

2022 MASTER PLAN REEXAMINATION REPORT

Township of Byram
Sussex County, New Jersey



TOWNSHIP OF BYRAM LAND USE BOARD

Class IV Member, Chairman - George Shivas Jr.
Class IV Member, Vice-Chairman – Michael Walsh
Class I Member - Mayor Alexander Rubenstein
Class II Member – Andrew McElroy
Class III Member, Council Member – Cris Franco
Class IV Member - Robert Chozick
Class IV Member - Lisa Shimamoto
Class IV Member – John Morytko
Class IV Member – Marie Raffay
Alternate I – Eric Serrilli
Alternate II – Gregory Smith

Attorney – Alyse Hubbard, Esq.
Engineer – Cory L. Stoner, PE
Planner - Paul Gleitz, PP, AICP
Land Use Technical Assistant – Caitlin Phillips
Director of Planning and Development - Joseph Sabatini

DECEMBER 2022

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

Prepared by:

Byram Township
2022 MASTER PLAN REEXAMINATION REPORT

Introduction

This report constitutes the Master Plan Reexamination Report for Byram Township as defined by the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-89). The purpose of the Reexamination Report is to review and evaluate the local Master Plan and Development Regulations on a periodic basis to determine the need for update and revisions. The Municipal Land Use Law (MLUL) requires that this review be conducted at least every ten years and requires that it be conducted by the Planning Board.

Byram Township adopted its last Comprehensive Master Plan in 2004. The Township has also undertaken the following Master Plan activities over the past 20 years:

1. 2002 Master Plan Re-examination
2. 2002 Smart Growth Plan
3. 2003 Lakefront Development Plan (September 2003)
4. 2004 Comprehensive Master Plan (December 2004)
5. 2005 Stormwater Management Plan
6. 2007 Third Round Housing Element and Fair Share Plan
7. 2008 Revised Third Round Housing Element and Fair Share Plan
8. 2010 Revised Third Round Housing Element and Fair Share Plan
9. 2011 Highlands Environmental Resource Inventory (May 2011)
10. 2011 Open Space and Recreation Plan Update
11. 2011 Sustainability Element
12. 2012 Master Plan Reexamination Report and (March 2012)
13. 2014 Highlands Element of the Master Plan (October 2014)
14. 2016 Housing Element and Fair Share Plan (March 2016)
15. 2016 Sustainable Economic Development Plan (May 2016)
16. 2019 Stormwater Management Plan (June 2019)
17. 2020 Open Space & Recreation Plan (June 2020)
18. 2021 Water Use and Conservation Management Plan (July 2021)
19. 2022 Byram Chapter of the Sussex County Wastewater Management Plan (June 2022)

In 2012, the assumptions, policies, and objectives upon which the 2004 Comprehensive Master Plan was based changed by virtue of: a) the enactment of the Highlands Water Protection and Planning Act (“Highlands Act,” N.J.S.A. 13:20-1 et seq.) by the State Legislature on August 10, 2004; b) the adoption of the Highlands Regional Master Plan by the Highlands Water Protection and Planning Council (“Highlands Council”) on July 17, 2008, which became effective on September 8, 2008; c) the requirement of the Highlands Act that municipal Master Plans and regulatory provisions be

brought into alignment with the Highlands Regional Master Plan for lands located within the Highlands Preservation Area; d) the authorization within the Highlands Act for voluntary municipal Master Plan and regulatory conformance with the Highlands Regional Master Plan with respect to lands located within the Highlands Planning Area; and e) the affirmative decision of the Byram Township Governing Body to conform to the Highlands Regional Master Plan for municipal lands located in both the Preservation Area and Planning Area, as set forth by Resolutions 172-2009 and 173-2009 adopted on November 23, 2009. Accordingly, in 2012, the Planning Board reexamined the Township Master Plan and development regulations to determine the specific changes necessary to achieve consistency with the Highlands Regional Master Plan and thereby, to incorporate the specific changes in State policies, goals, and objectives as set forth by the Highlands Act.

It has been 10 years since the 2012 Master Plan Reexamination Report. It is the intent of this report to reaffirm conformance with the Highlands Regional Master Plan for municipal lands located in both the Preservation Area and Planning Area and to consider and provide recommendations concerning other land use and zoning issues in the Township which have arisen in the past ten years since the adoption of the 2012 Master Plan Reexamination Report.

This report has been prepared in order to satisfy the 10-year review requirement of N.J.S.A. 40:55D-89. Section A of this Report identifies the goals and objectives which were established in the 2004 Master Plan. Sections B and C describe what changes have occurred in the Township, County, Region, and the State since the adoption of this plan. Finally, Sections D and E discuss recommended actions to be addressed by the Township in the future.

PERIODIC REEXAMINATION

The MLUL requires that reexamination reports address the following five components, as set forth in N.J.S.A 40:55D-89:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- c. 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 uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
- d. 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 regulations should be prepared.
- e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c.79 (C.40A:12A-1 et al.) 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.

MUNICIPAL SUMMARY

Byram Township, known as the ‘Township of Lakes,’ is located in northwestern New Jersey in the southeast corner of Sussex County, nestled in the heart of the New Jersey Highlands. Bordering Warren County to the southwest and Morris County to the south, the Township maintains the flavor of a rural community. Byram’s easternmost boundary is Lubbers Run, which separates the Township from Hopatcong Borough. The southernmost boundary borders Stanhope Borough (Sussex County) and Mount Olive Township (Morris County). On the southwest is Allamuchy Township (Warren County); on the west and north are Green Township (Sussex County), Andover Borough (Sussex County), and Andover Township (Sussex County); and on the north, Sparta Township (Sussex County).

Byram lies about 55 miles west of New York City and boasts excellent access to the regional road network. The major thoroughfares traversing the community are Interstate 80, which crosses the southwestern corner of the Township, and Route 206, which bisects the Township into east and west. Route 15 runs north/south near Byram, providing access to the eastern part of the Township near Lake Mohawk. Byram is one of the ‘Gateways to Sussex County’ and the New Jersey Highlands.

Containing more than two-dozen lakes and ponds, this ‘Township of Lakes’ finds most of its settlements around the larger lakes. The Township is composed of three watersheds, feeding three major regional rivers: Lake Mohawk is in the headwaters of the Wallkill River; Forest and Panther Lakes are in the headwaters of the Pequest River; and the Musconetcong River watershed comprises about 90% of the Township and, with its tributary Lubbers Run, forms the Township’s southern border.

A. Major Land Development Problems & Objectives

What follows are the major problems and objectives relating to land development in the Township at the time of the adoption of the last Comprehensive Master Plan.

General Goals

The goals of a Township represent the long-term vision and the values held collectively by the residents of the Township. These goals are intended to address current issues in a broad perspective and set forth principles to guide the development of Byram.

- Retain the natural features and environmental resources that give the Township its rural character and that provide open space and recreation, protect water quality, and maintain wildlife habitat.
- Develop a Village Center that combines residential, commercial and civic spaces, creating a viable focus for carefully controlled growth and a community hub for planned activities and casual gatherings.
- Maintain the traditional character of each lake community, including preserving the environmentally sensitive and undeveloped forests surrounding these communities, which together establish Byram's distinct land use pattern.
- Establish transportation infrastructure that provides safe and easy travel through and around Byram for residents of all ages, emphasizing bike and pedestrian paths, forested rural roadways, and county and regional routes adequate for the needs of the community.
- Support and promote economic development in the Township by creating balanced opportunities for retail and service businesses, clean industries, eco-tourism, and commercial enterprises that provide jobs and maintain a viable ratable base.
- Use Smart Growth to provide a mix of housing opportunities and control the property tax burden, keeping the Township an affordable place to live for Byram's families to grow and stay, now and in the future.

General Objectives

- Provide municipal services that meet the needs of the residents.
- Minimize the impact of development on Byram's extensive forestlands, waterways, and wildlife.
- Encourage the preservation of the Township's historic and cultural resources, including scenic views, forests, ridges, waterways, and rural roadways.
- Promote recreation and eco-tourism as a means of economic development.
- Coordinate investments for roads, water and sewerage facilities, schools, transportation, and other public facilities to properly serve the Township's growth and low-growth areas.

- Enhance the visual character and beauty of Byram through the preservation of important visual corridors (including rural forested roadways), natural or native landscaping, and perpetuation of consistent architectural themes.
- Develop a Capital Improvement Plan for major projects that ensures the consistency of those projects with the Master Plan.
- Support the State Development and Redevelopment Plan and the Highlands Act, which direct carefully planned growth to Byram’s Designated Village Center and call for very limited development in the remaining Environs and the Highlands Preservation Core.

Specific Goals and Objectives

The specific goals and objectives that follow provide more detailed guidance regarding the intents for future development of the Township and form a basis for development of strategies to implement the general goals and objectives.

Land Use Goals

- Provide a balanced variety of land uses, including residential, commercial, and service uses, to promote adequate housing and economic opportunities, within the natural abilities of Byram’s lands to support development.
- Ensure that development does not conflict with the orderly growth and general welfare of the county and neighboring municipalities.
- Guide land development and the location of community facilities to meet the community’s needs while also preserving the natural environment.
- Create a mixed-use, pedestrian-friendly Village Center, easily accessible from neighboring residential areas, that is developed using enhanced social, environmental, economic, and aesthetic design standards to fulfill the Township’s vision and meet the State Plan’s goal of creating a ‘Community of Place.’
- Maintain the current character of development in each lake community, surrounded by environmentally sensitive and largely undeveloped lands that establish the distinct land use pattern for the Township and ensure the basic water quality of the lakes.

Land Use Objectives

- Locate and promote commercial development to minimize conflicts with other land uses.
- Locate and promote community support services and commercial uses in designated areas to ensure high serviceability.
- Provide adequate land area for regional and neighborhood recreation, community services and facilities to meet future housing and population growth.
- Promote land use patterns to enhance the ratable base with a minimal or manageable burden upon local services.

- Promote land use practices and subsequent development regulations to allow for manageable and controlled growth while protecting the rural ambiance and environmental resources of the Township.
- Promote and develop neighborhood convenience and commercial centers and limit major commercial development to hub areas with regional access.
- Avoid highway ‘strip’ development, while redesigning existing highway ‘strip’ areas to meet the Township’s improved design standards.
- Promote the design theme established for the Village Center as a design theme for private development and public buildings in the Township, consistent with the Township’s rural character.

Conservation Goals

- Maintain the essential rural character of the Township by guarding against degradation and destruction of woodlands, steep slopes, lakes and waterways, areas of natural beauty, critical areas, productive agricultural areas, and important historic places.
- Integrate on-site environmental features into the Village Center and maintain existing natural features in the lake communities.
- Protect environmentally sensitive lands and direct growth toward areas with existing infrastructure, designated for controlled growth, thus deterring both residential and commercial sprawl.

Conservation Objectives

- Continue to discourage sprawl through the use of specific development regulation techniques.
- Continue to minimize site disturbance.
- Limit or prohibit the development and expansion of roads and utilities into environmentally sensitive areas.
- Protect stream corridors, wetlands, woodlands, steep slopes, groundwater recharge areas, lakes, ponds and other critical areas through the enforcement of local ordinances.
- Preserve and maintain major areas of open space.
- Protect and upgrade water quality in Byram’s lakes and ponds and groundwater through enhanced land use controls, open space acquisitions, better stormwater management, and septic-management programs.
- Minimize the visual impact of residential, commercial, and public development projects on the natural environment.

Housing Goals

- Provide for a mix of housing types to meet existing and future population needs.

Housing Objectives

- Implement Byram's Fair Share Plan and Housing Element pursuant to the Fair Housing Act, to meet indigenous housing needs.
- Provide housing opportunities for senior citizens and low-moderate income families.
- Provide a balance between housing and job opportunities.

Circulation Goals

- Establish a circulation system that supports the regional and county network and facilitates movement between various parts of the Township.
- Create pedestrian walkways, bikeways, and other pathways to enhance both the ability and desirability of walking and bicycling.
- Establish trails and greenways linking neighborhoods, schools, recreational facilities, and community facilities with the lake communities and the Village Center.
- Retain rural roadways, with forested roadside shoulders, wherever possible.
- Participate in the planning and design of all County and State transportation projects to achieve Context Sensitive Design.

Circulation Objectives

- Continue to incorporate Context Sensitive Design principles into Route 206 improvements to insure adequate traffic flow, limitations on speed, pedestrian and automobile safety, access, as well as attractive roadway design and traffic calming.
- Encourage appropriate mass transportation, namely buses and shuttles, for internal and external movement that will not unduly promote development in and around Byram.
- Clearly state the Township's opposition to the Lackawanna Cut-off re-activation and ensure communication with County and State transportation officials and neighboring affected communities.
- Clearly state the Township's opposition to the County Route 605/Acorn Street extension and ensure communication with County and State transportation officials and neighboring affected communities.
- Recommend additional local road connections where necessary for safety but not to promote development in the limited-growth areas of the Township that lie outside the Designated Village Center.

- Create open space trail linkages between all neighborhoods and destinations in Byram while connecting with regional trails and Allamuchy Mountain State Park.
- Update the official map by classifying roads according to function and by identifying all major existing and proposed rights-of-way.
- Provide safe vehicular, pedestrian, and bicycle circulation by improving traffic signals at key intersections, utilizing traffic calming measures, providing adequate on and off street parking and sidewalks in appropriate locations.
- Enhance the appearance of the Township's transportation corridors and improve signage on roads and at gateway locations to facilitate circulation and identify key destinations in the Township.
- Take measures to mitigate the effects of increased regional traffic, including actively participating in municipal, County, and State planning initiatives to control growth and sprawl in New Jersey and re-examine municipal, County, and State transportation policies.

Community Facilities Goals

- Provide necessary public services and facilities and assure their availability to all areas of the community.

Community Facilities Objectives

- Maintain and enhance the level of community facilities consistent with the pace of development in the Township.
- Provide for the proper placement of community and public services by concentrating them in or near denser population centers.
- Create a civic center with municipal services in the Village Center.
- Plan for the acquisition of parcels needed for future community facilities and services.

Open Space and Recreation Goals

- Provide open space and recreation amenities to all residents throughout the Township.
- Implement the recommendations of the Open Space and Recreation Plan, the Byram Trails Map, and the Lubbers Run Greenway Project.

Open Space and Recreation Objectives

- Preserve the Lubbers Run Greenway.
- Develop a town-wide trail system, as illustrated by the Byram Trails Map, the Open Space and Recreation Plan, and the Lubbers Run Greenway Project.

- Acquire, enlarge and connect protected State, municipal, and non-profit lands in the Township.
- Establish a green boundary that helps delineate the growth zone but continues to allow important connections between the Village Center and the outlying Environs.
- Use open space acquisition to protect the sources of the Township's drinking water.
- Acquire land for additional active recreation field space.
- Promote recreational opportunities for all residents, especially teenagers and senior citizens.
- Enhance the recreational opportunities through better use of current facilities.

Historic Preservation Goals

- Encourage awareness and protection of Byram's cultural, social, and historic heritage to provide a tangible link to the past, foster a sense of place and continuity by maintaining the character of neighborhoods.
- Promote historic heritage based economic development.
- Further develop and promote the Township's identity and unity without undermining its established character.

Historic Preservation Objectives

- Conduct a survey to identify additional properties for nomination to the State and National Registers of Historic Places.
- Create gateways to neighborhoods and recreation areas by encouraging historic facades, intensive natural or native landscaping, and redevelopment with historic designs.
- Preserve the character and special sense of place of the lake communities.

Utility Goals

- Direct higher density development to areas currently served by utilities as a means to shape development patterns and optimally use the existing systems.

Utility Objectives

- Preserve and maintain the existing utility infrastructure, including sewer and stormwater facilities.
- Focus development in those areas served by adequate utility systems.
- Ensure that stormwater and wastewater management is addressed in all future plans.

- Complete the revisions to the Township’s Wastewater Management Plan to reflect the actual extent of the intended sewer service area, encompassing the Designated Village Center and the existing municipal and school complexes.
- Implement the Township’s stormwater management plan, as required under new NJDEP stormwater regulations.
- Maintain contact and service area information for the 11 water companies with service in the Township.

Recycling Goals

- Continue to be a leader in the use of recycled materials throughout the community, including in parks and Township offices.
- Continue to promote recycling throughout the Township by residences and businesses.
- Incorporate energy conservation, solid waste management and recycling techniques in the Township’s land development and other related ordinances and regulations.
- Incorporate ‘Green Building’ principles such as appropriate building siting, insulating landscaping techniques, and energy conserving heating and cooling systems in the Township’s land development and other related ordinances and regulations.

B. Extent of Reduction/Increase in Problems & Objectives

This Section shall address the extent to which each of the problems and objectives listed in item A above, has been reduced or has increased after the date of the last Master Plan.

The 2012 Master Plan Reexamination Report reviewed, in detail, the impacts of the passage of the Highlands Act, the adoption of the Highlands Regional Master Plan, and the decision of the Byram Township Council to conform its planning documents to the Regional Master Plan has placed 98% of the Township in the Preservation Area, which focuses on the preservation of environmental resources, especially water quality and supply. This 2022 Master Plan Reexamination Report reiterates those findings and continues to conform its Master Plan and Land Use Ordinances to the Highlands Regional Master Plan.

General Goals

- Retain the natural features and environmental resources that give the Township its rural character and that provide open space and recreation, protect water quality, and maintain wildlife habitat. **This goal is still relevant and is supported by continued conformance with the Highlands Regional Master Plan. The Township continues to protect open space and retain environmental resources.**
- Develop a Village Center that combines residential, commercial, and civic spaces, creating a viable focus for carefully controlled growth and a community hub for planned activities and casual gatherings. **This goal is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center. The Township land use ordinance includes a form-based code for the Village Center and the Township continues to support the development of the Village Center.**
- Maintain the traditional character of each lake community, including preserving the environmentally sensitive and undeveloped forests surrounding these communities, which together establish Byram's distinct land use pattern. **This goal is still relevant and is supported by continued conformance with the Highlands Regional Master Plan.**
- Establish transportation infrastructure that provides safe and easy travel through and around Byram for residents of all ages, emphasizing bike and pedestrian paths, forested rural roadways, and county and regional routes adequate for the needs of the community. **This goal is still relevant and is supported by continued conformance with the Highlands Regional Master Plan. The Township continues to develop trails, improve local roads, and advocate for safe travel in the Township.**
- Support and promote economic development in the Township by creating balanced opportunities for retail and service businesses, clean industries, eco-tourism, and commercial enterprises that provide jobs and maintain a viable taxable base. **This goal is still relevant and is supported by continued conformance with the Highlands Regional Master Plan. The Township adopted a Sustainable Economic Development Plan in May of 2016.**
- Use Smart Growth to provide a mix of housing opportunities and control the property tax burden, keeping the Township an affordable place to live for Byram's families to grow and

stay, now and in the future. **This goal is still relevant and is supported by continued conformance with the Highlands Regional Master Plan. The Township continues to implement the 2016 Housing Element and Fair Share Plan and adopted a Sustainable Economic Development Plan in May of 2016.**

General Objectives

- Provide municipal services that meet the needs of the residents. **This objective is still relevant and continues to be a goal of the Township and all its departments.**
- Minimize the impact of development on Byram's extensive forestlands, waterways, and wildlife. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan. Conformance with the Highlands Regional Master Plan, municipal open space planning, resource protection ordinances, and completion of important Greenway projects demonstrates continued commitment to the objective.**
- Encourage the preservation of the Township's historic and cultural resources, including scenic views, forests, ridges, waterways, and rural roadways. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan.**
- Promote recreation and eco-tourism as a means of economic development. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan. The Township adopted a Sustainable Economic Development Plan in 2016 and the Open Space & Recreation Plan Update in 2020, both of which support the continue development of eco-tourism.**
- Coordinate investments for roads, water and sewerage facilities, schools, transportation, and other public facilities to properly serve the Township's growth and low-growth areas. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center.**
- Enhance the visual character and beauty of Byram through the preservation of important visual corridors (including rural forested roadways), natural or native landscaping, and perpetuation of consistent architectural themes. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan.**
- Develop a Capital Improvement Plan for major projects that ensures the consistency of those projects with the Master Plan. **This objective is *no longer relevant*, the Township does not include the Planning Board in Capital Improvement planning.**
- Support the State Development and Redevelopment Plan and the Highlands Act, which direct carefully planned growth to Byram's Designated Village Center and call for very limited development in the remaining Environs and the Highlands Preservation Core. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center.**

Land Use Goals

- Provide a balanced variety of land uses, including residential, commercial, and service uses, to promote adequate housing and economic opportunities, within the natural abilities of Byram's lands to support development. **This goal is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center.**
- Ensure that development does not conflict with the orderly growth and general welfare of the county and neighboring municipalities. **This goal is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center.**
- Guide land development and the location of community facilities to meet the community's needs while also preserving the natural environment. **This goal is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center.**
- Create a mixed-use, pedestrian-friendly Village Center, easily accessible from neighboring residential areas, that is developed using enhanced social, environmental, economic, and aesthetic design standards to fulfill the Township's vision and meet the State Plan's goal of creating a 'Community of Place.' **This goal is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center. The Village Center remains undeveloped, and the Township continues to support the development of the Village Center in conformance with the 2016 Housing Element and Fair Share Plan and the Village Center Form Based Code as adopted per the requirements for Highlands Center Designation.**
- Maintain the current character of development in each lake community, surrounded by environmentally sensitive and largely undeveloped lands that establish the distinct land use pattern for the Township and ensure the basic water quality of the lakes. **This goal is still relevant and is supported by continued conformance with the Highlands Regional Master Plan; municipal open space planning, and resource protection ordinances demonstrate continued commitment to the objective.**

Land Use Objectives

- Locate and promote commercial development to minimize conflicts with other land uses. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center.**
- Locate and promote community support services and commercial uses in designated areas to ensure high serviceability. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan.**
- Provide adequate land area for regional and neighborhood recreation, community services and facilities to meet future housing and population growth. **This objective is *no longer relevant* and is being *modified* to read: Improve and maintain lands and facilities for**

township recreation and community services to meet the current and future needs of residents. This objective is supported by continued conformance with the Highlands Regional Master Plan.

- Promote land use patterns to enhance the ratable base with a minimal or manageable burden upon local services. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center.**
- Promote land use practices and subsequent development regulations to allow for manageable and controlled growth while protecting the rural ambiance and environmental resources of the Township. **This objective is still relevant, including continued conformance with the Highlands Regional Master Plan.**
- Promote and develop neighborhood convenience and commercial centers and limit major commercial development to hub areas with regional access. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center.**
- Avoid highway ‘strip’ development, while redesigning existing highway ‘strip’ areas to meet the Township’s improved design standards. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center. Over the last ten years, the Planning Board has witnessed the practical implementation of improved design standards in the Route 206 corridor with the types of applications that the marketplace has brought forth. In each instance the Planning Board has worked with the applicant to implement the design standards while granting practical waivers based on the types of uses the market will support.**
- Promote the design theme established for the Village Center as a design theme for private development and public buildings in the Township, consistent with the Township’s rural character. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center as discussed above. Revised design standards, based on the Village Center, were adopted to improve the quality of site design and architecture in the VB and NC zones.**

Conservation Goals

- Maintain the essential rural character of the Township by guarding against degradation and destruction of woodlands, steep slopes, lakes and waterways, areas of natural beauty, critical areas, productive agricultural areas, and important historic places. **This goal is still relevant and is supported by continued conformance with the Highlands Regional Master Plan.**
- Integrate on-site environmental features into the Village Center and maintain existing natural features in the lake communities. **This goal is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center.**

- Protect environmentally sensitive lands and direct growth toward areas with existing infrastructure, designated for controlled growth, thus deterring both residential and commercial sprawl. **This goal is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center.**

Conservation Objectives

- Continue to discourage sprawl through the use of specific development regulation techniques. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center.**
- Continue to minimize site disturbance. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center.**
- Limit or prohibit the development and expansion of roads and utilities into environmentally sensitive areas. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center. Proposed natural gas utility lines should include existing neighborhoods and avoid sensitive areas.**
- Protect stream corridors, wetlands, woodlands, steep slopes, groundwater recharge areas, lakes, ponds and other critical areas through the enforcement of local ordinances. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center.**
- Preserve and maintain major areas of open space. With recent preservation projects in municipal and State parks, approximately one-third of Byram is now in permanent preservation. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center. Municipal open space planning, resource protection ordinances, and completion of important Greenway projects demonstrates continued commitment to the objective.**
- Protect and upgrade water quality in Byram's lakes and ponds and groundwater through enhanced land use controls, open space acquisitions, better stormwater management, and septic-management programs. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center.**
- Minimize the visual impact of residential, commercial, and public development projects on the natural environment. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center.**

Housing Goals

- Provide for a mix of housing types to meet existing and future population needs. **This goal is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center.**

Housing Objectives

- Implement Byram's Fair Share Plan and Housing Element pursuant to the Fair Housing Act, to meet indigenous housing needs. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center. The Township continues to implement the 2016 Housing Element and Fair Share Plan.**
- Provide housing opportunities for senior citizens and low-moderate income families. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center. The Township continues to implement the 2016 Housing Element and Fair Share Plan. The Township is interested in exploring additional opportunities for moderate income, two-family, senior, and rental housing subject to septic limitations and in cooperation with the Highlands Council.**
- Provide a balance between housing and job opportunities. **This objective is *no longer relevant*, the Township does not anticipate significant job growth that would generate an increase in local housing demand. The predominant housing issue in the Township is a lack of diverse housing types, not overall housing demand.**

Circulation Goals

- Establish a circulation system that supports the regional and county network and facilitates movement between various parts of the Township. **This goal is still relevant and is supported by continued conformance with the Highlands Regional Master Plan.**
- Create pedestrian walkways, bikeways, and other pathways to enhance both the ability and desirability of walking and bicycling. **This goal is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center.**
- Establish trails and greenways linking neighborhoods, schools, recreational facilities, and community facilities with the lake communities and the Village Center. **This goal is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center.**
- Retain rural roadways, with forested roadside shoulders, wherever possible. **This goal is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center.**
- Participate in the planning and design of all County and State transportation projects to achieve Context Sensitive Design. **This goal is still relevant and is supported by continued conformance with the Highlands Regional Master Plan.**

Circulation Objectives

- Continue to incorporate Context Sensitive Design principles into Route 206 improvements to insure adequate traffic flow, limitations on speed, pedestrian and automobile safety, access, as well as attractive roadway design and traffic calming. **This objective is *no longer relevant* and is being *modified* to read: Continue to incorporate Context Sensitive Design principles to any future Route 206 improvements or maintenance to insure adequate traffic flow, limitations on speed, pedestrian and automobile safety, access, as well as attractive roadway design and traffic calming. This objective is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center.**
- Encourage appropriate mass transportation, namely buses and shuttles, for internal and external movement that will not unduly promote development in and around Byram. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan.**
- Clearly state the Township's opposition to the Lackawanna Cut-off re-activation and ensure communication with County and State transportation officials and neighboring affected communities. **This objective is *no longer relevant* and is being *modified* to read: The Township shall be proactive in researching and land use planning in anticipation of the re-activation of the Lackawanna Cut-off. This objective is supported by continued conformance with the Highlands Regional Master Plan.**
- Clearly state the Township's opposition to the County Route 605/Acorn Street extension and ensure communication with County and State transportation officials and neighboring affected communities. **This objective is *no longer relevant*.**
- Recommend additional local road connections where necessary for safety but not to promote development in the limited-growth areas of the Township that lie outside the Designated Village Center. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan.**
- Create open space trail linkages between all neighborhoods and destinations in Byram while connecting with regional trails and Allamuchy Mountain State Park. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan.**
- Update the official map by classifying roads according to function and by identifying all major existing and proposed rights-of-way. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan.**
- Provide safe vehicular, pedestrian, and bicycle circulation by improving traffic signals at key intersections, utilizing traffic calming measures, providing adequate on and off-street parking and sidewalks in appropriate locations. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan.**
- Enhance the appearance of the Township's transportation corridors and improve signage on roads and at gateway locations to facilitate circulation and identify key destinations in the

Township. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan.**

- Take measures to mitigate the effects of increased regional traffic, including actively participating in Municipal, County, and State planning initiatives to control growth and sprawl in New Jersey and re-examine municipal, County, and State transportation policies. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan.**

Community Facilities Goals

- Provide necessary public services and facilities and assure their availability to all areas of the community. **This goal is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center.**

Community Facilities Objectives

- Maintain and enhance the level of community facilities consistent with the pace of development in the Township. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan.**
- Provide for the proper placement of community and public services by concentrating them in or near denser population centers. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center.**
- Create a civic center with municipal services in the Village Center. **This objective is *no longer relevant* and is being *modified* to read: Create spaces for community services and organizations in the Village Center. This objective is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center.**
- Plan for the acquisition of parcels needed for future community facilities and services. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan.**

Open Space and Recreation Goals

- Provide open space and recreation amenities to all residents throughout the Township. **This goal is still relevant and is supported by continued conformance with the Highlands Regional Master Plan. The Township continues to implement the 2020 Open Space & Recreation Plan Update.**
- Implement the recommendations of the Open Space and Recreation Plan, the Byram Trails Plan, and the Lubbers Run Greenway Project. **This goal is still relevant and is supported by continued conformance with the Highlands Regional Master Plan. The Township continues to implement the 2020 Open Space & Recreation Plan Update.**

Open Space and Recreation Objectives

- Preserve the Lubbers Run Greenway. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan.**
- Develop a town-wide trail system, as illustrated by the Byram Trails Map, the Open Space and Recreation Plan, and the Lubbers Run Greenway Project. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan.**
- Acquire, enlarge and connect protected State, municipal, and non-profit lands in the Township. Such acquisitions and connections are important for recreation, for the preservation of wildlife corridors and scenic vistas, and for the protection of drinking and surface waters. Byram should identify its scenic vistas and important wildlife habitat, including wildlife corridors. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan.**
- Establish a green boundary that helps delineate the growth zone but continues to allow important connections between the Village Center and the outlying Environs. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center.**
- Use open space acquisition to protect the sources of the Township's drinking water. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan.**
- Acquire land for additional active recreation field space. **This objective is *no longer relevant*.**
- Promote recreational opportunities for all residents, especially teenagers and senior citizens. **This objective is *no longer relevant* and is being *modified* to read: Find or develop indoor recreation and activity space for all residents, including children, teens, adults, and seniors. This objective is supported by continued conformance with the Highlands Regional Master Plan.**
- Enhance the recreational opportunities through better use of current facilities. **This objective is *no longer relevant* and is being *modified* to read: Provide more recreation services through better use of current facilities and investigate opportunities for shared services agreements with existing local facilities. This objective is supported by continued conformance with the Highlands Regional Master Plan.**

Historic Preservation Goals

- Encourage awareness and protection of Byram's cultural, social, and historic heritage to provide a tangible link to the past, foster a sense of place and continuity by maintaining the character of neighborhoods. **This goal is still relevant and is supported by continued conformance with the Highlands Regional Master Plan.**

- Promote historic heritage based economic development. **This goal is still relevant and is supported by continued conformance with the Highlands Regional Master Plan. Historic heritage was an element of the Sustainable Economic Development Plan adopted in May of 2016.**
- Further develop and promote the Township’s identity and unity without undermining its established character. **This goal is still relevant and is supported by continued conformance with the Highlands Regional Master Plan.**

Historic Preservation Objectives

- Conduct a survey to identify additional properties for nomination to the State and National Registers of Historic Places. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan.**
- Create gateways to neighborhoods and recreation areas by encouraging historic facades, intensive natural or native landscaping, and redevelopment with historic designs. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan.**
- Preserve the character and special sense of place of the lake communities. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan.**

Utility Goals

- Direct higher density development to areas currently served by utilities as a means to shape development patterns and optimally use the existing systems. **This goal is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center.**

Utility Objectives

- Preserve and maintain the existing utility infrastructure, including its sewer and storm water facilities. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center.**
- Focus development in those areas served by adequate utility systems. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan and continued designation as a Highlands Designated Center.**
- Ensure that stormwater and wastewater management is addressed in all future plans. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan. The Township adopted an updated Stormwater Management Plan in June of 2019 and a Water Use and Conservation Management Plan in July of 2021.**

- Complete the revisions to the Township’s Wastewater Management Plan to reflect the actual extent of the intended sewer service area, encompassing the Designated Village Center and the existing municipal and school complexes. **This objective is complete and is supported by continued conformance with the Highlands Regional Master Plan.**
- Implement the Township’s stormwater management plan, as required under new NJDEP stormwater regulations. **This objective is still relevant and is supported by continued conformance with the Highlands Regional Master Plan. The Township adopted an updated Stormwater Management Plan in June of 2019 and a Water Use and Conservation Management Plan in July of 2021.**
- Maintain contact and service area information for the 11 water companies with service in the Township. **This objective is complete and is supported by continued conformance with the Highlands Regional Master Plan. There are now 11 public water supply service providers:**
 - Aqua (formerly Byram Homeowners Association)
 - Colby Homeowners Association Water Company
 - Forest Lakes Water Company
 - Hopatcong Water Department
 - North Shore Water Association
 - Sparta Department of Utilities
 - Strawberry Point Property Owners Association
 - Veolia (formerly East Brookwood Estates Property Owners Association)
 - Briar Heights and Della Heights Property Owners Association
 - Frenches Grove Water Association
 - Brookwood Musconetcong River Property Association (West Brookwood)

Recycling Goals

- Continue to be a leader in the use of recycled materials throughout the community, including in parks and Township offices. **This goal is still relevant and is supported by continued conformance with the Highlands Regional Master Plan.**
- Continue to promote recycling throughout the Township by residences and businesses. **This goal is still relevant and is supported by continued conformance with the Highlands Regional Master Plan.**
- Incorporate energy conservation, solid waste management and recycling techniques in the Township’s land development and other related ordinances and regulations. **This goal is still relevant and is supported by continued conformance with the Highlands Regional Master Plan.**
- Incorporate ‘Green Building’ principles such as appropriate building siting, insulating landscaping techniques, and energy conserving heating and cooling systems in the

Township's land development and other related ordinances and regulations. **This goal is still relevant and is supported by continued conformance with the Highlands Regional Master Plan. The 2011 Sustainability Element promotes energy efficiency, resource protection, encouragement of local economies, smaller home and room sizes, and using recycled/reclaimed building materials, and recycling construction wastes.**

The 2011 Sustainability Element, 2014 Highlands Element of the Master Plan, 2016 Sustainable Economic Development Plan, and 2020 Open Space & Recreation Plan have adopted goals and objectives that are still relevant and are supported by continued conformance with the Highlands Regional Master Plan.

Housing Plan Element Progress Report

Byram Township was granted substantive certification of municipal compliance with its constitutional Mount Laurel obligation in September of 2016 via a settlement agreement with the Fair Share Housing Center that accepted Byram Township's 2016 Housing Element and Fair Share Plan. The ordinances authorizing inclusionary developments and requiring mandatory set asides are fully adopted and are in full force and effect. The Village Center Mixed-Use District, Village Business and Neighborhood Commercial zones continue to present a realistic opportunity for the development of additional affordable housing. The Township is willing to partner with qualifying non-profit entities for the development of Group Homes or Market-to-Affordable projects and maintains an active housing rehabilitation program.

Projects that have created affordable housing per the plan include three affordable rental units created with the adaptive reuse of a former school into an inclusionary multifamily development. The Township adopted Master Plan Amendments, land development ordinance amendments and a re-zoning to permit the development contingent of the site being an inclusionary development. The Township has also approved several affordable second floor apartments over retail businesses in the Village Business Zone. The Township continues to propose to address its Prior Round obligation through the development of a mixed-use Village Center. The Township was the first Village Center in the Highlands Plan Conformance Process, adopted a Form Based code for the zone in 2017, and retains 40,000 GPD of sewer allocation for the site to support the development of an inclusionary development, details are attached.

The zoning in the Village Business and Neighborhood Commercial Districts was updated December 6, 2016, to implement the changes as described in the 2016 Housing Plan, including the designation of apartments above permitted commercial uses and assisted living facilities and nursing homes as conditional uses. The development of apartments above permitted commercial uses as a second principal use requires that 15% of the residential units be deed restricted as affordable housing if the project is a rental project and that 20% of the residential units be deed restricted as affordable housing if the project is a for-sale project. The development of an assisted living facility as a principal use requires that 20% of the units be deed restricted for low- and moderate-income residents and that the development comply with N.J.A.C. 5:93-5.16 for assisted living residences.

The Township has completed a partnership project with Morris Habitat for Humanity for the reconstruction and sale of a deed restricted low-income single-family house. The Township has completed twelve rehabilitation projects and has all programs and funding in place to complete at least one more project.

C. Significant Changes in Assumptions, Policies, Objectives

Highlands Regional Master Plan Conformance Process

Byram Township's Petition for Highlands Plan Conformance was approved by the Highlands Council September 23, 2010. Byram Township adopted General Ordinance #9-2011 on June 21, 2011, indicating its intention to revise the municipal Master Plan and development ordinances, as applicable to the development and use of land in the Preservation and Planning Area, to conform to the goals, requirements, and provisions of the Highlands RMP.

Byram Township has completed each scheduled and funded element of the Highlands Plan Conformance process. Prior Plan Conformance tasks included:

- Environmental Resource Inventory (May 2011)
- Master Plan Reexamination Report and (March 2012)
- Highlands Element of the Master Plan (October 2014)
- Housing Element and Fair Share Plan (March 2016)
- Sustainable Economic Development Plan (May 2016)
- Stormwater Management Plan (June 2019)
- Open Space & Recreation Plan (June 2020)
- Water Use and Conservation Management Plan (July 2021)

Per the Municipal Land Use Law (N.J.S.A. 40:55D-89), the Planning Board commenced a periodic ten-year reexamination of the 2012 Master plan Reexamination Report. This 2022 Master Plan Reexamination Report is necessary to maintain the validity of all the prior Highlands Plan Conformance tasks that amended and revised the municipal Master Plan and development ordinances to conform to the goals, requirements, and provisions of the Highlands RMP.

2016 Affordable Housing and Fair Share Plan

Byram Township was granted substantive certification of municipal compliance with its constitutional Mount Laurel obligation in September of 2016 via a settlement agreement with the Fair Share Housing Center that accepted Byram Township's 2016 Housing Element and Fair Share Plan as compliant. Since then, the Township has implemented all requirements of the 2016 Settlement Agreement. The ordinances authorizing inclusionary developments and requiring mandatory set asides are fully adopted and are in full force and effect. The Planning Board has approved projects in the Multi-Family and Village Business zones under these ordinances that have led to the construction of new affordable units in the Township.

2016 Sustainable Economic Development Plan

The Sustainable Economic Development Plan was drafted using an extensive public consumer survey, interviews with local merchants, a planning and land use analysis and a market analysis

report. The plan recommendations were converted into an implementation agenda with several suggested action items related to revisions to the municipal land use ordinance. Those actions were completed by the Board through several ordinance recommendations to the Township Council which were subsequently adopted in 2017.

2020 Stormwater Regulations

The New Jersey Department of Environmental Protection proposed amendments to the Stormwater Management Rules at N.J.A.C. 7:8. which were adopted on October 25, 2019, with an effective date of March 2, 2020. The proposed amended Stormwater Management Rules required all New Jersey municipalities to revise their Stormwater Control Ordinance to include the amendments by March 2, 2021. The Municipality then passed Ordinance No. 002-2021 to amend Chapter 211 – Stormwater Control - of the Township Code to meet the new rules. The rule change included various definition modifications, changes to total suspended solids (TSS) removal requirements, the use of “green infrastructure” and other minor amendments that were needed to make the Stormwater Management rules aligned with other current NJDEP regulations (such as Freshwater Wetland Protection Act Rules, Flood Hazard Area Control Act Rules, and Highlands Water Protection and Planning Act Rules).

Open Space & Recreation Plan 2020 Update

Per the Open Space & Recreation Plan 2020 Update, there are still properties that should remain preservation priorities for the Township. There are still large tracts of undeveloped land in private ownership that are not restricted by conservation easements or other impediments to development. Even at low densities, these properties have the capacity to impact the Township’s future and adversely affect the important natural resources that have always driven the community’s preservation efforts. These properties remain on the priority acquisition list in the appendix to the 2020 plan and are also depicted on a map of targeted parcels.

There are four main categories for including targeted properties on the priority list. They are:

- Expansion of Existing Open Space Holdings
- Important Open Space/High Environmental Value Properties
- Greenway Acquisitions
- Trail Connections

Byram Township currently owns 480.3 acres of land designated for public open space. An additional 2.6 acres is managed by the Township under lease with the NJ Department of Environmental Protection and another 112.4 acres are subject to conservation restrictions.

Recreation improvements made since 2012 include:

- New fencing for the dugouts at Neil Gylling Park
- New ADA compliant playground at Riverside Park in West Brookwood
- New trails in East Brookwood and Briar Ridge
- New facilities at Tamarack Park including two new soccer fields.

- Tennis Courts resurfaced at CO Johnson Park

2021 Water Use and Conservation Management Plan

The Highlands Council developed the Water Use Conservation Management Plan (WUCMP) to protect, restore and enhance water resources within the Highlands region. The WUCMP identifies water sources and water availability and provides recommendations on mitigation strategies for the municipality to implement. In a document prepared on behalf of the Highlands by CDM Smith, three sub-watersheds located within the municipality were identified as being in a water deficit. To promote water conservation and deficit reduction in the Municipality, strategies including water reducing irrigation practices, water reducing plumbing fixtures and detecting and fixing leaks were recommended. The Municipality passed ordinance No. 213-2021 adopting the WUCMP as an element of the Master Plan and is currently implementing the water conservation strategies through the Municipal website, brochures, and social media.

State Requirement for EV Charging Stations

A Model Statewide Municipal Electric Vehicle Ordinance was published by NJ DCA in September of 2021 that requires that Electric Vehicle Supply/Service Equipment and Make-Ready parking spaces be designated as a permitted accessory use in all zoning districts and establishes associated installation and parking requirements. The model statewide ordinance is mandatory and became effective in all municipalities upon DCA publication. Municipalities are allowed to make changes to the “Reasonable Standards” portion of the ordinance through the normal ordinance amendment process but may not change the parts of the ordinance that were required by the legislation (installation and parking requirements). Although not codified by the Council, the Planning Board has enforced this requirement on qualifying applications since publication.

State Cannabis Regulation

On November 3, 2020, New Jersey voters approved an amendment to the state constitution to legalize the recreational use of cannabis by people ages 21 and older. Subsequent legislation created the NJ Cannabis Regulatory Commission (CRC) that established the first set of rules and regulations regarding the recreational cannabis industry, as well as beginning the process of issuing licenses to qualified businesses. The new rules covered several categories ranging from personal possession to business regulations. Municipalities had 180 days (until August 21, 2021) to act to either prohibit or limit the number of cannabis establishments, distributors, or delivery services; the location, manner, and times of operation, and establishing civil penalties for violation of ordinances. Although the Planning Board found the ordinance to be inconsistent with the Master Plan, in June of 2021 Byram Township voted to prohibit all classes of cannabis business in the Township.

FCC Orders Regarding 5G Wireless Network Implementation

Byram Township adopted an ordinance in December of 2019 regulating the siting of poles, cabinets, and antennas in the Municipal Rights-of-Way. Telecommunication companies are seeking to place small wireless facilities within the Township’s rights-of-ways to bring 5G wireless service to more areas. Recent Federal Communications Commission orders have constrained the way in which

towns can regulate these facilities. The purpose of the ordinance is to regulate these facilities in compliance with these orders. This, in part, required a broader regulation of all poles, cabinets and antennas within the Township's rights-of-ways.

Circulation Plan Improvements

The 2004 Master Plan Circulation Plan recommends several improvements that are still relevant. The Township recognizes that many of these roads or extensions are not likely to be developed under current conditions, but they remain the preferred condition in terms of circulation improvements. These include:

- Mansfield Drive/Indian Springs extension
- Mansfield Drive and Brookwood Road connections
- Woods Edge Road extension
- Lackawanna Drive/Byram Plaza/Route 206 Bypass

Lackawanna Cut-Off Progress - Planned Andover Passenger Train Station near Byram

The Lackawanna Cutoff Restoration project focuses on the planned restoration of passenger rail service on the east end of the Lackawanna Cutoff, between Port Morris and Andover, building a new rail station in Andover and replacing approximately seven miles of track. As part of the project, the Roseville Tunnel, which is a rock tunnel located near Roseville Road in Byram Township, will be rehabilitated.

As of 2022, about 4 miles of rail, in three unconnected sections, including a two-mile section east of Lake Lackawanna, has been laid between Port Morris and Lake Lackawanna. Most of the right-of-way between Port Morris Junction and the lake has been cleared of trees and debris. From 2020 to 2022, NJ Transit qualified bidders for the Roseville Tunnel Rehabilitation Project, then awarded a \$32.5 million contract in April 2022. NJ Transit issued a Notice to Proceed on September 8, 2022, and work began that month.

The work in the contract awarded to Schiavone Construction Co. LLC includes stabilization of rock slopes, construction of 8,000 ft of track bed, drainage improvements, lighting and communication for the tunnel, and replacement of two culverts.

The Lackawanna Cutoff Restoration Project from Port Morris to Andover is anticipated to be completed in late 2026. The Township will continue to monitor progress on the project and may engage in additional land use planning in anticipation of the development of the Andover station.

Waterloo Village

Waterloo Village remains an important part of the Byram Township community. The troubles of the past that led to the closure of the site are long gone. Management and ownership by the NJDEP, Division of Parks & Forestry, after many years of management by a private foundation, resulted in the completion of a Preservation Plan, with participation by affiliated non-profit organizations. Friends of Waterloo Village and the Canal Society focused on Canal Town while a nonprofit called Winakung at Waterloo Inc. focused on the sustainability of the Lenape Indian Village.

Through a concession agreement with the NJDEP Division of Parks and Forestry in 2014, group tours and programs became available at the village by reservation. Winakung at Waterloo Inc. provides educational programs for school trips, scout groups, and summer camp field trips. Winakung at Waterloo Inc. also offers year-round outreach programs for schools, libraries, historical societies, and others. The renovation of the Meeting House and Pavilion was the result of a 10-year lease that was awarded to Jeffrey A Miller Catering out of Philadelphia, making them the exclusive caterer for Waterloo Village. In May 2017, the old concert field stage was demolished to prepare for future festivals and make way for a new stage to be built on the grounds.

Commercial Development in the Village Business, Neighborhood Commercial, and IPR zones

The Planning Board has continued to review and approve development applications in the primary commercial zones of the Township. The land use ordinance amendments adopted since 2012 have improved opportunities for successful businesses to enter the community by simplifying the use definitions and standards. The revised design standards, based on the Village Center, were intended to improve the quality of the site design and architecture. Over the last ten years, the Planning Board has witnessed the practical implementation of those design standards in the Route 206 corridor with the types of applications that the marketplace has brought forth. In each instance the Planning Board has worked with the applicant to implement the design standards while granting practical waivers based on the types of uses the market will support. Additional ordinance improvements to improve development outcomes in the commercial zones are always worthy of review and implementation, such as permitting multiple permitted uses on a single lot and redefining multi-tenant retail buildings.

D. Specific Recommended Changes to the Master Plan and Development Regulations

1. The Township has completed all the Highlands Plan Conformance requirements since 2012 and continues to conform with the Highlands Regional Master Plan
2. The Township will continue to update the zoning designation of preserved lands as open space. The Planning Board continues to recommend that open space parcels should not appear to be developable on the zoning map. The zone designation for each of these parcels should be revised to OS Open Space when zoning map updates are contemplated.
3. The Township has completed its review of properties that had been identified as Split Zone Lots. Most split zone lots were eliminated. Proper zoning requires that a few properties should remain split zoned due to either their size or current use.
4. Minimizing Lot Disturbance - The provisions in the Village Center design standards that require the retention of natural topography, minimal grading, retention of mature trees, and permitting disturbance only in areas approved for construction should be required in the entire municipality.
5. Maximum Lot Coverage - The Township should set maximum percentages for lot coverage /impervious surface for all zones.
6. Conservation Easements - The Township should investigate better methods for recording, mapping, and enforcing conservation easements held by the Township.
7. Basic Residential Accessory Structures - The Township should review and amend the current accessory structure ordinances to ensure that homeowners installing necessary home improvements, such as AC condensers and generators, to minimize the need for variance relief.
8. Revisions to parking requirements for commercial uses – The Township should review and amend the commercial parking requirements to ensure that the ordinance does not require excessive parking and is appropriate for multiple uses on the site.
9. Neighborhood Shopping Center definition – The land use code definition section requires an updated definition for Neighborhood Shopping Center.
10. Multiple Principal Structures on a Site – The current land use code prohibits more than one principal structure on a lot, with a few minor exceptions. The Township should review and amend the prohibition of multiple principal structures in the commercial zones for greater flexibility and adaptive reuse of existing structures.
11. Residential & Commercial Solar – The Township should continue to support sustainable Green Building techniques, including encouraging residential and commercial solar installations. Land use ordinance amendments can include incentives for installation of green technology, standards to reduce off-site impacts and appropriate bulk standards for installation.
12. Drive thru lane requirements – The Township should review and amend the drive thru lane requirements to include standards such as minimum stacking length and required buffering.
13. Housing Diversity - The Township is interested in exploring additional opportunities for moderate income, two-family, senior, and rental housing subject to septic limitations and in cooperation with the Highlands Council.

E. Changes Recommended for Incorporation of Redevelopment Plans

At this time the Planning Board makes no findings or recommendations regarding the incorporation of redevelopment plans pursuant to the Local Redevelopment and Housing Law, P.L. 11992, c.79 (C.40A:12A-1 et al.) as there are currently no designated Areas in need of Redevelopment or Rehabilitation within the Township.