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2 **SECTION II - STATEMENT OF GOALS, OBJECTIVES,**
3 **PRINCIPLES, ASSUMPTIONS, POLICIES**
4 **AND STANDARDS**
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6

7 **INTRODUCTION**
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9 The New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-28) requires that every Municipal
10 Master Plan contain a Statement of Goals, Objectives, Principles, Assumptions, Policies and
11 Standards upon which the community's comprehensive Master Plan for the physical, economic
12 and social development of the community is based.
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14 This Statement for Livingston's Master Plan represents and reflects the Planning Board's
15 re-examination, evaluation and reaffirmation or refinement of positions established in past
16 Master Plans, as well as consideration of newer issues or concerns presented to or developed by
17 the Board and consistent with maintenance of the residential character of the community. This
18 Statement has been established through comments received at public forums on Master Plan
19 concerns, responses to a survey distributed to all property owners in the Township of Livingston,
20 discussions at open meetings of the Planning Board, and from public comments on the draft of
21 this Master Plan.
22

23 Master Plan Goals are intended to be rather general and provide an overall framework for
24 development and preservation. The Objectives are based upon the Goals and begin to establish a
25 somewhat more specific approach to realizing the stated Goals. The individual Elements of
26 Master Plan that follow this Section II contain far greater detail.
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29 **GOALS**
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31 The Goals of this Master Plan are: to preserve and enhance the primarily residential character of
32 the community; to maintain a balance of residential, business and public uses; and to preserve
33 and improve the quality of life. Setting and furthering these Goals have been a concern of the
34 residents and officials of Livingston throughout the course of the Master Plan review.
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37 **OBJECTIVES**
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39 These Objectives are not stated in order of priority. All are important. They are:
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- 41 1. To maintain Livingston as a primarily single-family residential community.
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- 43 2. To encourage municipal actions that will achieve the long-range use, development and
44 preservation of lands and properties within the Township in a manner promoting the
45 public health, safety, morals, and general welfare of present and future residents.
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2 3. To secure safety from fire, flood, and other natural or man-made disasters.
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- 4 4. To provide adequate areas of natural light, air and open space.
5
- 6 5. To promote the establishment of appropriate land use standards that contribute to the
7 well-being of persons and neighborhoods, preservation or improvement of the
8 environment, the quality of life, and a sense of community.
9
- 10 6. To encourage the appropriate and efficient use of public funds in coordinating public and
11 private development, improvement, or preservation, within a framework of sound land
12 use and development principles and policies.
13
- 14 7. To provide space in appropriate locations within the Township for residential, business,
15 office, light industrial, research, and public or quasi-public uses in a manner fostering
16 limited and balanced Township growth and development while maintaining
17 neighborhood integrity and community stability and character.
18
- 19 8. To support the improvement of substandard properties in the Township through code
20 enforcement, education, ordinance amendments, and improvements such as facades,
21 sidewalks, street lighting, street trees, drainage and sanitary sewage, and by other
22 appropriate measures.
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- 24 9. To encourage the location and design of transportation and circulation routes, and
25 parking facilities, that will promote the efficient flow of traffic, pedestrian safety, and
26 driver and pedestrian convenience, while discouraging excessive congestion, or
27 deterioration of traffic safety.
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- 29 30 10. To ensure that retail establishments that would be adjacent to residential neighborhoods
31 or would be larger than any now in the B or B-1 Districts are restricted to locations where
32 disruptive impacts are minimized.
33
- 34 11. To promote a welcoming and aesthetically pleasing visual environment, and safe
35 residential and commercial areas, through creative development techniques, control of
36 residential, business, professional, shopping, research and industrial building orientations
37 and yard setbacks, control of fences, walls, signs and signage, and through constraints
38 with respect to preservation or enhancement of environmental assets.
39
- 40 12. To promote the conservation of open space through the protection of forests, woodlands,
41 wetlands, flood plains, marsh and aquifer recharge areas, stream corridors, steep slopes
42 and valuable natural resources; to prevent degradation of the environment through
43 improper use of land; and, to prevent negative environmental impact upon property
44 adjacent to property being developed.
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- 46 13. To acquire, develop, expand, improve, and maintain both passive and active parks and
47 recreation facilities, at appropriate locations within the Township, to meet reasonable and
48 affordable needs and expectations of present and future residents.
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- 2 14. To encourage the identification, preservation and restoration of historic buildings and
- 3 sites within the Township in order to maintain the heritage of Livingston for the
- 4 education and enjoyment of present and future generations.
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- 6 15. To encourage and promote balanced and desirable economic development and
- 7 revitalization through public and private new investment and through maintenance and
- 8 reinvestment in existing commercial and light industrial activities within areas suitable
- 9 for such activities.
- 10
- 11 16. To encourage improvement of the appearance of business districts through such means as
- 12 the Livingston Community Management Corporation, Livingston's Business
- 13 Improvement District (BID), the Livingston Chamber of Commerce, and their respective
- 14 activities, consistent with this Master Plan.
- 15
- 16 17. To encourage the efficient management of storm water through the development of
- 17 appropriate guidelines that will prevent future drainage problems, protect Township fresh
- 18 water resources, and provide environmentally sound land use planning.
- 19
- 20 18. To address concerns relative to flooding through regulatory changes or capital
- 21 improvement efforts to minimize future flooding problems.
- 22
- 23 19. To consider the use of redevelopment or rehabilitation pursuant to N.J.S.A. 40A:12A-1 *et*
- 24 *seq.*, or successor laws, as a technique, where appropriate, to revitalize and enhance areas
- 25 or properties within the Township.
- 26
- 27 20. To encourage the Township and the Board of Education to provide efficient, attractive,
- 28 complementary and public facilities at appropriate locations through co-ordination and
- 29 joint planning and development.
- 30
- 31 21. To encourage the Township to continue to provide a range of affordable or economically
- 32 attractive options for housing and services, including those for its older citizens, "empty
- 33 nesters" and municipal employees.
- 34
- 35 22. To encourage the preservation and reinforcement of the positive visual impact and image
- 36 of streetscapes and properties by encouraging the location and design of communications
- 37 antennae, cellular towers and other new technology infrastructure in manners which will
- 38 have the least possible negative visual impacts.
- 39
- 40 23. To ensure that development within the Township does not unreasonably conflict with the
- 41 development and general welfare of bordering municipalities, the County, the region, or
- 42 the State as a whole.
- 43
- 44 24. To develop a safe system of pedestrian ways, trails and bicycle routes.
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- 46 25. To utilize public easements and existing utility easements and rights-of-way, and
- 47 easements on private property, as open space connectors to create a network of linked
- 48 greenways, bicycle paths, trails, and recreational parcels.

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2 26. To encourage design and development of pedestrian-friendly business districts by
3 promoting shared parking facilities and fostering outdoor seating at establishments
4 providing foods or refreshments for on-premises consumption.
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7 **PRINCIPLES**

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9 This Master Plan is based upon several land use and land development principles. These
10 include:

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14 1. Encouraging residential development in locations and at densities compatible with
15 existing, or desirable, development patterns and that can be properly serviced by public
16 roadways, utilities and services.
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18 2. Locating public, business, light industrial, research, professional and office uses at sites
19 and in locations that are suitable for their use environmentally, economically,
20 geographically and aesthetically, and are compatible with existing uses, public facilities,
21 roadways, natural features and neighboring uses.
22
23 3. Protecting natural and environmental resources, including flood plains, wetlands, marsh
24 and aquifer recharge areas, steep slopes, woodlands, and areas suitable for public and
25 quasi-public recreational uses.
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27 4. Encouraging a development pattern that will protect and enhance the long-term
28 economic, social and welfare interests of present and future residents of the Township.
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32 **ASSUMPTIONS**

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34 This Master Plan is also based upon the following assumptions:

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37 1. That there will be no catastrophic man-made or natural disasters that will greatly affect
38 the existing natural or man-made development of the Township or the Township's ability
39 to implement the Master Plan.
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41 2. That Livingston Township will be able to guide its future in accordance with the
42 Municipal Land Use Law under home rule and will have all necessary input into any
43 proposed County, Regional, State and/or Federal development plans that may affect the
44 Township or its immediate environs.
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46 3. That growth during the next ten-year period will not exceed the capacity of the Township
47 to reasonably and economically provide essential community facilities, utilities, and/or
48 services.
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POLICIES

This Master Plan for the Township of Livingston is based upon policies that have been developed by the Planning Board and other land development review agencies:

1. Land use planning will provide for a variety of residential and non-residential uses that will encourage continuation and enhancement of the Township as a highly-desired, high quality, suburban residential community and will not negatively impact upon the aesthetics of the community.
2. The Township will consider and evaluate innovative development proposals that would enhance and protect quality of life and environmental features, minimize energy usage, and encourage development densities consistent with patterns of development envisioned by this Master Plan.
3. The Township and the Board of Education will maintain timely and effective communications regarding population growth and recreational and school facilities to ensure continuation of the high quality of educational and recreational systems.
4. The Township will encourage, and provide for, on-going review of evolving economic, social, health, welfare, safety, cultural, recreational, utilities, services, activities and needs within the Township to best serve the present and future needs of residents.
5. Land development will be designed and regulated to protect and enhance the environmental quality of the Township and its natural resources and to preserve or enhance the visual aesthetics of existing public facilities and green acres.
6. The Township will continue to review, update and supplement the Master Plan and the Land Use and Development ordinances and regulations as new data become available, and as community needs or circumstances may change.

STANDARDS

This Master Plan provides general standards for development of the Township, including type, density and location of development, and delineation of areas deemed not developable. This Master Plan also recommends standards for Township roadways and other facilities. The Township Land Use Ordinance includes zoning, site plan, land subdivision and design regulations and provides specific standards for design, construction and development of individual land uses and development sites within the Township. In addition, Township, County, Regional, State and Federal regulations affecting development, the environment, and public health and safety all affect the planning and regulatory processes in implementation of this Master Plan.

