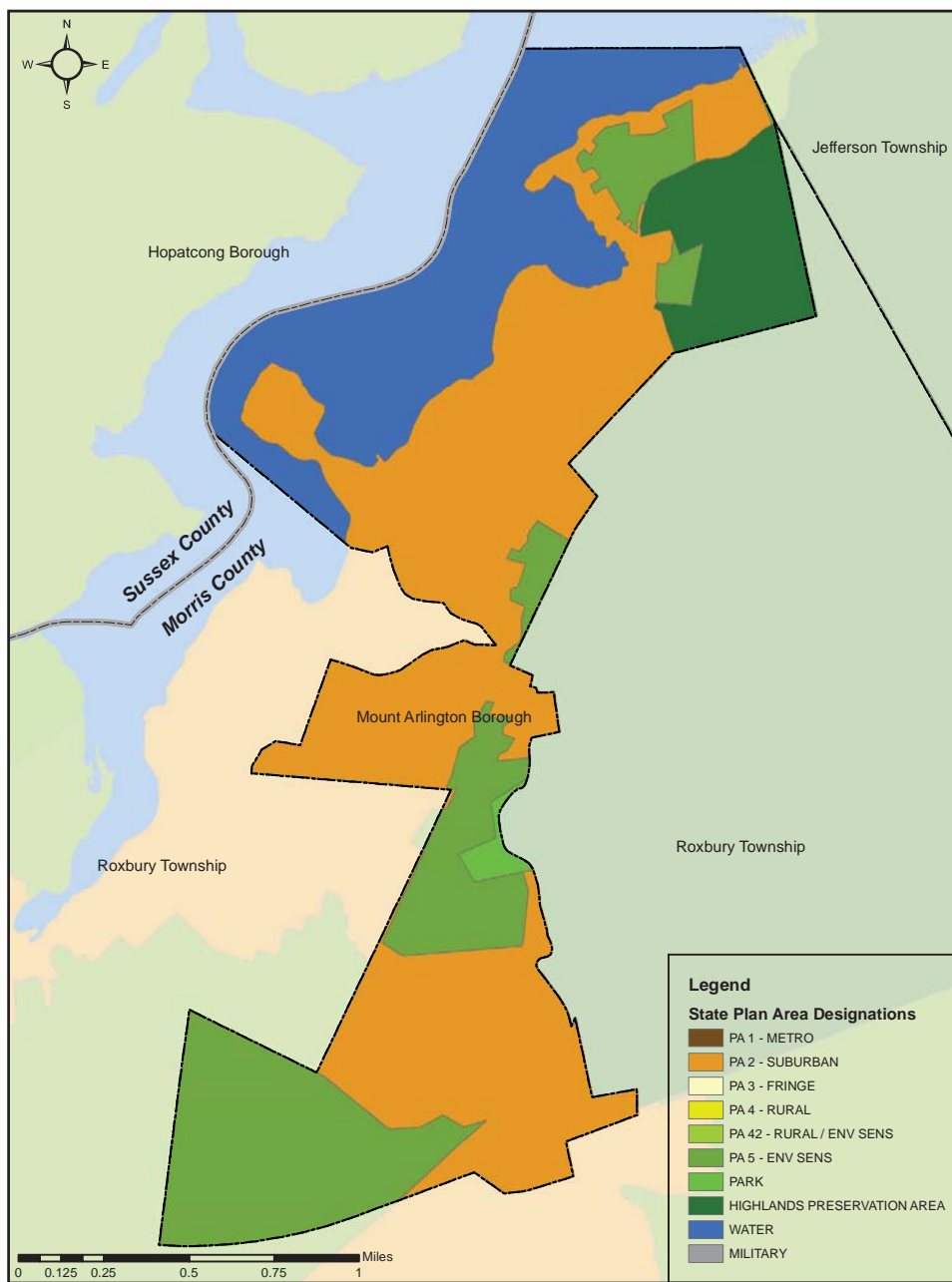
***Photo: Lake Hopatcong with Bertrand's Island in background***



### New Jersey State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan (2001) designated the majority of the Borough as primarily PA2 Suburban land uses consistent with the general development pattern of the Borough. In addition, areas that were undeveloped in the past and have some environmental constraints areas were designated PA4 Rural Environmentally Sensitive land uses. A small amount of Park and the Highlands Preservation Area are also shown. The Village Center in the Borough was also designated through the process outlined in the State Plan, approved in 2001. As a result, development and land use patterns in the Borough, along with goals of future land use patterns are generally consistent with the State Plan.

**Map: State Plan Area Designations for Mount Arlington Borough**



# COMMUNITY CHARACTERISTICS AND DEMOGRAPHICS

## BACKGROUND

The Borough of Mount Arlington is a largely residential community of 2.9 square miles (1,856 acres) located along the southeastern shore of Lake Hopatcong. The lake has been a strong factor guiding development throughout Mount Arlington's history. First as a resort destination, the lake attracted vacationers escaping to its bucolic setting. After the Great Depression, and the subsequent invention of the automobile, Mount Arlington gradually transitioned into a bedroom community for Morris County employment centers. Today, only three percent of the housing stock in Mount Arlington is seasonal homes. The population in Mount Arlington has also steadily increased as more people moved into the area permanently and constructed year-round homes. Currently, approximately 70 percent of all developable land is improved with residential uses.

## POPULATION DEMOGRAPHICS

Mount Arlington's population was 5,050 people according to the 2010 US Census. The Borough's Population has increased more than four times since the 1960s when the population was just 1,246 people. The 1960's prompted the start of residential expansion in Mount Arlington: population more than doubled from 1960 to 1970, followed by a modest 15 percent increase up to 1980. From 1980 to 1990, the Borough experienced a 14 percent population decline that was attributed to a decline in the number of households as well as a decline in average household size. While average household size continued to decline in the 1990's, a corresponding building boom resulted in steady population gains of nearly 30 percent. Although population growth has slowed in the past decade, the Borough is still growing at a steady rate.

**Population: 1960 - 2010**  
(Source: U.S. Census Bureau)

	1960	1970	1980	1990	2000	2010
Mount Arlington	1,246	3,590	4,231	3,630	4,663	5,050
Morris County	261,620	383,454	407,630	421,361	470,212	492,276

## POPULATION PROJECTIONS

Mount Arlington's small size, hilly terrain and largely built-out nature limit the Borough's potential for future population growth. Land that is not currently developed is often unsuitable due to environmental constraints, such as steep slopes or wetland, and limited vacant parcels are available for new construction. While redevelopment and compact development present the most realistic opportunities for population growth, any gains will be most likely be modest, as indicated by future population projections.

**Population Estimates & Projections**  
(Source: Morris County Data Book, Morris County Planning Board, 2009)

	2010	2020	2030
Mount Arlington	5,050	5,130	5,360
Morris County	492,276	497,400	522,200

## AGE AND GENDER

In keeping with national trends related to the “Baby Boom” generation, Mount Arlington has an aging population. Since the 1970’s, the average age of all residents in Mount Arlington has gradually increased. Today, 50 percent of the people in Mount Arlington are over the age of 45, and 20 percent are over the age of 65. Mount Arlington has seen a significant increase in residents over 55 years old and an even larger increase in residents 65 years or older. With the exception of people ages 15 to 24, all age groups less than 45 years old have declined in total population.

The most significant loss in the under 45 cohorts is in the 25 to 34 years of age category, which saw a decline of approximately six (6%) percent. This is consistent with the rest of Morris County, which has also experienced a large decline in this age category. Out-migration of “Millennials” from suburban areas is endemic to Morris County as well as Mount Arlington, with the exception of more urban locales such as Morristown. This reflects a national trend showing a preference by the “Millennial” generation for urban living.

**Population by Age**  
(Source: U.S. Census Bureau)

AGE	1970	1980	1990	2000	2010	% change 2000-2010
Under 5	479 (13.3%)	288 (6.8%)	284 (7.8%)	310 (6.6%)	237 (4.7%)	-1.9%
5 - 14	755 (21.0%)	783 (18.4%)	457 (12.6%)	580 (12.4%)	494 (9.8%)	-2.6%
15 - 24	500 (13.9%)	740 (17.4%)	563 (15.5 %)	385 (8.3%)	466 (9.2%)	+0.9%
25 - 34	675 (18.8%)	877 (20.6%)	689 (19.0%)	764 (16.4%)	514 (10.2%)	-6.2%
35 - 44	453 (12.6%)	597 (14.0%)	622 (17.1%)	891 (19.1%)	731 (14.5%)	-4.6%
45 - 54	338 (9.4%)	425 (10.0%)	460 (12.7%)	714 (15.3%)	837 (16.6%)	+1.3%
55 - 64	216 (4.9%)	281 (6.6%)	255 (7.0%)	523 (11.2%)	740 (14.7%)	+3.5%
65 and over	175 (4.9%)	260 (6.1%)	300 (8.3%)	496 (10.6%)	1,031 (20.4%)	+9.8%

The percentage of the total population made up of children ages 0 to 15 years old has steadily decreased since 1970, from a high at that time of 34.3 percent to today’s low of 14.5 percent. Household sizes and the number of children per family have also been steadily decreasing over the same time period.

**Children (Birth-15) per Household**  
(Source: U.S. Census Bureau)

	1970	1980	1990	2000	2010
Children (Birth-15 Years)	1,233	1,071	741	890	731
% of Total Population	34.3%	25.2%	20.4%	19.1%	14.5%



**Photos: Mount Arlington Senior Center and the entrance to Mount Arlington Senior Living Facility**

As mentioned previously, the total senior adult population has been consistently increasing with a corresponding decrease in younger populations. Over 35 percent of all Borough residents are over the age of 55. This trend has been particularly pronounced over the past 20 years as both decades have seen double digit increases in the senior adult population.

#### Senior Adult Population by Age

(Source: U.S. Census Bureau)

Age	1970	1980	1990	2000	2010
55 - 64	216 (6.0 %)	281 (6.6%)	255 (7.0 %)	523 (11.4%)	740 (14.7%)
65 and Over	175 (4.9 %)	260 (6.1 %)	300 (8.2%)	496 (10.6%)	1,031 (20.4%)

## RACE AND ETHNICITY

According to the 2000 U.S. Census, Mount Arlington's residents are mainly comprised of people who self-reported their race as "White" alone (90.4 percent of the population.) The next largest group includes those who identified as Hispanic, which made up 8.2 percent of Mount Arlington's population. The remainder of the population is divided mostly between African American's (2.3 percent) and those of Asian descent (3.6 percent).

#### Population by Race and Ethnicity, 2010

(Source: U.S. Census Bureau)

Race	Total Number	Percentage
White (alone)	4,567	90.4%
African American (alone)	117	2.3%
American Indian or Alaska Native	9	0.2%
Pacific Islander	2	0.0%
Asian Descent	181	3.6%
Other	71	1.4%
Two or more races	103	2.0%
Hispanic or Latino (any race)	415	8.2%
Not Hispanic or Latino	4,635	91.8%



## EDUCATIONAL ATTAINMENT

Educational attainment is generally high in Mount Arlington, similar to Morris County as a whole. Nearly 40 percent of all Mount Arlington residents have a bachelor's degree or higher and nearly 94 percent of all residents have a high school degree or higher.

### Educational Attainment

(U.S. Census, 2006 -2010 American Community Survey 5-year Estimates)

	Mount Arlington	Morris County
Population, 25 years and older	3,965	336,089
Didn't graduate high school	6%	6.8%
High school graduate (or equivalency)	30.8%	23.7%
Some college (no degree)	19.6%	15%
Associates' degree	4.7%	6%
Bachelor's degree	23.4%	29.5%
Graduate/professional degree	15.5%	19%
% high school or higher	94%	93.1%
% Bachelor's degree or higher	38.9%	48.4%

**Photos: Mount Arlington Public School and Library**





## HOUSEHOLD INCOMES AND OCCUPATIONAL STATUS

Between the 2000 and 2010 U.S. Census counts, Mount Arlington has seen an increase in the percentage of households earning incomes in both upper income categories, as well as lower income categories. The greatest decreases were in the total percentage of households earning incomes in the middle income categories. The income category that saw the greatest change was those households earning \$25,000-\$50,000 per year, with an increase of 8.8 percent, to around 21.6 percent of the total population. This was followed by households earning \$100,000-\$150,000 per year, which increased 4.4 percent to around 22.8 percent of the total population. Other income categories showing small gains were those households earning less than \$10,000 per year and those earning more than \$150,000 per year. This data, which is shown in the table below, indicates there is a wide range of household incomes within the Borough.

### Household Income, 2000-2010

(Source: U.S. Census, Selected Economic Characteristics,  
2008 – 2012 American Community Survey 5 – Year Estimates)

Income	2000	% of total	2010	% of total	% Change
\$0-9,999	10	0.8%	69	2.8%	2%
\$10,000 - \$24,999	86	6.8%	116	6.7%	-0.1%
\$25,000 - \$49,999	164	12.8%	535	21.6%	8.8%
\$50,000 - \$74,999	295	23.2%	400	16.2%	-7%
\$75,000 - \$99,999	374	29.4%	467	18.9%	-10.5%
\$100,000 - \$149,999	235	18.4%	565	22.8%	4.4%
\$150,000 +	110	8.6%	173	11.1%	2.5%

Similarly, the level of household income in Mount Arlington is evenly distributed across the population, with approximately one-third of households in each income category as shown below.

### Household Income Distribution, 2010

(Source: U.S. Census)

Household Income	2010	% of Total
\$0 - \$49,000	720	31%
\$50,000 - \$99,999	867	35.1%
\$100,000 +	738	33.9%

The median household income in Mount Arlington is \$78,716 as of the 2010 Census. This is higher than the State median income of \$71,637, but lower than the Morris County median income of \$97,979. Household income in the Borough continues to increase, however the rate of growth is slower than in previous decades.

### Median Household Income, 2010

(Source: U.S. Census)

	1980	1990	2000	2010
Mount Arlington	\$24,032	\$46,968	\$67,213	\$78,716
Morris County	\$26,626	\$56,273	\$77,340	\$97,979

The tables below compare occupational characteristics in the Borough from the 2000 Census and the 2012 American Community Survey, Five-Year Estimates. Management, business and professional occupations increased slightly and remain the dominant occupations for Borough residents. The number of production, transportation and material moving jobs in the Borough increased by 31.5 percent. The most significant change in occupational characteristics is the significant decrease in the amount of people employed in construction, extraction and maintenance, which decreased by 68.5 percent.



*Photo: Office Building in Mount Arlington*

### Occupations for Employed Persons 16 Years and Over, 2000

(Source: U.S. Census 2000)

Occupational Category	Employed Persons
Managerial & professional specialty occupations:	999
Management, business and financial operations	394
Professional specialty	605
Technical, sales & administrative support:	870
Sales	373
Administrative support, including clerical	497
Service occupations:	276
Private household	0
Protective Service	134
Service, except protective and household	142
Farming, forestry & fishing occupations	0
Construction, extraction and maintenance occupations	266
Production, transportation and material moving occupations:	206
Production Occupations	140
Transportation & material moving occupations	106

### Estimates of Occupations Employed Persons 16 Years and Over, 2008-2012

(Source: U.S. Census 2008 -2012 American Community Survey)

Occupational Category	Employed Persons
Management, business, science and arts occupations	1,173
Sales and office occupations	829
Service occupations	227
Farming, forestry & fishing occupations	0
Natural resource, construction and maintenance occupations	84
Production, transportation, and material moving occupations	300

# LAND USE ELEMENT

## OVERVIEW

New Jersey Municipal Land Use Law requires that each municipal master plan include a land use plan element. This land use element should:

- take into account other master plan elements and natural conditions;
- 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, educational and other public and private purposes; and
- state the relationship thereof to any existing or proposed zoning plan or ordinance.

As a nearly built-out residential community, Mount Arlington's Land Use Element acknowledges existing uses and identifies areas where commercial uses can be expanded in harmony with the largely residential and open space character of the community. Mount Arlington has several residential neighborhoods that have a distinctive character, however, nearly all of Mount Arlington's residential neighborhoods share the wooded and open space characteristics of the Borough. Some residential areas are more closely linked to Lake Hopatcong, while some are nestled among the hillsides, in one of the planned developments, or around Lake Rogerine.

The Borough's open spaces and natural features support the Borough's high quality of life, and should be promoted and protected in the future. The scenic beauty, rolling hills and lake vistas all enhance the unique sense of place in the Borough. In addition, providing increased access to Lake Hopatcong and amenities for visitors to the area can enhance seasonal tourism and bolster the local economy.

Commercial areas serve local needs and that of the travelling public, particularly the commercial corridor along Howard Boulevard at the Route 80 interchange in the southern portion of the Borough. The commercial corridor along Howard Boulevard in the center of the Borough is known as the Village Center and is more closely linked to neighborhood commercial uses. Both areas are largely built-out; however, redevelopment and infill development could enhance the availability of commercial goods and services, as well as potential employment opportunities for Borough residents.

In the Village Center, historic structures have provided a special sense of place and character to the area that should be maintained. New structures should incorporate architectural elements of existing significant historic structures to enhance future land uses with this unique character.

This Land Use Element seeks to promote the positive aspects of the unique sense of place in the Borough, protect and strengthen the scenic and open space character, enhance and protect the historic architecture and structures and promote opportunities for infill and redevelopment where it meets the overall goals of the Borough.



***Photo: Entrance to Ridgeview  
Development***

## GOALS AND OBJECTIVES

The purpose of Mount Arlington's Land Use Plan is to promote the land use goals set forth in the Goals and Objectives section of the Master Plan Vision and Goals. They are as follows:

- Ensure compatibility of diverse land uses and developments by enforcing regulations addressing intensity of development and buffers.
- Preserve the residential character of Mount Arlington.
- Maintain the spirit of the Village Center designation by promoting development and redevelopment opportunities in the Village Center.
- Concentrate commercial development in the Village Center commercial areas and the Howard Boulevard/Route 80 Interchange area.
- Develop "activity nodes" along Howard Boulevard for civic activities.
- Maintain and update the Land Development Ordinance to meet planning goals while providing clarity to developers and residents.
- Encourage preservation of historic sites and structures in the Borough.

## EXISTING LAND USES

The Existing Land Use Map on the following page illustrates the current development pattern of the Borough. The bulk of existing land use is residential development. Commercial development is scattered throughout the Borough, but more concentrated along Howard Boulevard near Route 80 and in the Village Center. Meanwhile, smaller, more limited areas have been dedicated to other uses, such as industrial, institutional, and agricultural uses.

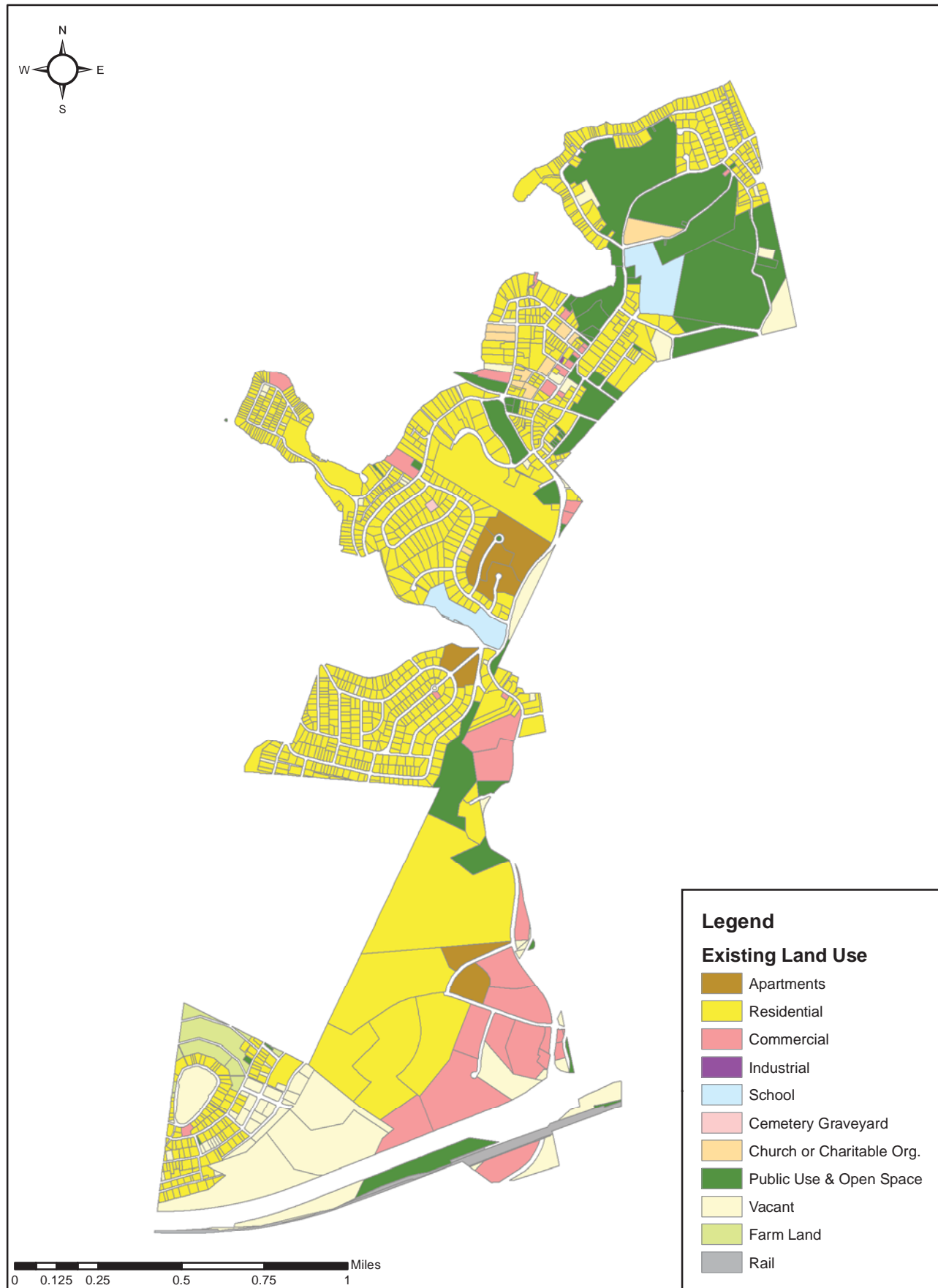
Park, recreational and other open space uses are also scattered throughout the Borough. These include several large parcels in the northern portions of the Borough that are in the Highlands Preservation Area, which further limits development on those sites. The largest vacant areas in the southern portion of the Borough along Route 80 are included in the Valley Road Redevelopment Area and are currently under construction.

Taken together, the existing land use analysis provides a comprehensive picture of how the Borough has developed over time and the largely built-out nature of the Borough today.

### ***Photos: Diverse land uses in Mount Arlington Borough***







## NATURAL AND PHYSICAL CHARACTERISTICS

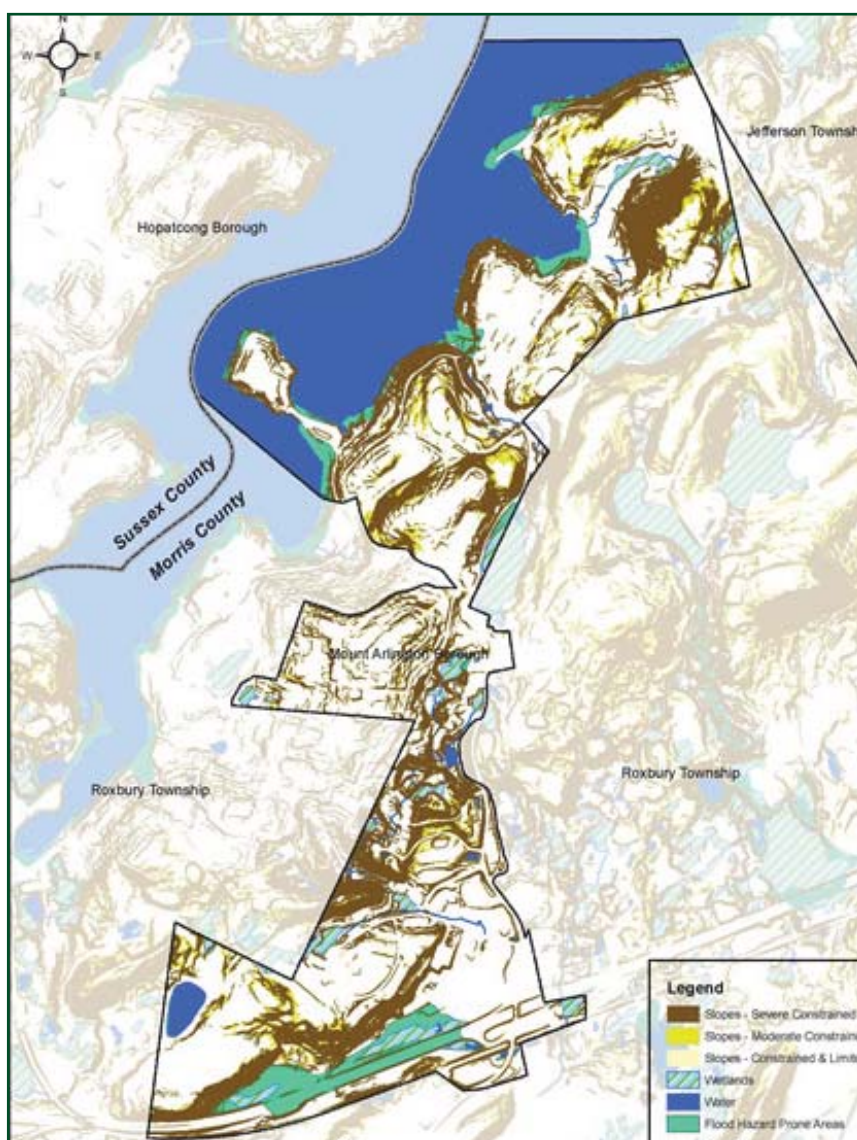
Mount Arlington is comprised of rolling and sometimes steeply sloping terrain. It is extensively wooded with many examples of large specimen trees. These features, together with Lake Hopatcong, constitute valuable environmental assets for the Borough that should be preserved and protected.

The map to the left shows environmentally sensitive areas in Borough. The most common environmental constraint is steep slopes. Development can occur in these areas with proper engineering and planning but safety and visual impacts need to be carefully addressed.

The Borough's physical characteristics are also defined by the types of development that have shaped the built environment. The predominant land use pattern in the Borough is residential, single-family detached housing. As of 2012, close to 40 percent of all residences were single-family detached homes. Over time, however, the housing types have become more diverse, providing for a range of available housing types for residents of the Borough. In addition, several planned unit developments in the Borough have increased the number of single family attached units and apartments available to residents.

There are also two primary business districts in the Borough. The first is the area around the Route 80 interchange with Howard Boulevard. This area contains a significant concentration of commercial uses, including shopping centers, mixed-use commercial/office development, and other stand-alone commercial uses like hotels, banks and gas stations. Given the location off of Route 80, this area serves a variety of users. The second area of concentrated commercial development within the Borough can be found within the Village Center area further north along Howard Boulevard. Commercial uses here are less-intensive and intended to serve local residents. This area contains the civic center and other small scale establishments.

**Map: Land Use Constraints, Mount Arlington Borough**





## FUTURE LAND USE PLAN

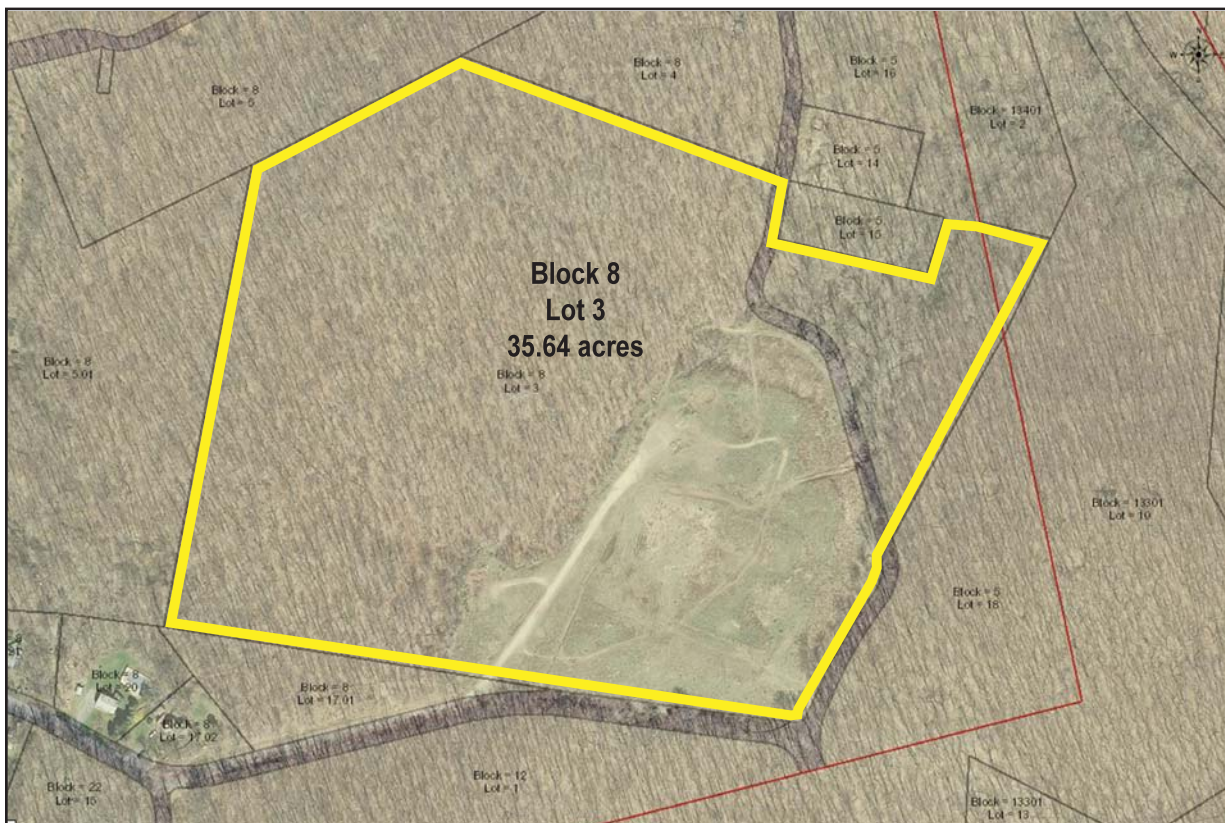
As has been noted throughout this plan, the Borough itself is largely built-out with few vacant parcels of land available for new development. For that reason, new development is expected to take the form of “infill development” that is scattered throughout the Borough, limited in scale and largely consistent with existing, adjacent land uses. This section will examine in detail a few, key redevelopment opportunities and discuss the zoning code as it pertains to guiding future land use decisions.

## REDEVELOPMENT AREAS AND PLANNED UNIT DEVELOPMENTS

In 2012, the Mount Arlington Land Use Board adopted the Valley Road Redevelopment Plan for Block 61, Lots 42.01 and 42.02. The Redevelopment Plan provided for a 300-unit apartment community on this 54.6 acre site comprising nine buildings with heights of three and four stories. The plan and subsequent design respects the steep terrain and other environmental constraints associated with the site. This more compact development supports land conservation and open space in the area while effectively utilizing the Borough’s limited land resources.

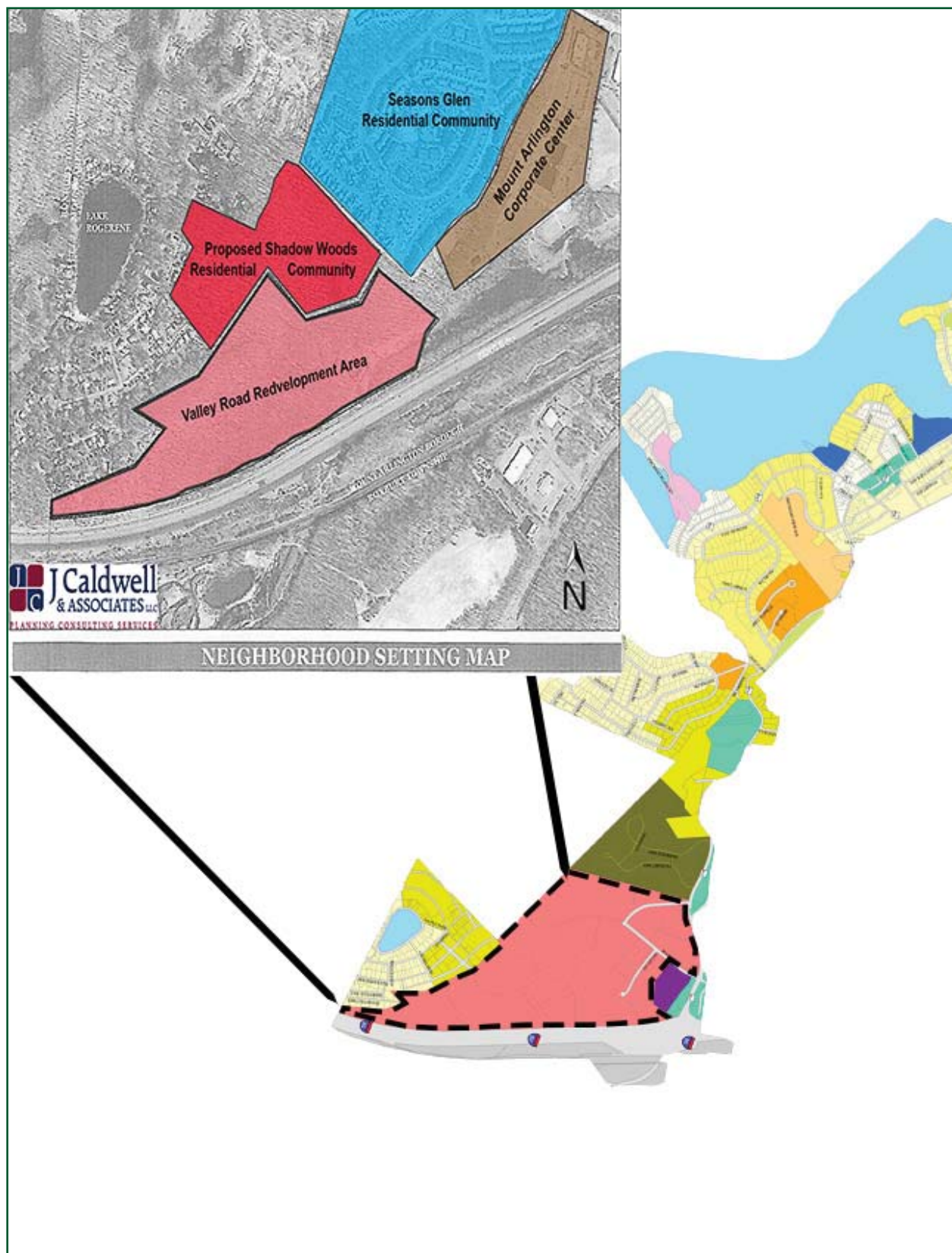
The Borough is also working to support the redevelopment of a 35.6-acre former landfill site in the northeastern portion of the Borough (Block 8, Lot 3). This site is located within the Highlands Preservation Area. In July 2015, the Borough Council deemed this site an “Area in Need of Redevelopment,” and in October 2015, adopted a Redevelopment Plan that calls for redevelopment of the former landfill for alternative energy generation with parking for recreational vehicles. This redevelopment scenario respects the site’s environmental sensitivity while returning the land to productive use for the Borough.

**Map: Landfill Redevelopment Area**



Other recent redevelopment and development projects have been focused in the southern portion of the Borough in close proximity to the Route 80 interchange. The map below illustrates the location of these developments, including the completed Seasons Glen complex (blue), the Shadow Woods townhouses (shown in red) and the Valley Road Redevelopment Area (pink). The map also shows the location of the Mount Arlington Corporate Center (Brown), which contains multiple office and commercial uses.

**Map: Redevelopment Areas in Mount Arlington Borough**



## VILLAGE CENTER

Mount Arlington's Village Center has traditionally been the center of development and community life in the Borough. It is an area approximately 45 acres in size located in the northern section of Mount Arlington on the shore of Lake Hopatcong.

A portion of the Center was designated a New Jersey Historic District in 1978 (later designated on the National Register) for its collection of Queen Anne and Shingle Style homes representative of the residential and resort uses they originally served. A second smaller area was designated a New Jersey Historic District in 1980. These areas are discussed in more detail in the Historic Preservation section. In 2001, the area was designated a "Village Center" by the State Planning Commission.

The Village Center has been the focus of several planning and historic studies over the years, owing to its historic character and traditional building pattern. All of these studies note the significance of the Village Center as the Borough's historic core that connects the municipality to its past while continuing to meet the essential needs of the community today. In fact, Mount Arlington's Village Center is home to a diverse mix of uses including residential, retail, service, offices, civic, cultural, institutional, recreational and open space uses. It is also home to two active marinas. The continued strength of the Village Center is important to the overall vitality of the Borough, as this concentrated mix of uses serves as the economic, cultural, civic and social center of the community.

The Village Center is largely built out with limited vacant parcels of land. However, despite the lack of developable land, the Mount Arlington Village Center does have the potential to be a successful center that continues to serve the needs of the local community while functioning as regional destination. In order to realize that goal, this plan proposes to add a new Village Center (VC) zoning designation for the area outlined in red on the map on the following page. The new Village Center (VC) zone would apply to approximately 142 parcels spread over 44.7 acres of land. Such a designation would continue to support a diverse mix of residential, resort and commercial uses while allowing for the rehabilitation and redevelopment of key opportunity sites within this area.

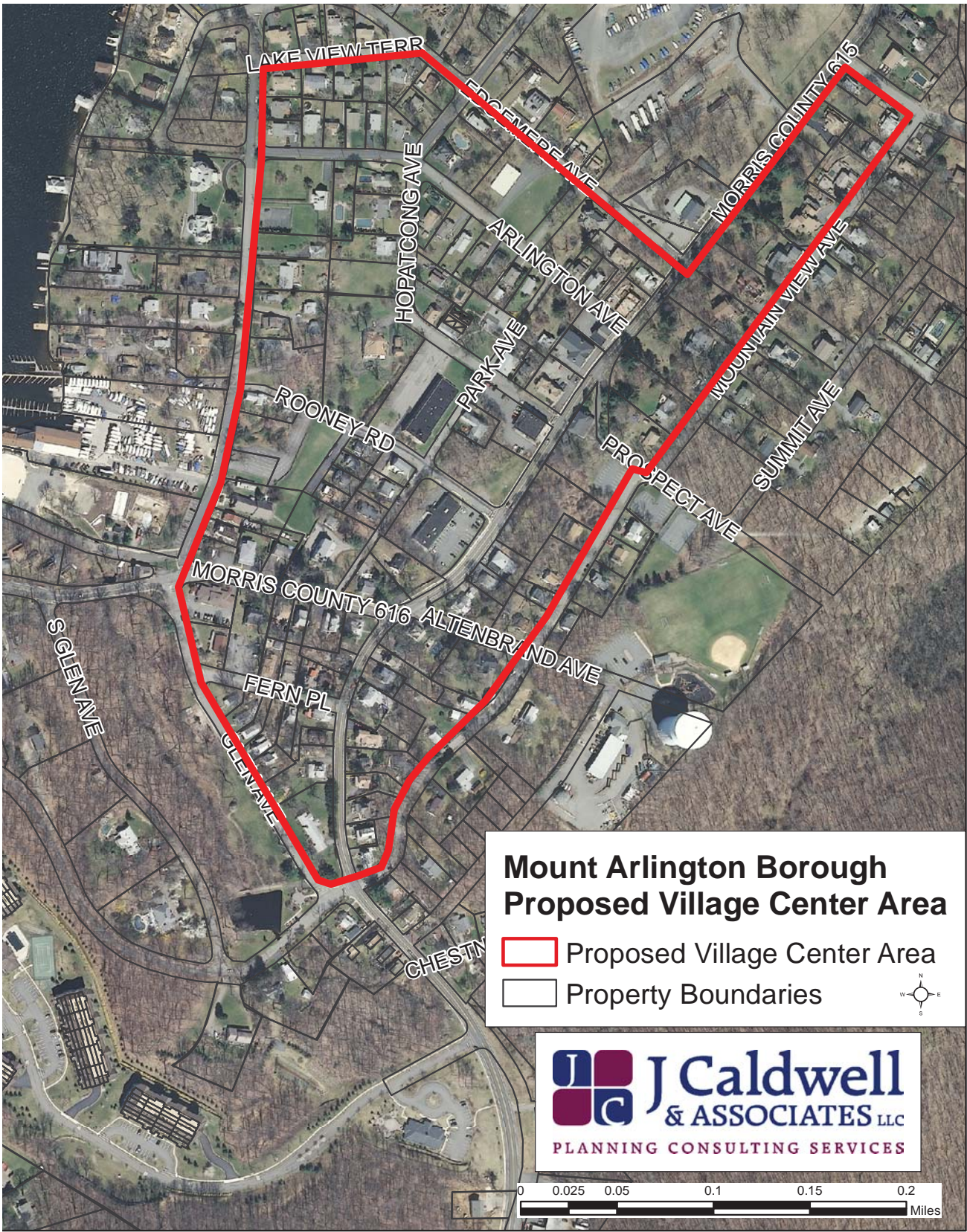
The Goals and Objectives section identifies several specific actions related to the Village Center under "Community Development" goals. The primary goal is the following, with related sub-items listed below:

- Encourage redevelopment and rehabilitation in the Village Center area.
  - Encourage a diverse mix of uses to expand the Borough's tax base as well as provide more options for residents and visitors.
  - Provide more housing options to encourage a larger population living within walking distance of the Village Center businesses and services.
  - Continue streetscape improvements along Howard Boulevard and around the Village Center to promote a pedestrian friendly environment.
  - Identify opportunities to utilize density bonuses for Village Center developers that meet streetscape and parking requirements.
  - Identify locations for common/public parking areas to promote increased development opportunities within the Village Center.



The primary mechanism for realizing the stated land use goals for the Village Center is the creation of a new VC Village Center Zoning District for the area outlined below. This new zone is described in greater detail on the following page.

Map: Proposed Village Center Area



## PROPOSED VILLAGE CENTER ZONING DISTRICT

Purpose: The Village Center (VC) Zoning District is a mixed-use district that is defined by small scale, pedestrian-oriented commercial uses that serve Borough residents and visitors and are compatible with adjacent, low-density residential uses.

### *Proposed Permitted Uses in the VC Village Center Zoning District*

#### Principal Uses

- Single-family detached dwellings – detached, semi-detached or attached
- Schools
- Religious institutions
- Family day-care homes
- Parks, beaches, playgrounds, picnic grounds, firehouses, libraries and municipal buildings
- Retail trade
- Retail service
- Professional service establishments including clubs, lodges and social buildings
- Business and professional offices
- Restaurants, excluding drive through and outdoor seating
- Guest houses and bed and breakfasts
- Art galleries
- Marinas

#### Conditional uses

- Multi-family dwelling units
- Restaurants, including outdoor seating
- Artisan studios

#### Accessory uses

- Off-street parking and loading facilities
- Signs
- Accessory storage, within a wholly enclosed permanent structure, of materials, goods and supplies intended for use on the premises
- Private garages
- Swimming pools
- Tennis courts



Permitted uses should meet all of the standards provided in the Zoning Code. Sign requirements should be the same as in the B-1 Zoning District and meet the general regulations applying to all signs within the Borough, as described in the Borough Zoning Code. In addition, it is recommended that the Borough develop bulk requirements specific to the Village Center (VC) Zoning District.

Off-street parking requirements should conform to the standards provided in the Borough Zoning Code with regards to the number of spaces; however, the Zoning Code should be amended to include standards for the Village Center Zoning District for the following items:

- Location of shared parking arrangements: Currently, the zoning code permits off-street parking for multiple uses to be combined in a single parking lot, but does not permit that parking lot to be provided off-site in a collective parking location. The Zoning Code should be amended to allow shared parking arrangements at on off-site lot (can be municipally-provided or private) within 450 feet of the proposed use in the Village Center Zoning District.
- Prohibition of parking in the front yard: The Zoning Code states that off-street parking and loading shall not be located in a minimum required front yard except for single-family structures. For the new Village Center Zoning District, language should be added to prohibit off-street parking or loading in any area located between the front facade of the building and the front lot line for newly constructed buildings. In addition, all buildings should have a public entrance from the sidewalk along the primary street frontage.

While a comprehensive re-zoning of the Village Center is an important first step towards supporting the continued success of the area, additional steps are recommended in order to ensure a comprehensive rehabilitation strategy. These include the following:

- Continue streetscape improvements along Howard Boulevard and around the Village Center to promote a pedestrian friendly environment.
- Conduct a study of properties in the Village Center area to identify a site for a municipal parking lot to support the off-street parking needs of existing and future commercial uses.
- Encourage replacement of ground-floor residential uses.
- Identify opportunities to capitalize on the neighborhood's unique architectural heritage to draw Borough residents and visitors to the Village Center area.

***Photo: Village Center Land Use***



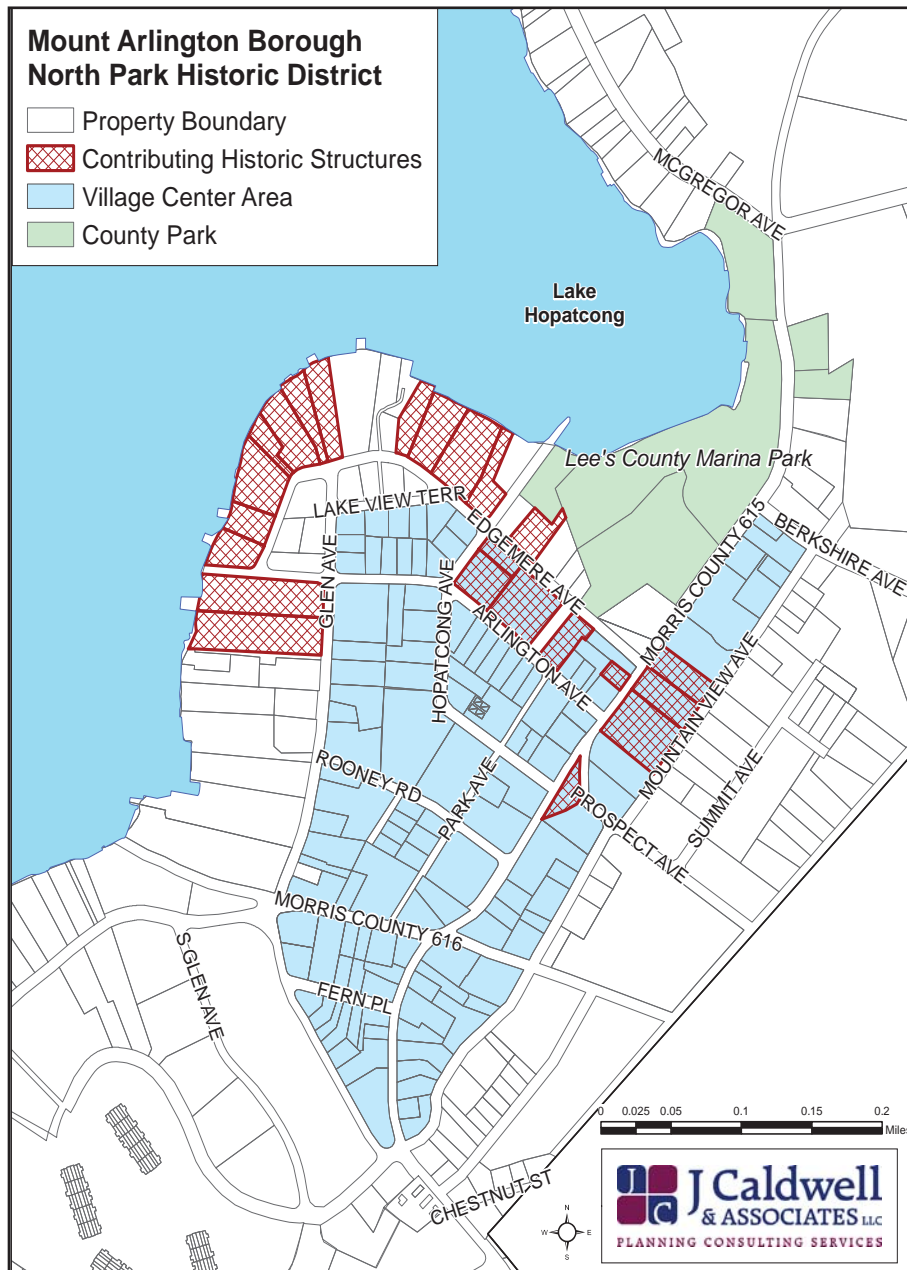


## HISTORIC PRESERVATION

Mount Arlington's Village Center contains two historic districts - the Mount Arlington North Park Historic District (New Jersey and National Registers of Historic Places) and the Victorian Historic District (New Jersey Historic District).

The Mount Arlington North Park Historic District (shown in the map below) is a collection of 15 architecturally and historically significant buildings located in the northern section of the Village Center. The contributing structures are primarily Queen Anne and Shingle style homes that are representative of the residential and resort uses they originally served when they were constructed between 1875 and 1924.

The Mount Arlington North Park Historic District also includes St. Peter's Episcopal Church and formerly, a notable hotel, the Hotel Breslin, which was destroyed by fire in 1946. According to the 1980 nomination form for the establishment of the Historic District, "The Mt. Arlington North Park Historic District very definitely continues to exude a sense of the bustling resort area this once was."



Below are examples of extant historic buildings in Mount Arlington's North Park Historic District:

*Lotta Crabtree House, 33 Edgemere Ave*



*Himpler House, 13 Edgemere Ave*



*Vintschger Cottage, 7 Edgemere Ave*



*St. Peter's Episcopal Church*



*Walsh Cottage, 14 Arlington Ave*



*Tilt Cottage, 35 Windermere Ave and Fronthingam/Dwyer House, 37 Windermere Ave*





Mount Arlington's Village Center contains a second historic district designated on the New Jersey Register of Historic Places as the "Victorian Historic District." This district, centered on the area of Howard Boulevard, Windermere Avenue and Fern Place similarly contains a concentration of historically and architecturally significant structures, interspersed with modern residences and civic uses.

***Photo: Residence in the Victorian Historic District, 532 Altenbrand Avenue***



In addition to the two designated historic districts, there are also numerous other historic sites in Mount Arlington Borough listed on both the New Jersey and National Registers of Historic Places. These include the Arnott House at 506 Windermere Avenue, the adjacent Castle Kilcare/Windermere Castle at 28 Sunset Terrace and Lake Hopatcong Yacht Club on Bertrand's Island.

***Photos: Castle Kilcare, 28 Sunset Terrace and Arnott House, 506 Windermere Avenue***



The Goals and Objectives section of this plan makes specific recommendations regarding historic preservation. These include the following, which will be addressed in more detail below:

- Promote an attractive Village Center through the encouragement of the rehabilitation of historic buildings and better integration of newer buildings into the historic character of the area.
- Promote tourist-oriented business including bed and breakfasts (conversion of large older residences) in the Victorian Historic District located between McGregor Avenue and North Glen Avenue off of Howard Avenue.
- Support policies designed to preserve Mount Arlington's historical heritage.

**Promote an attractive Village Center through the encouragement of the rehabilitation of historic buildings and better integration of newer buildings into the historic character of the area.**

Architecturally significant historic properties can serve as community assets and anchors. According to the 2013 Borough of Mount Arlington "Owned Properties and Inventory Study," the Borough owns two historically significant structures in the Village Center area. These are the Former Borough Hall and the Telephone Building. More information is provided on each of these below. Each of these structures represents an important opportunity to preserve an historically and architecturally significant building, and use to it serve an identified community purpose or need.

Former Borough Hall (Block 30, Lot 16)

Located at 404 Howard Boulevard

The Former Borough Hall (shown at right) is a 2½-story building located in the Mount Arlington North Park Historic District. It was constructed in 1892 to serve the Borough's government and educational needs after the New Jersey Legislature granted the Borough a charter in 1891. Throughout its history, this building has also served as the Borough's post office and library building. Today the building is vacant and owned by the Borough. It also has an off-street parking lot.



The Telephone Building (Block 33, Lot 4)

Located at 526 Altenbrand Avenue

The Telephone Building (shown at right) is a two-story house located in the Victorian Historic District. It is a vacant building with an off-street parking lot, dedicated handicapped spaces and a handicapped-accessible ramp to access the building. In addition, this property is immediately adjacent to both the Senior Center and the Police Station. Given the building's residential character, universal design and central location, this property is ideally suited to serve senior and disabled adults.



**Promote tourist-oriented business including bed and breakfasts in the Victorian Historic District located between McGregor Avenue and North Glen Avenue off of Howard Avenue.**

Buildings listed on either the New Jersey and National Registers of Historic Places, as well as buildings located within the Borough's two historic districts, are potentially eligible for federal historic tax credits if they were to be rehabilitated. The credit is 20 percent of the cost of a certified rehabilitation, and is available only for income-producing properties (such as a bed and breakfast). Rehabilitation must conform to the historic preservation standards of the US Secretary of the Interior.

The Federal historic preservation tax incentive program is jointly administered by the U.S. Department of Interior and the Department of Treasury. The National Park Service acts on behalf of the Secretary of Interior, in partnership with the State Historic Preservation Officer in each State.

In addition to the possibility of historic tax credits, other assistance should be sought which could help property owners renovate their properties. Financial assistance could come in the form of grants and there may be technical assistance available from different area non-profits.

In addition, re-zoning the properties in the Village Center area to the new VC Village Center zone (shown on the following page), provides the regulatory framework for owners of large historic properties to rehabilitate and open their homes for use as a bed and breakfast.

**Support policies designed to preserve Mount Arlington's historical heritage.**

The Village Center displays a variety of historical architecture, including many different styles of homes that often offer more space and more greenery than other neighborhoods. The rehabilitation of the neighborhood's historic fabric offers opportunities for initiating and maintaining the revitalization of much of this area. These assets can be marketed and promoted to potential residents and tourists. Opportunities include walking tours, seasonal garden or open house tours, and historic district brochures and maps.

In addition, the Borough should investigate developing signage or other historical markers, where appropriate, to identify and distinguish the historic districts and other historic sites. The grand resort-era homes and supporting civic and institutional buildings have a unique character and history that should be celebrated and honored through appropriate signage in key gateway areas.

Finally, the Borough should ensure that improvements to the Village Center area complement the historic character of the neighborhood. Future street improvements, landscaping, and lighting designs near historic sites should complement the historic character of the Village Center and homes.

**Photo: Sign designating entrance to Bertrand Island, home to Lake Hopatcong Yacht Club**

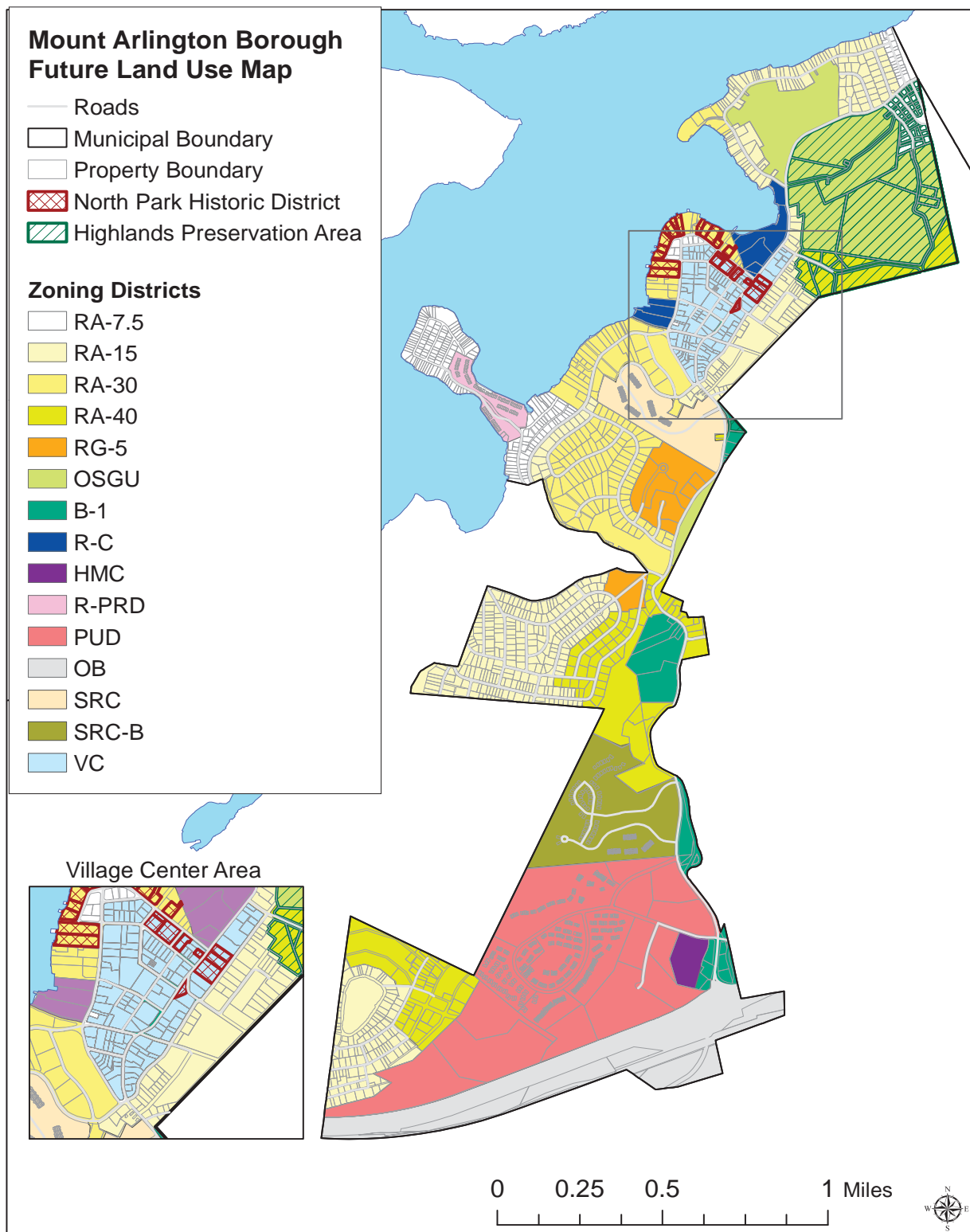




## ZONING DISTRICTS

The Borough's future Land Use Plan is shown below on the map entitled "Future Land Use Map." These designations are largely consistent with the existing zoning designations and reflect the Borough's desire to keep future development compatible with established land uses. The Borough currently includes a mix of residential, commercial, office, open space and conservation districts, as shown below.

**Map: Future Land Use Map, Mount Arlington Borough**



## Residential Zoning Districts

For most of its history, Mount Arlington has primarily been a residential community, whether providing resort housing for seasonal visitors and guests or permanent housing for year-round residents. This housing ranges in character from single-family housing in a variety of sizes and styles, to townhouses and apartment complexes.

There are four (4) single-family residential zones in the Borough, which are primarily distinguished by their minimum lot area requirements, as shown in the table below. There are also slight variations in other bulk standards such as required yards, minimum width, setback requirements, and maximum impervious surface requirements.

**Table: Single-Family Residential Zones**

Zone	Minimum Lot Area
RA – 7.5	7,500 square feet
RA – 15	15,000 square feet
RA – 30	30,000 square feet
RA – 40	40,000 square feet

These single-family residential zones are located in nearly every section of the Borough, except Southeast, and are also heavily concentrated around the Village Center and along the shore of Lake Hopatcong. The permitted uses in the single-family residential districts are typical of a traditional residential area and include single-family detached dwellings, parks, playgrounds, and municipal buildings (including firehouses and libraries).

### RA - 7.5 Zoning District



### RA - 40 Zoning District



### RA - 15 Zoning District



### RA - 30 Zoning District



There is also a multi-family zone designated as the RG-5 Multi-Family Residence Zone. This zone is located in the central portion of the Borough west of Howard Boulevard on Schmitz Terrace and Henry Court and permits multi-family dwellings, townhouses and any of the uses found in the single-family residential zones. The bulk standards include a minimum lot area requirement of 200,000 square feet, front yard of 40 feet, side and rear yards of 50 feet, maximum lot coverage of 50 percent and maximum height of 3 feet or 2 ½ stories.

#### RG-5 Multi-Family Residence Zoning District



Other districts with a residential component include the following:

- R-PRD Residential-Planned Residential Development: The R-PRD zone applies only to a single area of townhouses extending to either side of Bertrand Island Road, Lakeshore Road and Windjammer Lane on a causeway leading to Bertrand Island. This zone permits single-family attached homes. Requirements of this zone include a minimum tract size of 5 acres, a maximum density of 6 units per acre and a maximum height of 40 feet (or 3 stories). In addition, a minimum of 30 percent of the site must be landscaped common open space.

#### R-PRD Residential - Planned Residential Development





- **PUD Planned Unit Development:** The PUD Zone is a large area in the southern portion of the Borough just north of Route 80 and includes the Seasons Glen development. It was created with the intent of providing the Borough an opportunity to construct a variety of housing types, including housing that is affordable to households of low or moderate income. Multiple housing types are permitted, including single-family detached, townhouses, and garden-style apartments. Requirements of this zone include a minimum lot size of five (5) acres, maximum density of seven (7) bedrooms per acre, maximum height of 35 feet and a minimum of 25 percent of the land area dedicated to public open space. Additionally, a maximum of 35 percent of the land area may be dedicated to commercial uses that are permitted in the B-1 zone or conditional in the R-40 zone, such as retail and commercial office space, both of which are found in the PUD.

### **PUD Planned Unit Development Zoning District**

*Single-Family Detached Dwelling*



*Single-Family Attached Dwelling*



- **SRC Special Residential Cluster:** The SRC Zone applies to a 38-acre site on Mt. Harry west of Howard Blvd and south of Sunset Terrace. The purpose of this designation is to encourage clustering that respects the areas steep slopes and preserves substantial areas of open space. The only permitted uses are multi-family age-restricted dwellings and municipal uses, and the site is currently developed with age-restricted condominiums and the Mount Arlington Public Library. Requirements of this zone include a minimum tract area of 30 acres, maximum density of four (4) dwelling units per acre, maximum tract building coverage of 10 percent, maximum tract impervious coverage of 25 percent and a minimum open space set-aside of 51 percent.

### **SRC Special Residential Cluster Zoning District**



- SRC-B Special Residential Cluster-B: The SRC-B Zone applies to a 75-acre site west of Howard Boulevard and north of Hillside Drive. The only permitted uses are single-family and multi-family age-restricted dwellings (or senior housing). The site is currently developed with a mix of age-restricted single-family detached homes and condos and their shared amenities, including a community center. Like the SRC Special Residential Cluster zone, requirements of SRC-B zone maximize preservation of permanent, undisturbed open space and minimize clearing and regrading on steep slopes, in critical areas and on areas adjacent to existing residential neighborhoods. Bulk requirements for this zone include a minimum tract area of 70 acres and maximum density of 2.5 dwelling units per acre.

#### SRC-B Special Residential Cluster-B Zoning District





### Non-Residential Zoning Districts

In addition to the residential zones, there are also numerous zoning designations that provide for a variety of non-residential uses within the Borough of Mount Arlington. These include the following:

- **OSGU Open Space/Government Use:** This zone is primarily clustered in the northeast section of the Borough, including the landfill redevelopment area and a sliver of land adjacent to the Berkshire Valley State Wildlife Management Area. Permitted uses in this zone include single-family detached dwellings, agricultural uses and farms, planned cluster residential development, parks, playgrounds, firehouses, libraries, municipal buildings and the municipal landfill.

#### **OSGU Open Space Government Use**



- **B-1 Business:** This is the traditional neighborhood commercial zone that permits all types of retail trade and service, business and professional offices and social and fraternal clubs. This zone is located in nodes along Howard Boulevard from the Village Center area all the way to the intersection with Route 80. Some of this zone will be replaced with the new Village Center Zone.

#### **B-1 Business**



- **RC Resort Commercial:** Reflecting the historic and present significance of the Borough's shore and marina area for recreation, the Master Plan provides for a special Resort Commercial designation that includes all of the permitted uses in the B-1 Business Zone and the single-family residential zones but also permits private and public beaches, picnic grounds, marinas and guest houses. This zone is designated for the two marina areas on the shoreline in the northwest section of the Borough.

#### **R-C Resort Commercial**



- **HMC Hotel Motel Conference Center:** This zone applies to a small area immediately north of the Interstate 80 exit for Howard Boulevard. The zone permits hotels, motels and conference centers, and is currently improved with a single, 5-story hotel building. The minimum lot area is 5 acres, with 100' front, side and rear yards and a maximum height of 5 stories or 60'.

#### **HMC Hotel Motel Conference Center Zoning District**



- **OB Office Building:** The OB Office Building zone applies to a linear area in the far southern portion of the Borough below Route 80. This zone was designated for business and professional office buildings pursuant to recommendations of the 1999 Master Plan and Master Plan Re-examination. It replaced the I Industrial Zone and permits business and professional offices and research and laboratory uses.

#### **OB Office Building Zoning District**



# RECYCLING ELEMENT

## INTRODUCTION

New Jersey Municipal Land Use Law [40:55D-28B (12)] allows municipalities to prepare a Recycling Plan Element which incorporates the strategic recycling plan goals. These include provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance, and for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposed for 1,000 square feet or more of land.

The Mount Arlington Recycling Center, located at 1 Altenbrand Avenue is an approved recycling facility, which is part of the Morris County Municipal Utilities Authority (MCMUA). The Borough contracts with a private vendor to provide weekly curb-side pick-up of single stream recycling, and the Borough recycling center is open for drop-offs every Saturday.

The latest available data from MCMUA disclosing total recycling rates by municipality is from 2011 and available for each previous year going back to 2004. The chart below presents data covering the years from 2008 to 2011. While it does not provide completely up to date information it does allow for a general overview of recycling trends in Mount Arlington.

**Table: Mount Arlington Recycling 2008 - 2011**

Year	Total Recycled Material (Tons)	Percentage of Total Garbage
2008	998.90	36.4%
2009	1,743.75	55%
2010	1,821.11	51.4%
2011	1,412.64	47%

## MUNICIPAL RESPONSIBILITIES

Designate a Municipal Recycling Coordinator (MRC): The MRC is responsible for overseeing the Borough's recycling activities, maintain and compile recycling information, and act as a source of information for municipal residents, businesses and officials.

Establish and implement a municipal recycling program:

- Provide a collections system: Mount Arlington currently operates a curb side pickup program and a municipal recycling facility.
- Adopt a Recycling Ordinance: Chapter 144 of the Mount Arlington Municipal Code. The items listed below are required as part of a complete Municipal Recycling Ordinance.
  - List of mandated materials: Section 144-2 identifies designated recycling materials and provides access to a complete list as provided by the Morris County Municipal Utilities Authority.
  - Provision accepting the 50 percent municipal solid waste recycling goal: Section 144 – 4 states that Mount Arlington accepts and will strive to meet the goal of 50 percent recycling in the Borough.
  - Inclusion of enforcement policies for generator non-compliance: Section 144 – 14 provides penalties for non-compliance with source separation requirements.



- Periodically Review and update Municipal Land Use Master Plans and Development Regulations: Any construction of multi-family residential housing, any commercial and industrial development utilizing more than 1,000 square feet and any construction of more than 50 single family houses shall include provisions for the storage and collection of designated recyclable materials.
- Enforce the Municipal Recycling Ordinance: In accordance with Section 144-13 of the Mount Arlington Municipal Code the Mount Arlington Borough Health Officer and the Borough Recycling Coordinator are empowered to enforce recycling provisions. Mount Arlington may also refer cases of violation to the Morris County Department of Health (MCDOH) for appropriate action.
- Submit an Annual Municipal Tonnage Report to the NJDEP: This report must detail all recycling that occurred in the municipality, from all sectors subject to the ordinance.
- Prohibit, by Ordinance, the Placement of Leaves for Disposal as Solid Waste: Section 144 – 19 E states that will not be collected as part of regular garbage pick but will instead be part of a special collection program established by the Borough.

## RECOMMENDATIONS

Mount Arlington has taken significant actions to gain compliance with the Morris County Recycling Plan and reach its stated goal of 50 percent recycling overall, and the Borough is currently at or near this goal. The recent addition of single stream recycling capacity is likely to further increase total recycling by Borough residents. To better demonstrate compliance, Mount Arlington should better track recycling totals and publicize yearly totals to demonstrate the achievement of recycling goals.

The Borough should also incorporate recycling mandates for any new development as part of the Land Development Ordinance, and continue working to increase recycling education and overall recycling rates among its residents and business owners.







