

Goals & Objectives



SECTION 7 - GARWOOD'S GOALS & OBJECTIVES

A community's master plan serves as a general guide for future development upon which zoning controls are based, as well as public regulation of new subdivisions or 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 Garwood's Master Plan are indicated as follows:

1. To encourage municipal action to guide the appropriate use or development of all lands in this Borough, 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 man-made disasters.
 - a. Maintain adequate water service to the Borough.
 - b. Maintain and improve the storm drainage system serving the Borough.
 - c. Maintain adequate sanitary sewer service for the Borough.
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 Borough.
4. To ensure that the development of the Borough does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
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 borough 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 borough'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 Borough by maintaining and improving necessary facilities such that the borough 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 Garwood;
 - a. Preserve and promote a balanced variety of residential, commercial, Industrial, public, and recreation land uses.
 - b. Preserve and protect the established, primarily residential character of the Borough by maintaining and improving neighborhood quality in existing residential areas.
 - c. Encourage future housing construction which is compatible with the existing character of the borough 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 raising the existing home and rebuild anew.
 - f. Guide the future development and/or redevelopment of land within the borough so as to incorporate new construction without undue disruption to the established character of the Borough.
8. Continue to recognize that North and South Avenues are the primary areas for 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 and redevelopment.
 - d. Encourage mixed-use developments
 - e. Discourage parking areas in the front yards
9. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;

- a. Maintain the efficiency of the borough's circulation system by continued upgrading of streets and intersections.
 - b. Develop a balanced circulation system incorporating the needs of pedestrians, bicyclists, autos, trucks, trains and buses.
 - c. Provide municipal parking areas in support of commercial enterprises in the central business district.
 - d. Promote and increase ridership of public transportation, including train and bus service.
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.
11. To promote the conservation of historic sites and districts, open-space, energy resources and valuable natural resources in the Borough 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 which incorporate the best features of design and relate the type, design and layout of residential, commercial, and creational development to the particular site;
13. To encourage senior citizen housing construction;
14. To encourage development of affordable housing within the Borough of Garwood.
- a. Meet the municipal obligation to provide its fair share of affordable housing meeting the requirements set forth by the New Jersey Council On Affordable Housing.
 - b. To provide affordable housing opportunities for Garwood residents
15. To encourage coordination of the various public and private procedures and activities shaping land development.
16. To promote utilization of renewable energy resources.
- a. To promote the use of solar panels, green roofs, and leed certified construction.

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.