

GOALS & OBJECTIVES



SECTION 7 - VERONA'S GOALS & OBJECTIVES

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

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

1. To encourage municipal action to guide the appropriate use or development of all lands in this Township, in a manner that will promote the public health, safety, morals, and general welfare.
2. To secure safety from fire, flood, panic and other natural and manmade disasters.
 - a. Maintain adequate water service to the Township.
 - b. Maintain and improve the storm drainage system serving the Township.
 - c. Maintain adequate sanitary sewer service for the Township.
3. To provide adequate light, air and open space:
 - a. Provide appropriate levels of recreational opportunities to efficiently and adequately serve the residents of the Township.
 - b. Promote the conservation of environmental resources and the natural appearance of the Township.
4. To ensure that the development of the Township does not conflict with the development and general welfare of neighboring municipalities, the County and the State as a whole;
 - a. To ensure that the relationship of the proposed development of the municipality, as developed in the master plan is not in conflict with the master plans of contiguous municipalities, the master plan of the county, the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," sections 1 through 12 of P.L.1985, c.398 (C.52:18A-196 et seq.) and district solid waste management plan required pursuant to the provisions of the "Solid Waste Management Act," P.L.1970, c.39 (C.13:1E-1 et seq.) of the county.

5. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of people, neighborhoods, communities and regions and preservation of the environment;
 - a. Preserve the environmental resources of the Township by locating conservation parklands and easements where necessary; by limiting development in environmentally sensitive areas; by encouraging the preservation of specimen trees and general landscaping; and by preservation of the township's natural character.
 - b. Preserve environmentally sensitive lands by identifying wetlands and preserving them according to the rules and regulations promulgated by the New Jersey Department of Environmental Protection.
 - c. Preserve environmentally sensitive lands by identifying steep slopes and deterring development on said lands.
6. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
 - a. Provide adequate community facilities in the Township by maintaining and improving necessary facilities such that the Township is efficiently and adequately served, and that all such facilities be barrier free.
7. To provide sufficient space in appropriate locations for a variety of residential, recreational, commercial and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all the citizens of Verona;
 - a. Preserve and promote a balanced variety of residential, commercial, public, recreation and conservation land uses.
 - b. Preserve and protect the established primarily residential character of the Township by maintaining and improving neighborhood quality in existing residential areas.
 - c. Encourage future housing construction that is compatible with the existing character of the Township without increasing housing density in established residential areas.
 - d. Maintain and improve the existing quality of housing.
 - e. Encourage modifications and/or additions to existing housing in light of current trends of completely razing the existing home and rebuilding anew.
 - f. Guide the future development and/or redevelopment of land within the Township so as to incorporate new construction without undue disruption to the established character of the Township.

8. Continue to recognize the central business district as the primary location for pedestrian-oriented business serving the community.
 - a. Encourage the renovation and rehabilitation of existing buildings and storefronts.
 - b. Encourage general maintenance and upkeep of buildings, storefronts and public areas.
 - c. Encourage lot consolidation to enhance opportunities for infill development and redevelopment.
 - d. Promote pedestrian activity in the Central Business District with active retail ground floor uses.
 - e. Encourage mixed-use developments.
 - f. Discourage parking areas in the front yards.
 - g. Support developments that are pedestrian scaled and support retail activity in the Central Business District.
 - h. Promote the conversion of existing light industrial uses to uses that are more compatible to the land uses surrounding the existing light industrial use.

9. To encourage the location and design of transportation routes that will promote the free flow of traffic while discouraging the location of such facilities and routes that result in congestion or blight;
 - a. Maintain the efficiency of the Township's circulation system by continued upgrading of streets and intersections.
 - b. Develop a balanced circulation system incorporating the needs of pedestrians, bicycles, autos, trucks and buses.
 - c. Provide municipal parking areas in support of commercial enterprises in the central business district.
 - d. Encourage the use of alternative forms of mass transportation.
 - e. Encourage the protection of the residential character by discouraging cut through traffic.

10. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
 - a. Reduce the cutting of trees on private property through tree preservation regulations.
 - b. Support the planting and maintain trees along public rights-of-way.

11. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the Township and to prevent urban sprawl and degradation of the environment through improper use of land;
 - a. Encourage the protection and preservation of historic sites and buildings.
12. To encourage planned unit developments that incorporate the best features of design and relate the type, design and layout of residential, commercial, and recreational development to the particular site;
13. To encourage senior citizen community housing construction;
 - a. Maintain the redevelopment of the Hilltop property with, in part, age-restricted housing.
14. To continue to meet the municipal obligation to provide the Township of Verona its fair share of affordable housing meeting the requirements set forth by the New Jersey Council On Affordable Housing
15. To encourage coordination of the various public and private procedures and activities shaping land development.
 - a. Maximize leveraging of public and private funds.
 - b. Implement a downtown revitalization program.
 - c. Develop alternative parking and circulation configurations in the downtown that directs customers, employees, commuters and residents to designated parking areas or structured parking behind business.
 - d. Enhance and maintain attractive gateways to the Township.
 - e. Assess the redevelopment potential of properties in the central business district and on Pompton Avenue.
 - f. Provide the necessary infrastructure to support business development in all business districts.
16. To promote utilization of renewable energy resources.
 - a. Promote Leed (Leadership in Energy and Environmental Design) principals. that would promote construction of buildings that are environmentally responsible, profitable and healthy places to live and work.
 - b. Encourage the utilization of new solar technology and other clean fuels.

17. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.

a. Assure adequate collection, disposal and recycling of solid waste materials.