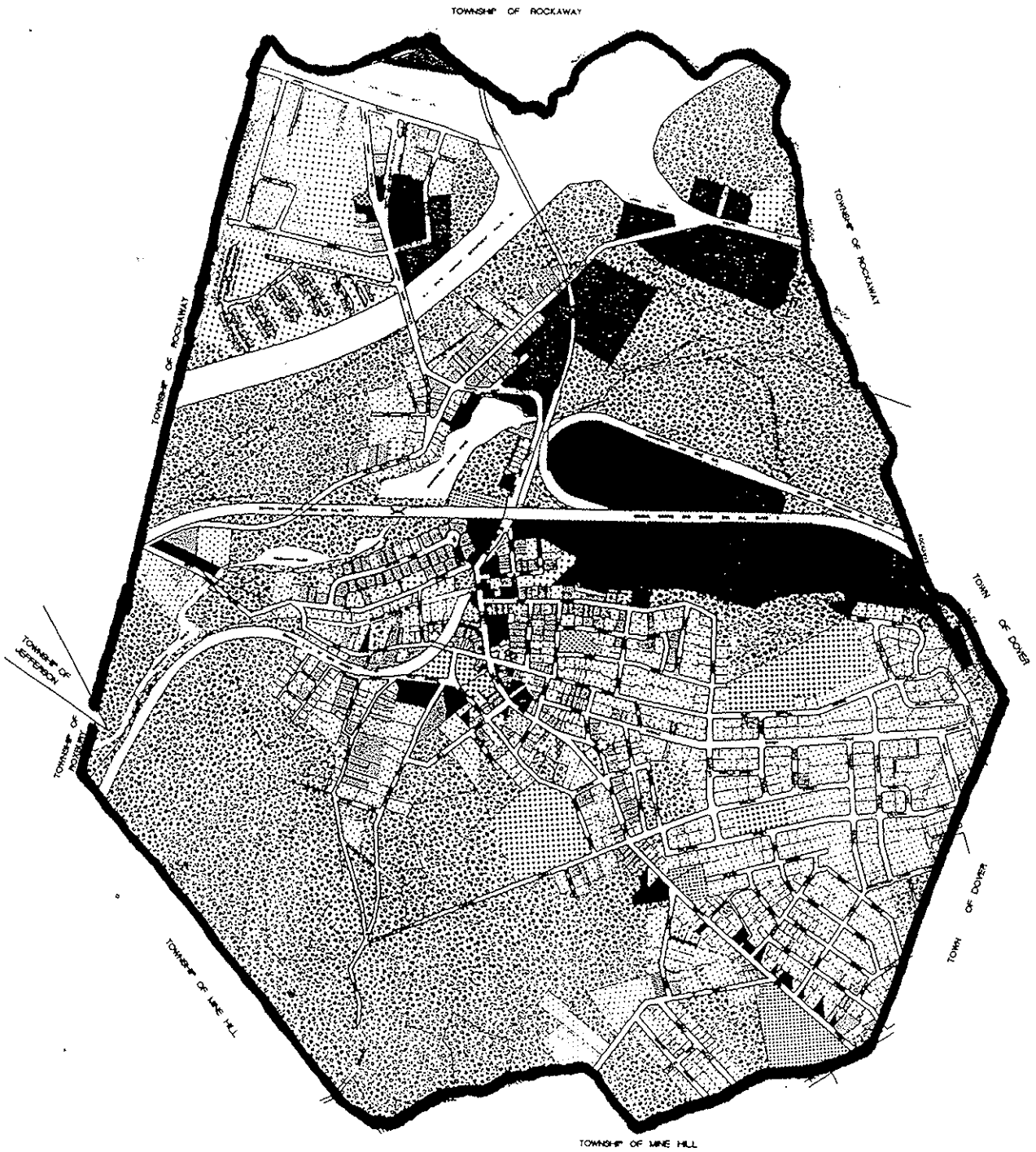


BOROUGH OF WHARTON

MASTER PLAN





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**MASTER PLAN
BOROUGH OF WHARTON
MORRIS COUNTY, NEW JERSEY
S/B#90-144-01**

The original document was appropriately signed and sealed on May 31, 1994 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

ADOPTED JUNE 14, 1994


Joseph H. Burgis, AICP, P.P.
Professional Planner #2450


Lisa Phillips, AICP, P.P.
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1994

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RESOLUTION
WHARTON PLANNING BOARD
ADOPTION OF MASTER PLAN

WHEREAS, N.J.S.A. 40:55D-89 provides for the periodic re-examination of the Borough's Master Plan and Development Regulations by the Borough's Planning Board; and

WHEREAS, N.J.S.A. 49:55D-28 provides that a Planning Board may prepare and, after public hearing, adopt or amend a Master Plan or component parts thereof, to guide the use of lands within the Municipality in a manner which protects public health and safety and promotes the general welfare; and

WHEREAS, such a re-examination has been conducted and reports have been prepared reflecting same by Stewart/Burgis Professional Planners, one report providing background studies and captioned "Land Use Element, Master Plan" dated May 31, 1994 and the second report being captioned "Master Plan, Borough of Wharton" and also dated May 31, 1994; and

WHEREAS, the aforementioned "Master Plan" is to be amended to include four specific areas of the Borough to be recommended for Open Space; and

WHEREAS, the Planning Board has conducted planning sessions prior to the preparation of the proposed form of Master Plan above referenced and a public hearing was held on June 14, 1994, upon proper notice at which time the Planning Board did conduct a general re-examination of its Master Plan and Development Regulations and did carefully consider the stipulations and evidence

presented by the Borough's Planner and Members of the general public and did carefully consider all aspects of the aforementioned reports as prepared by the Borough's Planner.

NOW, THEREFORE BE IT RESOLVED by the Planning Board of the Borough of Wharton on this 12th day of July, 1994 that the Planner's Background Studies Report captioned "Land Use Element, Master Plan" dated May 31, 1994 and the Planner's Report captioned "Master Plan, Borough of Wharton" dated May 31, 1994, each as amended to reflect the aforementioned recommended "Open Space" areas be and are hereby adopted; and

BE IT FURTHER RESOLVED that a copy of the aforementioned reports and a copy of the within Resolution shall forthwith be forwarded to the Morris County Planning Board and to the Municipal Clerk of each and every Municipality which adjoins the Borough of Wharton; and

BE IT FURTHER RESOLVED that a copy of the aforementioned reports and a copy of the within Resolution shall also forthwith be forwarded to the Mayor and Council of the Borough of Wharton with the recommendation that same be implemented by Zoning Ordinance in accordance with the provisions of the Municipal Land Use Law.

KEVIN FINNEGAN, Chairman

AMY HOWARTH, Secretary

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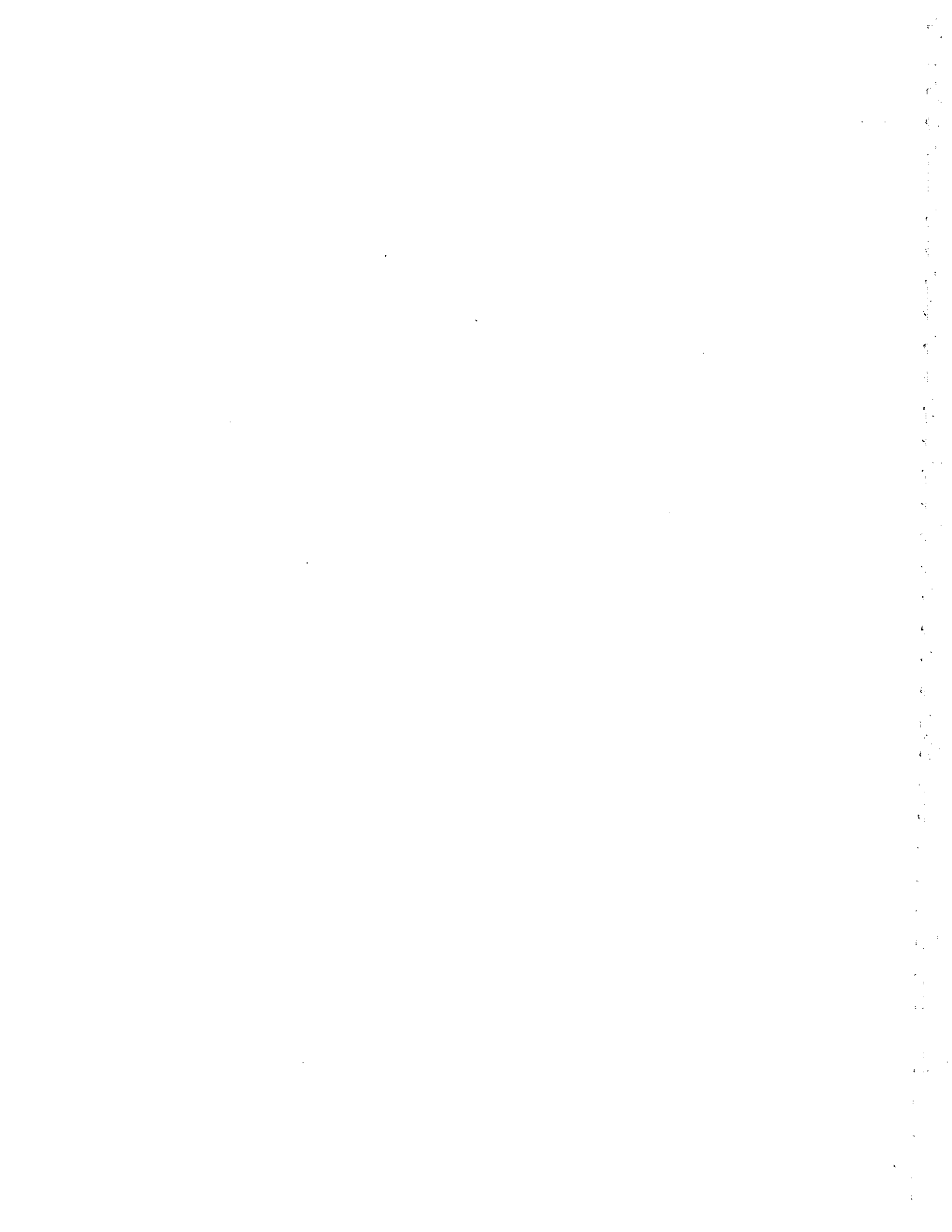
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INTRODUCTION

The Borough of Wharton entered into an agreement with Stewart/Burgis, Inc. in 1993 to provide technical assistance in the preparation of a Borough Master Plan. The Borough proceeded with this endeavor recognizing that its fifteen-year old Master Plan was no longer current and needed to be updated, and to ensure that the community's planning efforts remain consistent with the applicable provisions of the Municipal Land Use Law (MLUL). This State Statute mandates that all local zoning regulations be predicated on an up-to-date master plan.

This report represents the culmination of the Borough's efforts to establish a plan to guide the future development of Wharton. This document consists of two sections. The first section provides general highlights of some of the salient facts relating to the Borough's recent growth and development, and sets forth a summary of emerging development considerations. This section also includes the specific goals and objectives, and master plan recommendations which resulted from the assessment of the background data. The Plan is directed to the immediate needs of the community and is intended to serve as a basis for growth management for at least the next six year period, in accordance with the provisions of the Municipal Land Use Law. This Master Plan document should be reviewed in conjunction with the Borough's Housing Plan, which is set forth in a separate document.

The second section sets forth the obligatory background data required to be compiled prior to the formulation of the master plan recommendations. This background data base includes information on Wharton's regional location, land use, population, housing, environmental features, utilities, a review of planning in adjoining municipalities, and an assessment of the State Development and Redevelopment Plan recommendations pertaining to the Borough.

The Master Plan for the Borough is an official guide for future growth to be used by the Planning Board, Governing Body, Board of Adjustment and the citizens of the community. It is intended to be part of the continuing planning process which will be subject to periodic review and amendment.

OVERVIEW OF BACKGROUND STUDIES

The Municipal Land Use Law requires all municipal master plans to include a substantial amount of background information in order to ensure that, as part of the preparatory process, there is a firm understanding of the community's historic growth patterns, influences, and development trends. The MLUL consequently mandates that municipal plans take into account a community's physical features, land use arrangements, and social and economic development. This background data is presented at the end of this report. The following represents some of the more interesting facts which are detailed in that section of this document.

- The Borough is a partially developed municipality, with 55 percent of its land area improved. There are approximately 535 acres of vacant land remaining in the Borough. A substantial portion of this vacant acreage has extremely limited development potential due to steep slope conditions.
- Wharton has experienced a dramatic decrease in local employment during the past decade, attributed to industrial plant closings such as Thatcher Glass Factory. Employment declined 43% from a high of 2,420 jobs in 1981 to 1,036 jobs in 1991. This continuing evolution away from the Borough's former industrial-based heritage is indicative of the region's evolution from its historic manufacturing base.
- Wharton's land use pattern is typified by an orderly series of residential neighborhoods, a well defined, but declining industrial area, and scattered areas of commercial and business development. The land use analysis suggests that most of the community is typified by a well-defined and uniform land use pattern and well-maintained properties. However, there are some areas which contain evidence of deterioration and/or incompatible land use arrangements which could benefit from a planned program of upgrading, refined land use procedures, rehabilitation and/or redevelopment. Sections of the commercial areas along Main Street, as well as the vacant industrial properties on the east side of Main Street, are representative of this condition.
- Wharton is predominantly a residential community, comprised of a varied housing stock of one- and two-family dwellings, a few three-family residences, and multi-family units. Twenty-eight percent of the Borough's total 2 square mile area is devoted to residential use (this figure increases to 40 percent if one deletes from consideration streets and railroad). Most of the acreage devoted to residential use is occupied by detached single-family dwellings.
- Single-family detached residences are the most prevalent dwelling type in Wharton. The 1990 census reported that there are 1,329 single-family dwellings in Wharton out of a total housing stock of 2,122 units. Conversely, the data also reveals there are only 77 multi-family dwellings in buildings containing ten or more units.
- The census data and field surveys reveal a continued increase in the number of three-family units in the community. The data also suggests that illegal conversions to three-family residential use, reported in prior master plan studies, continues to plague the Borough.
- Rental dwellings continue to increase as a percentage of the Borough's total housing stock. The 1990 census data reveals that 38% of the total housing stock consists of rental units. This represents an 11% increase since 1980.
- Residential development activity occurred at a varied pace throughout the past decade. Building permits were issued for 155 dwelling units since 1980. Most of this activity occurred in the early-to-mid portions of the decade.

- The recent rate of population change in the Borough does not reflect the County-wide pattern of population increase. Wharton recorded a 1990 population of 5,405 residents, representing a 1.5 percent decline from the 1980 census. However, Morris County's population increased by 3.4 percent during that period of time. One notable feature of the local population is the proportionate increase of young residents under the age of five. The number of residents in this category increased from 5.5% of the total population in 1980 to 6.8% in 1990. This has implications for such community facilities as schools and recreation features.

The background data base section of this report should be referred to for additional information regarding the Borough's land use and socio-economic characteristics.

SUMMARY OF EMERGING DEVELOPMENT CONSIDERATIONS

Introduction

The assessment of the Borough's various planning features, including the existing development pattern, housing, population, physical features, etc., reveals a number of substantive planning issues which need to be addressed. These issues are summarized in this section of the report.

Overview

The Borough is essentially a developed municipality. Although only 55% of its land area is developed, the majority of the undeveloped acreage is severely constrained by steep slopes which limits further development. (One exception is the 59.6 acre Stirling Heights tract which has been approved for 90 single-family dwelling units, with construction anticipated to commence in 1994). The Borough is generally characterized by mature residential neighborhoods, a recently expanded commercial corridor along Route 15, a central business district in need of rehabilitation, and a declining industrial base.

This established development pattern suggests that the Borough's future land use planning issues will revolve primarily around the community's response to the rehabilitation, redevelopment and adaptive reuse of existing buildings and sites. This is due not only to the established developed character of Wharton, but also to the aging character of the Borough's housing, commercial and industrial building stock. While most of the community's physical development appears to be well-maintained, there is evidence that some areas are in need of upgrading. For example, some residential neighborhoods could benefit from an affirmative rehabilitation program. Other areas are characterized by inadequate or incompatible development and/or design which precludes these sites from achieving their most appropriate development potential. The Borough's efforts to address this issue, within the framework of its master plan goals, objectives, land use recommendations, participation in definitive Redevelopment Plan Programs, etc, will set both the tone and direction for stability and growth in Wharton through the remainder of this decade and into the next century.

Reinforcing Uniform Development Patterns

It is noteworthy that the prevailing distribution of uses in Wharton maintains a relatively uniform land use arrangement with limited intrusions of non-residential development in residential neighborhoods. It is appropriate for the Borough to encourage the continuation of this established pattern and reaffirm it through the master plan. The plan should reflect the need to reinforce appropriate distribution of land uses, and also reinforce the delineation of boundaries through buffers, landscape elements, fencing, etc., separating residential and non-residential uses. The Borough should also address the issue of land use compatibility by clearly defining the extent and intensity to which development may occur in these areas in an effort to minimize any intrusions of incompatible uses or intensities of use.

A related area of concern regards the future development of the Borough's remaining vacant land resources. Most of this land is characterized by environmentally sensitive features. The Borough should seek to promote only that type of development that is compatible with the limitations posed by the environmental constraints that characterize the undeveloped portions of the municipality. This issue should be pursued within the framework of ordinances which discourage intense development in sensitive areas and reaffirms protection of wetlands, flood plains and steep slopes.

Rehabilitation and Reuse of Industrial Buildings and Sites

Wharton's dramatic decline in employment, documented in the background data base section of this report, is largely due to its decrease in the industrial base, such as the closings of the Thatcher Glass Factory, L.E. Carpenter and Lock Joint.

The Borough's planning efforts should be directed towards the adaptive reuse and redevelopment/rehabilitation of its former industrial sites. An example is the successful effort to redevelop the former Thatcher building into a multi-tenant warehouse and distribution center.

The Borough should take a pro-active approach to the rehabilitation or redevelopment of obsolete sites. Consideration could be given to the use of new legislation which facilitates the adaptive re-use of deteriorating properties, the use of such concepts as rezoning for planned development and planned mixed development, incentive zoning, etc. These, and other alternatives, are addressed in the Land Use Plan section of this document.

Access Into Former Industrial Area

The feasibility of redeveloping the former 94.8 acre industrial area in the northeasterly portion of the Borough with a substantial business activity realistically revolves around the ability to accommodate a suitable and direct vehicular access from the regional highway system. The Borough's efforts to address this issue, and obtain State/Federal support to enable linkages over the River systems which presently bisect the area and restrict access, will be a determining factor in establishing the appropriate use and intensity-of-use of this tract of land.

Commercial Development

Commercial development in Wharton is characterized by two distinct types of development activity. One is the larger highway commercial land use pattern found along Route 15, while the other is the more modest local development activity concentrated on Main Street. The following is noted:

The Borough's Route 15 corridor is generally characterized by such recent retail development as Costco's wholesale shopping facility, the adjoining retail strip center, roller rink and diner. This area is currently included in the I-1 Industrial Zone District. The Borough should assess this development pattern and consider rezoning this area from its current industrial designation to a commercial zone in order to promote further commercial development. Appropriate area and bulk requirements, landscape design criteria and aesthetic standards should be imposed to improve the character of the Route 15 corridor.

The need to upgrade and improve the Borough's commercial business district along Main Street is self-evident. The central business district, located along both sides of Main Street between the Conrail rail line and Thomas Street, offers a variety of modest retail and service commercial activities. The district's development presents three critical issues which need to be addressed. First, the visual appearance of this commercial corridor is in need of rehabilitation and enhancement. Examples of streetscape elements which may be used to improve the business district's appearance are presented within the Land Use Plan. These elements indicate how the community may provide standards to promote a unified theme and reinforce the positive aesthetic character of the downtown area. The second issue relates to the necessity of accommodating the area's parking needs in a manner which also encourages rehabilitation and revitalization. The third issue regards the feasibility of expanding the community's commercial core and creating a distinct concentration of business activity which can function as a definitive central business district with its own character and sense of identity. These issues are addressed in the following Land Use Plan section of the Master Plan

Two- and Three-Family Dwellings

The existing land use survey indicates that although two-family homes are permitted in the RM-65 Zone District, there are quite a number located outside of this zone. Additionally, a large portion of these two-family homes are not listed as such in the Borough tax records.

There are approximately twenty-one three-family dwellings in the Borough. These houses are for the most part located along South Main Street and West Central Avenue. The Borough Land Use Plan should incorporate a specific policy statement regarding these housing types and the manner and extent to which they should be permitted in the community.

Protection of the Local Housing Supply

The value of Wharton as a desirable place to live is greatly dependent upon the condition and characteristics of its housing supply. Wharton's housing supply is generally in good condition although some areas of the community show signs of deteriorating conditions. If left uncorrected it may affect the housing quality of other nearby residences. To address this area of concern the Borough should actively participate in the County's housing improvement program in an effort to protect the quality of the local housing supply. The benefits of this program are two-fold. It incorporates a least-cost approach to stabilizing areas in transition, and it also enables the municipality to receive COAH credits for participation in the program.

Borough's Fair Share of County Subsidized Housing

The Borough of Wharton has experienced a significant increase in the number of County-subsidized households located in the community, in numbers which are disproportionate to the Borough's size and population relative to the County as a whole. The Borough has noted the impacts the County's program has had on enrollment in the local school system, and impacts on other local community facilities. Consequently, Wharton hereby states that the County should consider a more measured distribution of such households, which takes into account a community's size, population base, and impacts of the implementation of County housing policies on local community facilities.

Environmental Concerns

A significant area of concern regards the future development of the Borough's remaining vacant land resources. The Borough should seek to promote future development that is compatible with the limitations imposed by the environmental constraints that is characteristic of the undeveloped portions of the Borough. This issue should be pursued within the framework of balancing a variety of community needs which will provide for a measured distribution of uses and intensities-of-use, open space amenity, etc. while also providing a range of development opportunities through such concepts as environmental based performance standards, cluster development, etc., which will stimulate growth, serve the needs of the residents, and protect environmentally sensitive features.

LAND USE PLAN

Introduction

The Wharton Land Use Plan indicates the proposed location, extent and intensity of development of land to be used in the future for various types of residential, commercial, industrial, office, and public purposes.

The Land Use Plan consists of two sections. The first section sets forth a series of general planning objectives and specific planning goals and policies. These objectives, goals and policy statements form the basis for the land use recommendations which comprise the second section of this part of the document.

The Land Use Plan is intended to guide future development in Wharton for the next six year period, in accordance with the applicable provisions of the Municipal Land Use Law, in a manner which protects the public health and safety and promotes the general welfare. This Plan is also designed to serve as the foundation for revisions to the Borough's land use regulations.

The land use recommendations set forth in the Plan essentially acknowledge and reaffirm the established and stable development patterns which characterize most parts of the Borough. The Plan also proposes some modifications in areas which are either in the process of change or are typified by existing conditions warranting change.

Numerous categories of land use are indicated in the Plan, covering various types of residential and non-residential activities. Each land use category is described, following the enumeration of the Plan's goals and objectives.

Master Plan Objectives, Goals and Policies

The Borough of Wharton Master Plan proposals for the physical, social and economic development of the community are predicated upon the following general objectives, goals and policies.

Objectives:

The Master Plan is predicated on the following general objectives:

1. To encourage Borough actions to guide the appropriate use or development of all lands in Wharton, in a manner which 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;
3. To provide adequate light, air and open space;
4. To ensure that the development within the Borough does not conflict with the development and general welfare of neighboring municipalities, Morris 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 persons, neighborhoods, communities and regions and preservation of the environment;
6. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
7. To provide sufficient space in appropriate locations for a variety of residential, recreational, commercial and industrial uses and open space, both public and private, in a manner compatible with the character of the Borough and the environment;
8. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging the location of such facilities and routes which would result in congestion, blight, or unsafe conditions;
9. To promote a desirable visual environment through creative development techniques and good civic design and arrangements;
10. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources, and to prevent urban sprawl and degradation of the environment through improper use of land;
11. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
12. 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.

Goals and Policies:

Goal 1 To maintain and enhance existing areas of stability in the community, encourage the proper relationship between land uses, by promoting a spatial distribution of uses, and establishing areas which have their own integrity and uniformity of purpose. In particular, to preserve and protect the residential character and prevailing density of the community by restricting incompatible land uses from established residential areas, and limiting intensities of use in accordance with this Plan.

Policy The Borough of Wharton recognizes that one of its most significant attributes is its uniform land use arrangement, with limited intrusions of non-residential development in residential neighborhoods. The Plan's land use recommendations are designed to protect and reinforce and in some cases refine the prevailing residential development patterns in the community, and preclude any introduction of incompatible non-residential use in these neighborhoods or expansions of existing nonconforming uses, and reinforce and in some cases refine prevailing intensities of use.

Goal 2 To ensure that any prospective development and/or redevelopment is responsive to the Borough's environmental features and can be accommodated within the community's infrastructure development.

Policy The Borough seeks to encourage development which takes into consideration the various environmentally sensitive features which are prevalent in the community. Additionally, the Borough recognizes that the community's prevailing infrastructure imposes limitations on the extent of development/redevelopment which can be accommodated. The Borough expressly seeks to discourage any additional development which adversely affects the community's environmentally sensitive features or which imposes a burden on existing infrastructure. The Borough also recognizes that one of its attributes is the treed character of remaining vacant building lots, and consequently it is recommended that a planned program of tree preservation, through appropriate ordinance regulation, be imposed to ensure the retention of this natural feature.

Goal 3 To encourage and provide buffer zones to separate incompatible land uses.

Policy The Borough recognizes the need to reinforce the delineation of boundaries separating residential and non-residential sections of the community. Appropriate buffer/screening devices are to be encouraged to separate incompatible land uses in order to minimize adverse impacts on residential properties.

Goal 4 To provide a variety of housing types and densities and balanced housing supply, in appropriate locations to serve the Borough and region.

Policy The Borough contains a broad and varied housing stock consisting of detached single-family dwellings, two-family residences, and multi-family units. The Borough's land use policy is to continue to accommodate this broad array of housing, and encourage the provision of some additional one-family and two-family residential development and multi-family dwellings, in accordance with the delineations depicted on the land use plan map. Additionally, the Borough's housing policies recognize that the State has refined the housing issues to direct attention to the specific need for lower income housing. Within that framework the Borough's housing policy incorporates the appropriate components to address its lower income housing need (see Housing Plan Element).

- Goal 5 To encourage the provision of County-subsidized housing in the Borough which is proportionate to the community's relative size, population and income in the County.
- Policy The Borough recognizes the need to accommodate its fair share of subsidized housing units for the purposes of housing lower income families in Morris County. However, the Borough seeks to encourage the County to balance the distribution of such units to ensure there is not a substantive burden on the municipality's community facilities.
- Goal 6 To promote the continued maintenance and rehabilitation of the Borough's housing stock.
- Policy The Borough recognizes the aging character and resultant deteriorating condition of a portion of its housing stock. The Borough actively encourages the revitalization of its housing through residents' participation in available rehabilitation programs such as the County housing improvement program.
- Goal 7 To discourage the proliferation of three-family dwellings.
- Policy The Borough recognizes the existence of three-family dwellings in the community. However, it has determined that additional three-family dwellings units represent an intrusive element which erodes the established character of the community and represents a drain on facilities. The Borough's land use policy is designed to prevent the construction of three-family units except as may be provided herein. It is the express policy of the Borough to discourage any other additional such development in the municipality.
- Goal 8 To preserve and enhance the Borough's commercial areas by defining their functional role in the Borough and enhancing the quality of life within the central commercial center, along Main Street, through an appropriate mixture of activities, and provide suitable parking facilities to serve the businesses in the central commercial district.
- Policy The Borough seeks to encourage the continued development of the community's Main Street business district for retail and service commercial uses, and establish a definitive central business district with its own character and identity. In particular, the Borough seeks to (a) expand the area of the central business district to enable increased shopping development, and (b) actively promote the rehabilitation of existing buildings within the central commercial district by utilizing such regulation as the New Jersey Local Housing and Redevelopment Law, to facilitate upgrading and redevelopment. The Borough policy is to reaffirm a central business district with its own integrity, uniformity of purpose, and integration of building, landscaping, signage, design and parking elements as set forth in the Land Use Plan, and also encourage the establishment of a definitive developmental character for the other commercial and business categories delineated herein.
- Goal 9 To promote the redevelopment and adaptive re-use of the Borough's former industrial buildings and sites.
- Policy The Borough seeks to encourage the redevelopment and/or re-use of obsolete or vacant industrial buildings and sites. The Borough policy is to actively utilize such State legislation as the Local Housing and Redevelopment Law to enable a comprehensive approach to redevelopment while providing the economic incentives to facilitate growth and development within Wharton.

Goal 10 To support the overall philosophy of the State Development and Redevelopment Plan (SDRP) as a means of providing growth management on a state-wide basis while retaining the principles of home rule.

Policy The Borough maintains that the general intent of the SDRP, to manage growth within the framework of an assessment of needs and infrastructure capabilities, represents a reasonable approach to growth management. The Borough's land use policy is to pursue an SDRP Town Center designation, which will enable the Borough to achieve a priority ranking for State funding programs, prioritize Wharton for State development approvals, etc.

Land Use Categories:

1. Residential Land Use. The Wharton Land Use Plan recommends six categories of residential development in the Borough. These include low, low-moderate, moderate, medium and high density residential categories, as well as an affordable and senior citizen housing designation. These designations are generally designed to reflect the established development patterns of the areas they encompass, incorporate an environmentally sensitive approach to development which includes the preservation of natural features through tree preservation and other environmentally based ordinances, and retain the community's overall prevailing intensity of residential development and character. Additionally, this component of the Plan offers some modifications to existing land use designations in specified instances where conditions warrant adjustment.

Each of the categories are identified as follows:

- a. Low Density Single-Family Residential. This land use category encompasses a large portion of the southwest area of the Borough, including the entire southwest quadrant to the west and north of Stirling Heights. It also includes the Stirling Heights tract. This land use designation incorporates those areas of the community which are generally typified by environmentally sensitive features such as steep slopes, very stony soils, and poor soil conditions.

The Borough has historically imposed a restrictive approach to development in these areas, due to the environmentally sensitive characteristics which are prevalent and thus impact the areas' ability to accommodate development. The sensitive environmental features which encompass these tracts dictate the need for the continued imposition of a limited growth policy for these portions of the Borough.

The Plan contains two low density residential categories. They include the following:

- 1) The first low density residential category encompasses all of the properties, exclusive of the Stirling Heights tract, which fall within this designation. The Plan recommends that these properties be developed at a density generally approximating 0.5 to 1.0 dwelling units per acre. It is suggested that zoning provisions be imposed which provide for a range of minimum area requirements based upon the availability of water and sewer facilities. Additionally, regrading or stripping of vegetation on steep slopes should be closely regulated through zoning provisions to preserve natural vegetation whenever practical. Consideration should be given to regulatory controls which restrict the maximum amount of disturbance on a lot, based upon the lot's slope characteristics.

It would also be appropriate to institute a cluster development approach to developing the few remaining larger parcels in this category, thereby offering additional impetus to ensure the protection of environmentally sensitive features. This cluster development approach would enable the retention of substantive portions of open space acreage by enabling detached dwellings to be permitted on smaller sized lots than permitted under conventional zoning, provided that no overall increase in intensity-of-use results from this approach. Additionally, the Borough should impose tree preservation regulatory controls, disturbed area coverage regulations, and appropriate slope zoning mechanisms which serve to preserve natural features and reduce intensities-of-use in all areas characterized by steep slopes and woodland vegetation.

- 2) A density of 1.5 to 3.0 dwelling units per acre (net to gross density) is recommended for the 59.6 acre property known as Stirling Heights. This tract of land was approved for ninety detached single-family dwellings on third-acre lots in 1988. The subdivision design

for this development included a cluster provision whereby some environmentally sensitive open space areas were preserved. This Land Use Plan acknowledges this subdivision approval.

The properties within this designation remain mostly undeveloped. A primary objective of this residential component of the Plan is to preserve the environmentally sensitive nature of this area, and to permit a suitable type of development and densities which will not impact on the severe physical constraints of the area.

- b. Low-Moderate Density Single-Family Residential. This land use designation is designed to permit a density of 3.5 dwelling units per acre. This designation encompasses the southeasterly portion of the community. The area is bound generally by Dover to the east, Lafayette and Third Streets to the west, Thatcher Glass to the north, and Downs and Wilcox Avenues to the south.

The area incorporated within this designation has developed in a relatively uniform residential pattern with lots generally measuring 12,500 square foot in size. A primary objective of this plan is to preserve and retain this established detached single-family pattern and type of development. It is recommended that any future development in this portion of Wharton be in accordance with this density and established residential pattern.

- c. Moderate Density Single-Family Residential. This delineation encompasses several sections of Wharton. It generally encompasses the Borough's established moderate density (ie the R-65 Zone) area, although some modest adjustments are proposed to reflect established development patterns and lot line arrangements. The various moderate density residential areas are depicted on the Land Use Plan Map, and are noted as follows:

- 1) The largest concentration of moderate density development is located in the northwest corner of the Borough, along North Main Street, the northern portion of Meadow Avenue, both sides of Langdon Avenue, and both sides of Elizabeth Street;
- 2) The North Main Street area in the vicinity of Oak Hurst Lane, as well as Luxemburg Avenue, and High Street in the northern portion of the Borough;
- 3) Both sides of West Central Avenue extending eastward from West Dewey Avenue towards Burns Street;
- 4) A portion of the Mount Pleasant Avenue and Grove Street area between Third Street and Church Street;
- 5) The south side of East Central Avenue between Union Street and Lafayette Street;
- 6) Both sides of Baker Avenue between Theodore Street and Lafayette Street;
- 7) The east side of Theodore Street between Baker Avenue and Stirling Street;
- 8) An area of the Borough bounded by Route 46 to the south, the west side of Ford Avenue to the west, Bermingham Lane to the north, and the west side of Downs Avenue to the east;
- 9) The St. Mary's Street and Hance Street area, including Garden Avenue and Crater Avenue.

The Plan recommends that the properties within this land use category be developed at a density of 5.8 dwelling units per acre. This is consistent with the established development pattern of the area. The designation is designed to accommodate detached single-family dwellings on 7,500 square foot lots.

It is recognized that the area included within this designation contains some two-family dwellings. The Plan does not seek to encourage any further two-family residential development within this area. However, in an effort to encourage upgrading of two-family dwellings in this area it is recommended that owners of existing two-family dwellings be permitted to enlarge their buildings provided all of the minimum required area and bulk requirements as set forth in the applicable Borough land use ordinances are met.

d. Medium Density (One and Two Family) Residential. This delineation encompasses several areas in the Borough. Each section is identified below:

- 1) The west side of South Main Street between Thomas Street and St. Mary's Street;
- 2) The east side of South Main Street between Thomas Street and a point approximately 250 feet south of Bermingham Lane;
- 3) Both sides of Baker Avenue between Thomas Street and Theodore Street;
- 4) Both sides of Robert Street between the Borough Hall and Clarence Street;
- 5) The Irondale Road area, including Elm Street, Birch Street, Gallagher Lane and Bartek Lane;
- 6) Both sides of West Central Avenue between South Main Street and a point 614 feet from Burns Street;
- 7) The Oxford Road and Pine Street area;
- 8) West Dewey Avenue between Morris County rail line right-of-way and the Conrail right-of-way;
- 9) A small portion of North Main Street between the Conrail Rail right-of-way and the Rockaway River.

The Plan recommends that these areas be designated for a development density equivalent to 5.8 dwelling units per acre for single-family residences (resulting in a 7,500 square foot single-family residential lot), and 8.7 dwelling units per acre for two-family dwellings on a 10,000 square foot parcel. It is recognized that a number of the lots in this category are less than the minimum lot sizes referenced herein. In an effort to encourage upgrading of properties it is recommended that, even where one- and two- family dwellings are on lots which do not conform to minimum area requirements, property owners would be permitted to construct additions provided the site meets all of the applicable setback and coverage provisions set forth in the Borough ordinances.

- e. High Density Residential. The high density residential category includes selected sites which have developed with garden apartments and attached single-family dwellings such as the Overlook Townhouse development, Wharton Garden Apartments and Brentwood Apartments. The proposed density of 12.5 dwelling units per acre is consistent with the average densities of the existing developments identified in the plan.
- f. Affordable and Senior Citizen Housing. The State of New Jersey established in 1986 a Council on Affordable Housing which was directed to prepare a comprehensive planning and implementation response to the constitutional obligation to provide, through municipal land use regulations, a realistic opportunity for the construction of low and moderate income housing to accommodate the needs of the State's lower income households. Every municipality is obligated, by virtue of a 1987 amendment to the Municipal Land Use Law, to prepare and adopt a Housing Plan. Municipalities have the discretionary authority to prepare the plan in accordance with the COAH regulations and seek substantive certification of the Housing Plan from the State agency. The major benefit of achieving certification is the protection it offers municipalities in the event of a Mount Laurel lawsuit.

The Borough of Wharton responded to this State-wide issue by adopting a housing plan which addressed COAH's 1987 published housing-need numbers. The Borough adopted a Housing Plan in 1991 and received substantive certification from COAH in March 1992. The Housing Plan's components incorporated the following elements:

- 1) Credit for existing rehabilitation (14 units). The Borough received credit for 14 dwellings occupied by lower income households which received rehabilitation funds from the Morris County Housing Improvement Program;
- 2) Rehabilitation Program (11 units). The Plan called for the provision of a rehabilitation program whereby 11 dwellings occupied by lower income households could be rehabilitated and brought up to code standard;
- 3) Inclusionary Development (43 units). The Plan designated three sites for inclusionary development purposes. These sites include:
 - a) North Main Street (Block 703 Lots 33 and 34). This property is located on the westerly side of Main Street north of Railroad Avenue. The Plan recommends a density of 14 units per acre for this 5.3 acre site, resulting in a total of 74 units, of which 15 would be setaside for low and moderate income households;
 - b) West Dewey Avenue (Block 701 Lot 1). This site is situated on the south side of West Dewey Avenue approximately 900 feet east of the intersection of West Dewey Avenue and West Central Avenue. The Plan recommends a density of 6.6 dwelling units per acre for this 9.5 acre site. This results in a total of 63 dwellings, of which 13 would be for lower income households;
 - c) Irondale Road (Block 1603 Lot 14). This 9.2 acre tract is located at the southeasterly corner of Mill Street and Irondale Road. A density of 8 dwelling units per acre is recommended for this site. This would allow the site to be developed with 73 dwellings. A total of 15 units would be setaside for lower income households.

COAH has recently published new housing-need numbers for the next cycle of housing need, and has determined that, for this next cycle, Wharton has to address a 47 unit housing need. COAH has not yet formally adopted these numbers. Consequently, it is not appropriate for

the municipality to formally prepare and adopt a new Housing Plan to affirmatively address this figure, due to the fact that it is not adopted and may be modified. However, it is recommended that the Borough Land Use Plan give consideration to the following components which may be incorporated into a final form once COAH formally adopts its new housing need numbers:

- 1) Senior Housing. A site has been selected for senior citizen housing on North Main Street immediately to the north of the Conrail rail line. It is recommended that a proportion of these units be set aside for lower income senior citizens. The COAH regulations permit credit for income qualified senior housing in an amount equivalent to 25 percent of the community's lower income housing requirement. This would enable the municipality to receive credit for 22 senior units and apply this figure to its housing plan;
- 2) Credits. The Borough should seek credit for those income qualified residents who participated in the County's housing improvement program subsequent to the COAH certification of Wharton's 1991 Housing Plan;
- 3) Rehabilitation/Inclusionary Development. Consideration should be given to encourage rehabilitation as the principal mechanism to accommodate the rest of the Borough's lower income housing obligation. Such funding programs as the County's housing improvement program, the imposition of rehabilitation impact fees on new construction, etc could be utilized as sources of income to fund these rehabilitation efforts.

This residential component of the Wharton Land Use Plan does not represent a significant change in the community's overall residential development pattern or prospective population size, when compared to the present Borough Plan and zoning implementation ordinance. This Plan should actually result in a slight reduction in total population size at full build-out, as compared to the current master plan, by virtue of its emphasis on environmental planning and the associated resulting prospective reduction in intensities-of-use on environmentally sensitive sites.

As noted in the background analysis section of this report, the Borough has experienced a very modest population decrease through the 1980's, from 5,485 residents in 1980 to 5,405 residents in 1990. The Morris County Planning Board population projections for Wharton indicate a gradual, continual decrease in population. Their projections reveal a prospective population of 5,305 residents in the year 2000, a two percent decrease from 1990. Between 2000 and 2010, the County projects an additional 2.2 percent decline in population, to a total of 5,189 residents. The proposed land use plan component set forth in this Plan does not differ dramatically from the County projections relative to the next six year period. However, this Plan projects a stabilization of the community's population base between the years 2000 and 2010.

2. Commercial Land Use. Commercial land uses are divided into three categories. These include a central business district, general neighborhood commercial and a highway commercial designation. These designations are identified as follows:

- a. Central Business District. This land use designation encompasses an area extending along both sides of Main Street from the Conrail rail line to Thomas Street. The most significant addition to this business designation is the triangular-shaped area bound by Main Street, West Central Avenue, and the former Conrail property. This new area affords an opportunity for commercial growth, and the establishment of a true central business district character which links the Main Street commercial corridor directly with the community's Borough Hall. Development of this new triangular area should emphasize an orientation to the municipal complex. A comprehensive approach to development of the property, instead of piecemeal development, should be encouraged. Substantive buffers should be provided at the perimeter of this area to separate, screen and protect the adjoining residential area.

This area is recommended to function as the Borough's primary business district where goods and services providing the daily needs of the residents are offered. Within this area efforts should be made to encourage the assemblage of small properties to foster an efficient and attractive area, consolidate off-street parking areas to provide greater convenience for shoppers, and encourage the integration of building, parking, landscape and signage elements into a comprehensive and unified framework. This Plan is also designed to enable residential development above grade-level commercial uses. The reason for requiring commercial development at grade-level is to retain the commercial character of the streetscape.

An analysis of the area's existing streetscape reveals that a number of features including landscaping in the form of street trees, the imposition of benches, trash receptacles, street light fixtures, awnings and uniform signage would visually improve and upgrade the appearance of this district. It is recommended that the utilization of the State's Local Housing and Redevelopment Law may serve as a mechanism to accomplish the rehabilitation, upgrading and expansion of the central business district. The various components of the Statute which may be used to implement these recommendations are outlined in a subsequent section of this Plan.

In addition to the use of the State Redevelopment Law as a tool to revitalize the central business district, it is recommended that the Borough utilize a "preferred" streetscape and landscape plan which includes examples of the types of street trees, benches, awnings, trash receptacles and signage, which are to be encouraged in this area, and would guide developers and encourage development which promotes the visual aesthetic character and community identity of Wharton. The following items are suggested:

Streetscape Elements:

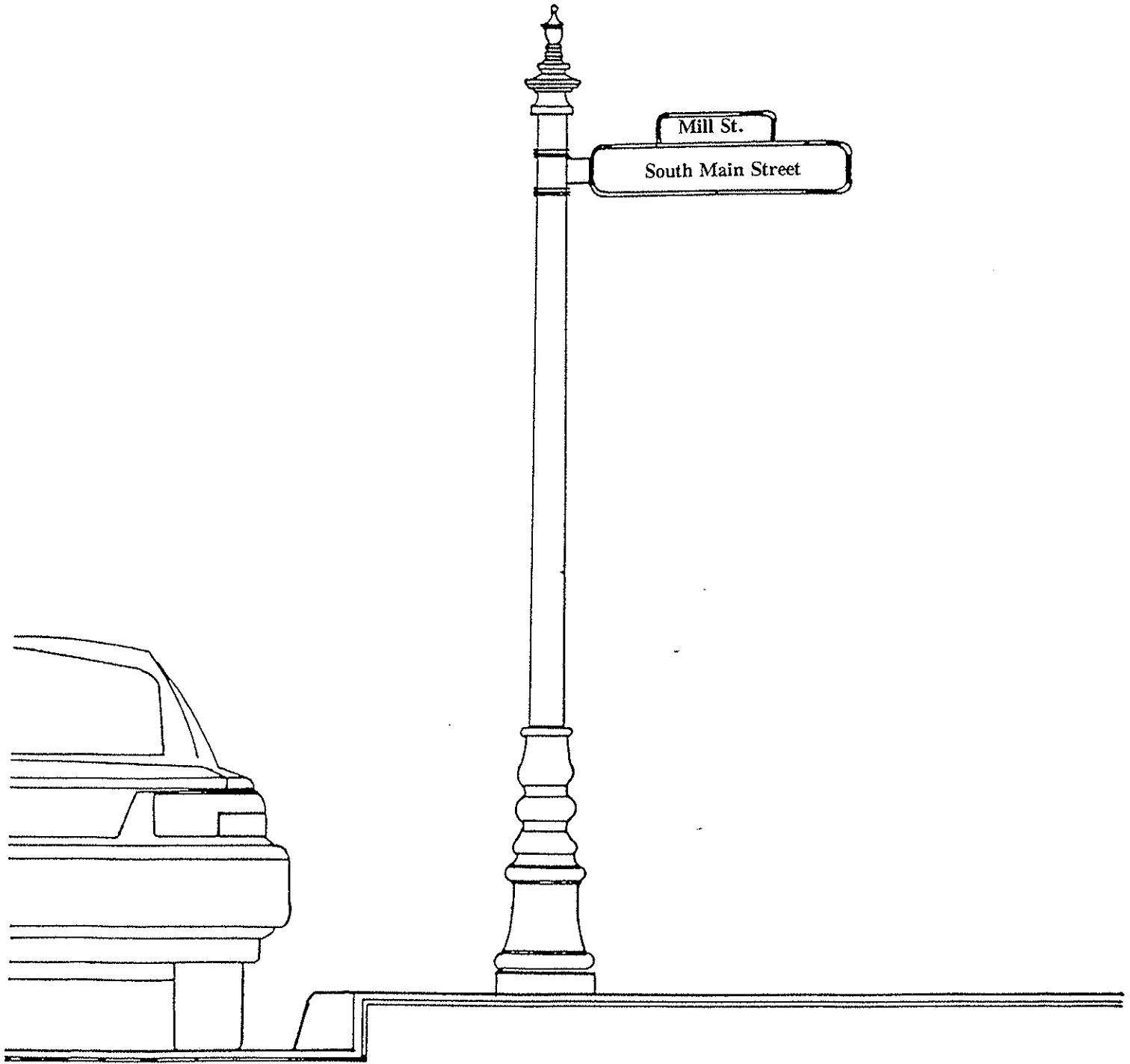
The physical and visual character of the streetscape is substantially dependent upon the use of such elements as lighting, landscaping, paving material, street signage, use of street furniture, etc. The following recommendations provide for an array of elements which can aesthetically improve the central business district streetscape.

- 1) Lighting. The existing cobra lights are in conflict with the installation of decorative stylized fixtures. These cobra lights should be replaced with decorative fixtures. Two types of complementary fixtures are recommended. One is a single-fixture standard and the other is a double-fixture standard. They are depicted on the accompanying pages. The two stylized poles can alternate as they are placed down the street, with the double-fixture standard also proposed to be located at intersections. Note that the single-fixture standard also has a stem for the placement of hanging plants, thereby representing an

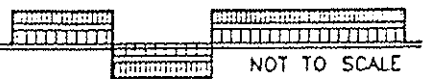
additional way to provide landscape amenity along the street. It will be necessary to adjust or add to the luminaries in these decorative lights to attain the appropriate lighting level throughout the commercial district.

- 2) **Banner Poles.** Banner poles are simply tall thin poles used to hold decorative, colorful banners. Typically, the banners are used to add color and a local flavor to the business district streetscape. An example is shown on an accompanying page. The banners often are used to herald change in the seasons, particular local events, the name of the community, etc. Their placement can be along the street line, alternating between the light poles and street trees. They are designed to have the same overall character as the light fixtures.
- 3) **Sidewalk Paving.** An accompanying exhibit depicts a proposed sidewalk paving detail for the business district. It shows the placement of multi brick bands, called a soldier course, along the curb to create a clear defined band wherein light poles, street signs, etc are to be placed. Additionally, a soldier course consisting of two brick bands are proposed to be located along the sidewalk near the building foundation. This could be complemented by the provision of brick or bluestone slate in recessed store entry areas. The two soldier courses will serve to define the pedestrian walkway, and the interior soldier course and recessed store paving areas will reinforce a distinct entrance element for each store in the pedestrian corridor.
- 4) **Use of Sidewalk Area.** Due to the character of the sidewalk design being contemplated, and the use of decorative lights, banners, signage, etc, the extent of extraneous material in the sidewalk area should be limited to flower planters along the building facade, benches (only permitted in front of storefronts by a revocable permit, and at intersections), and garbage cans located next to shade trees. Other material, leaflets on poles, etc, would detract from the overall design theme, and should not be permitted.
- 5) **Street/Directional Signs.** Accompanying detail sheets depict decorative street identification signs which should be placed at intersections. These signs are designed to complement the design style of the decorative lights, benches, etc, thereby reinforcing the overall design theme of the central commercial district.
- 6) **Street Trees.** The visual image of any street is often significantly affected by the health of the trees located along the right of way. The following is recommended: (a) street trees along Main Street should be planted at thirty feet on-center, using a minimum four inch caliper tree;

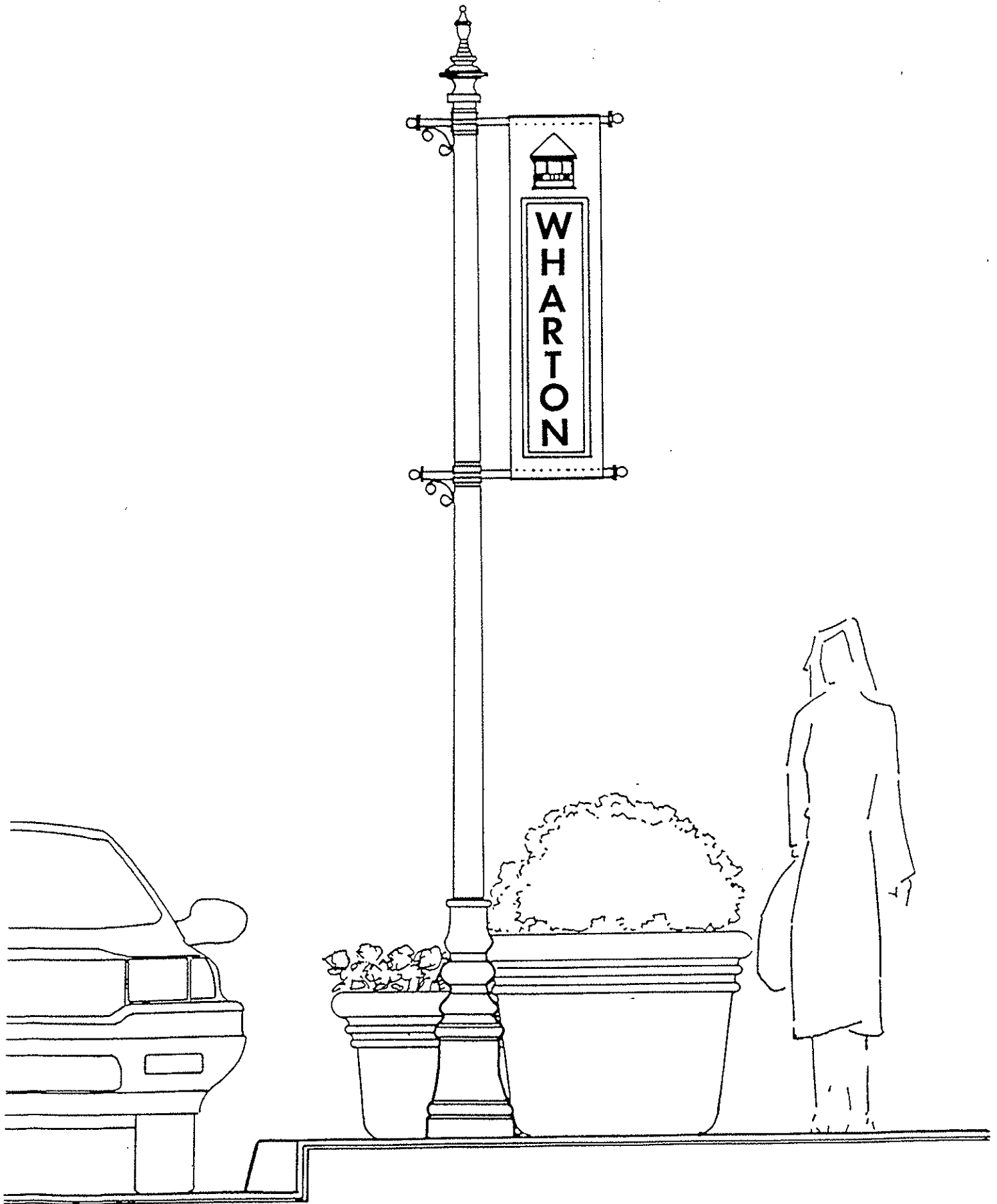
These elements can be achieved through a variety of approaches. The Borough Planning Board can actively encourage compliance with these provisions as individuals submit site plans for development in the area. Additionally, the use of the aforementioned Redevelopment Law could enable compliance with these provisions through the imposition of a comprehensive Redevelopment Plan for the area.



 ORNAMENTAL STREET SIGN



NOT TO SCALE

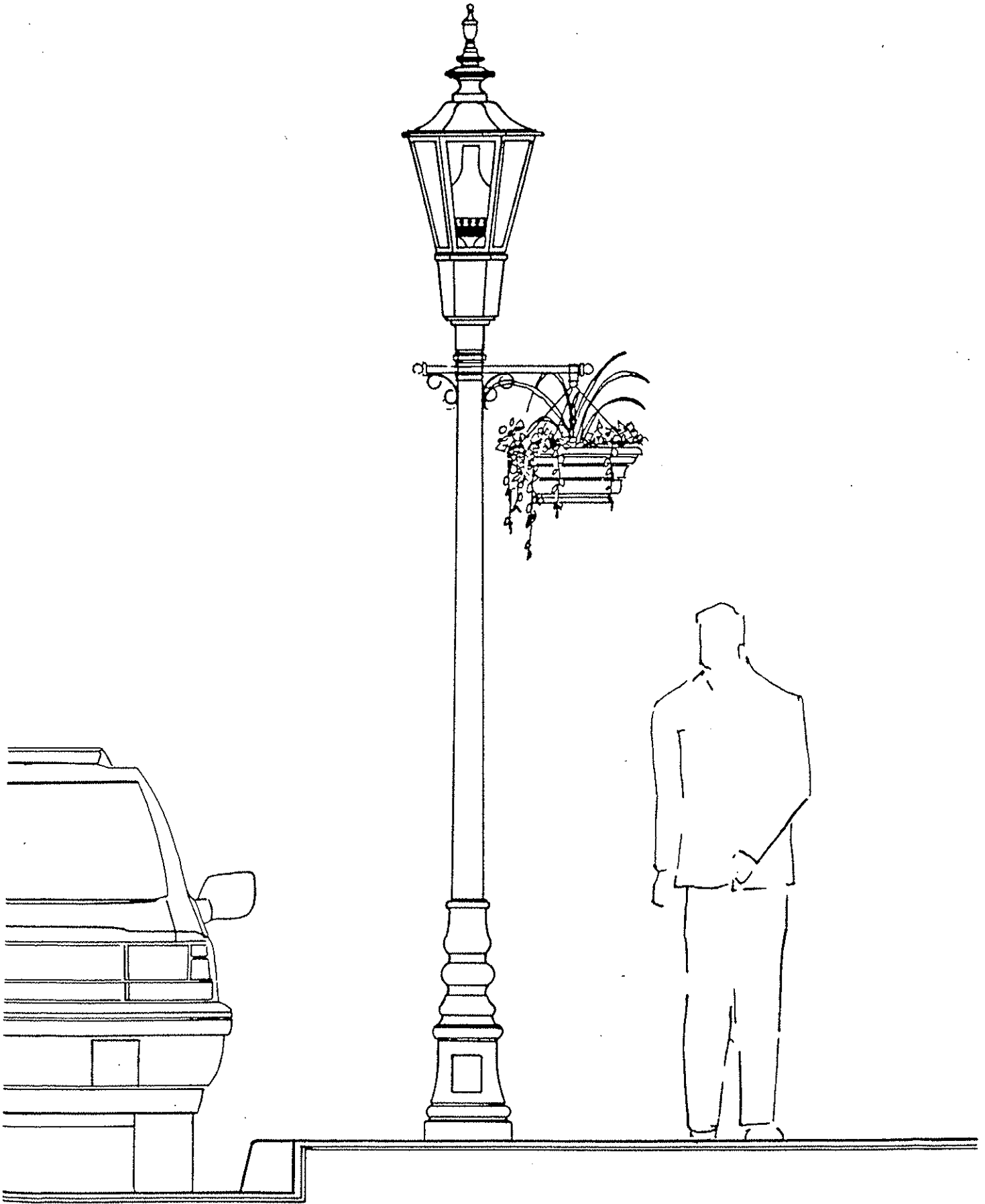



BANNER POLE AND SIDEWALK PLANTER

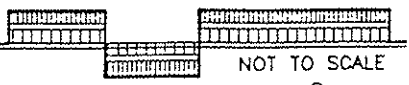


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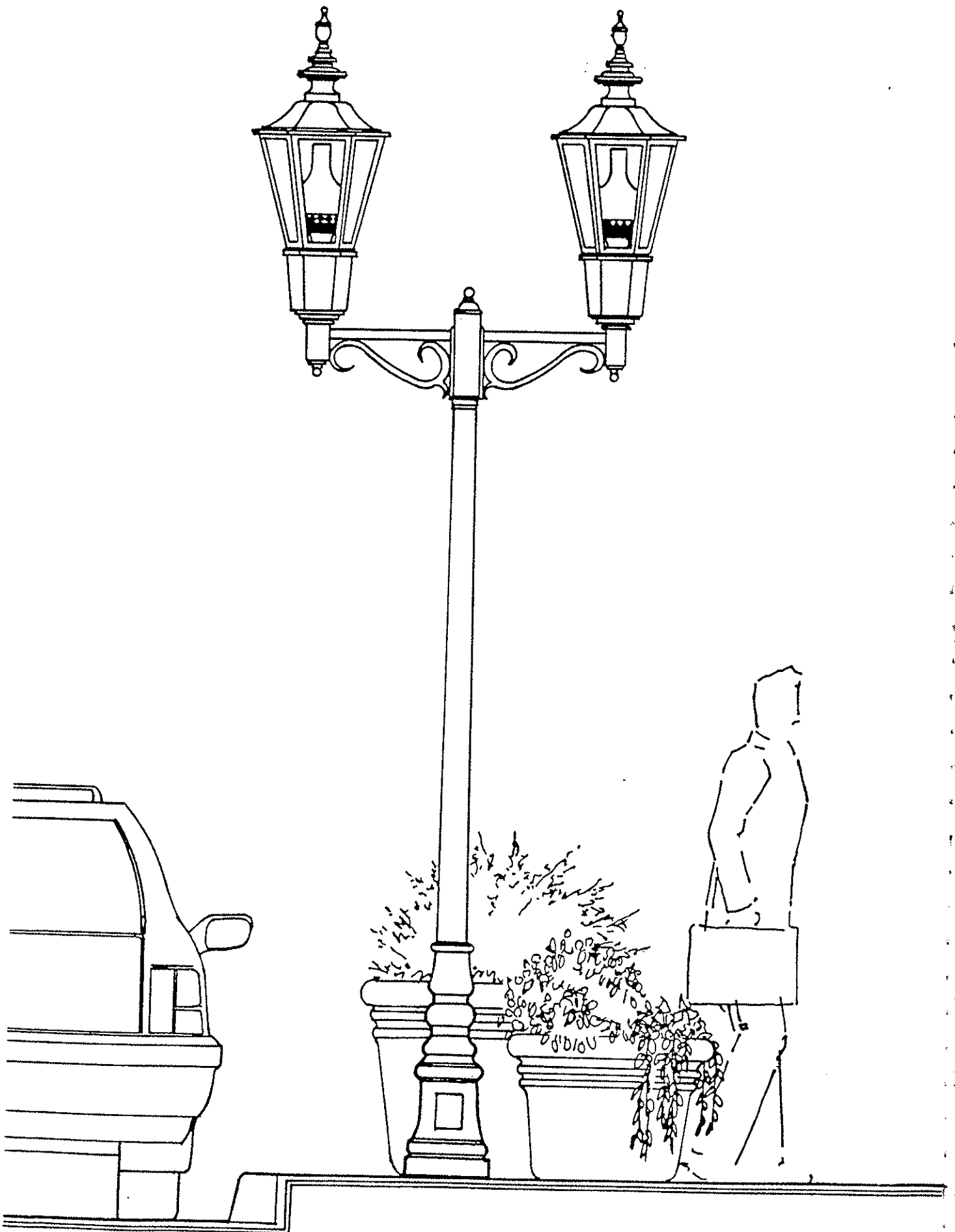
© SCLA 1993



 LIGHT STANDARD W/ HANGING PLANTER



NOT TO SCALE



INTERSECTION LIGHT STANDARD





ELEVATION

SIGNAGE :

FRONT FASCADE: MAXIMUM TEXT SIZE SIX INCHES
 TEXT TO OCCUPY NO MORE THAN TWO THIRDS OF THE TOTAL AWNING LENGTH

ROOF:

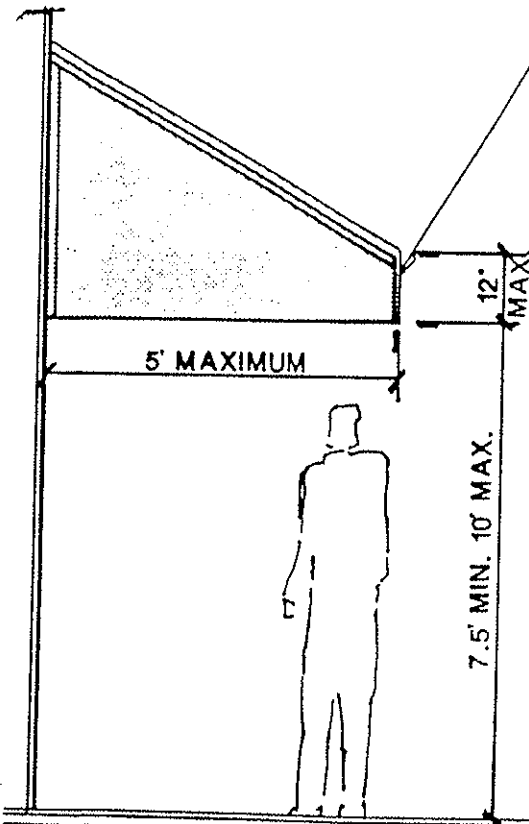
MAXIMUM TEXT SIZE TEN INCHES
 TEXT TO OCCUPY NO MORE ONE QUARTER OF THE TOTAL ROOF AREA

AWNING :

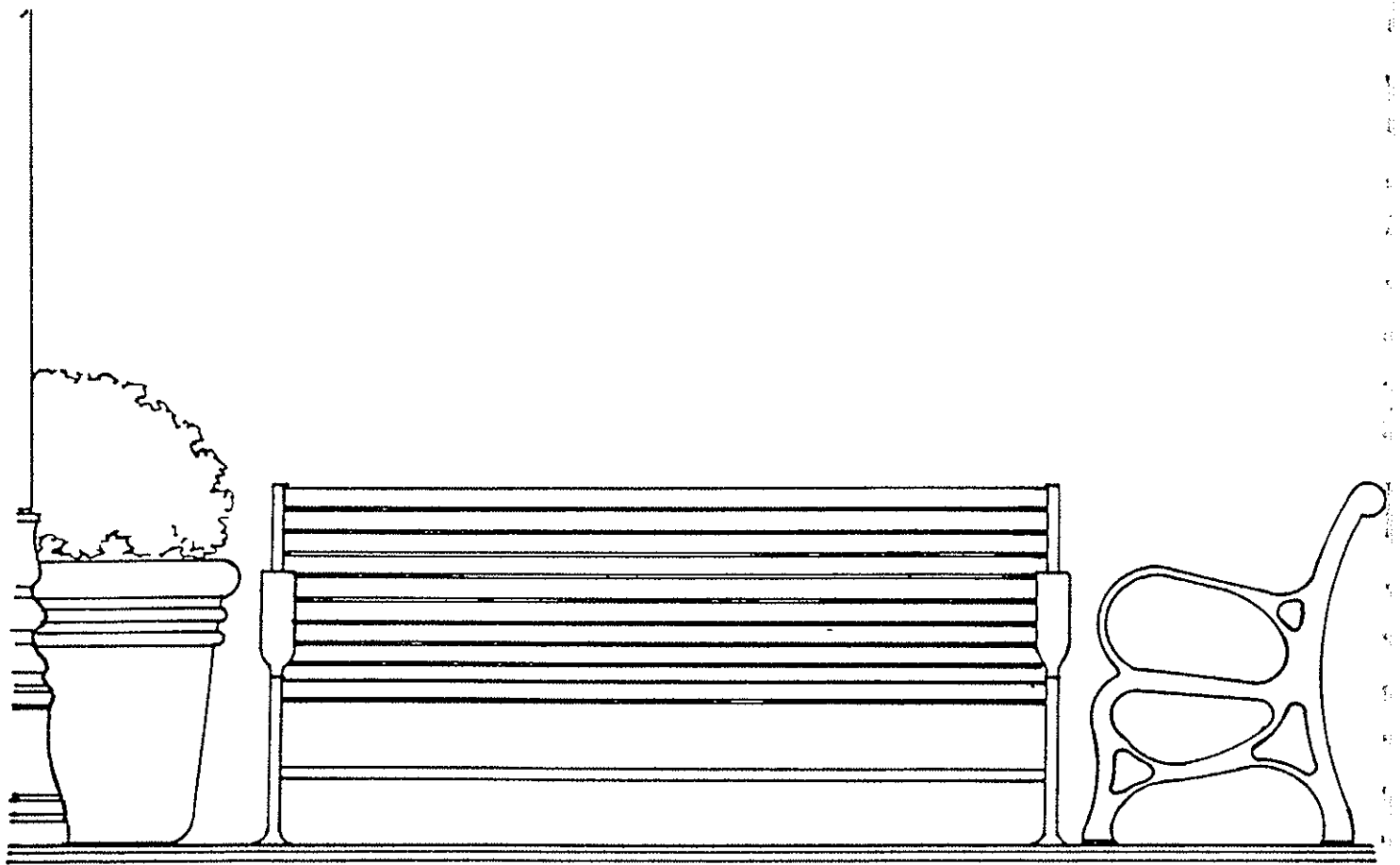
COLOR: TO BE SOLID AND APPROVED BY BOROUGH

HEIGHT: TO BE APPROVED BY BOROUGH

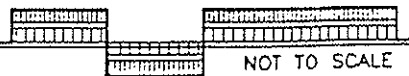
MATERIAL: COMPOSED OF MOSTLY WOVEN NATURAL FIBERS OR AS APPROVED BY BOROUGH



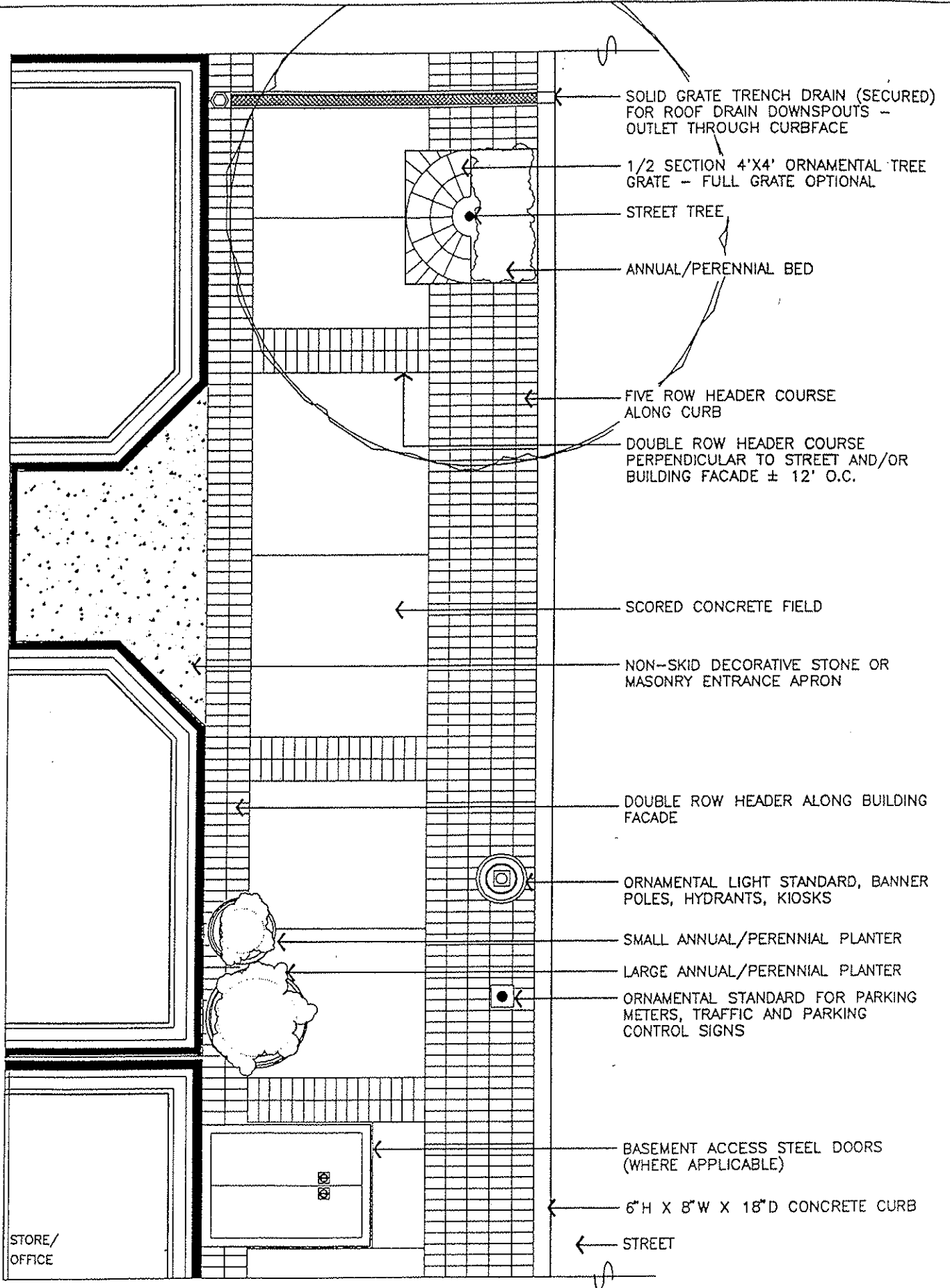
SECTION



 ORNAMENTAL BENCH



NOT TO SCALE

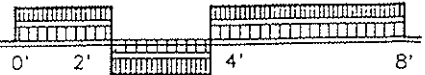


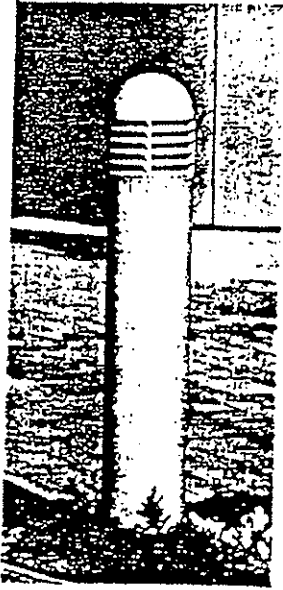
STORE/
OFFICE



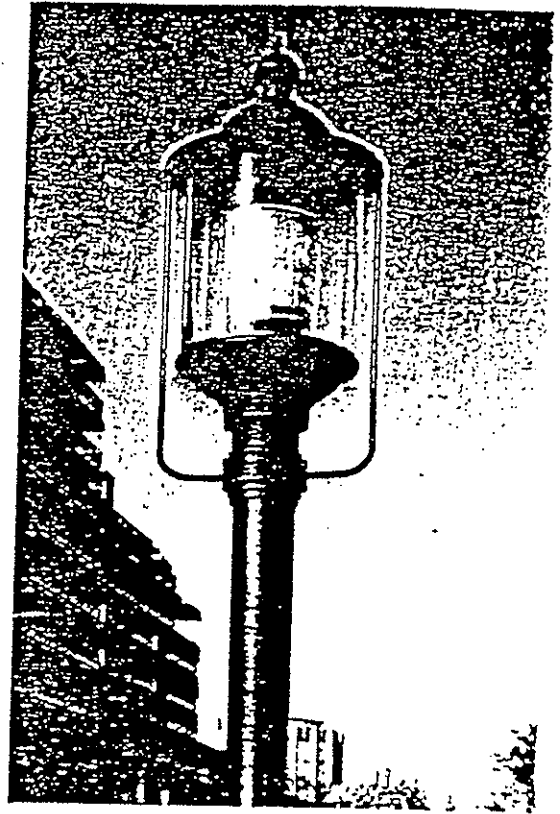
SCHEMATIC PAVEMENT AND AMENITIES PLAN

SCALE: 1" = 4'-0"

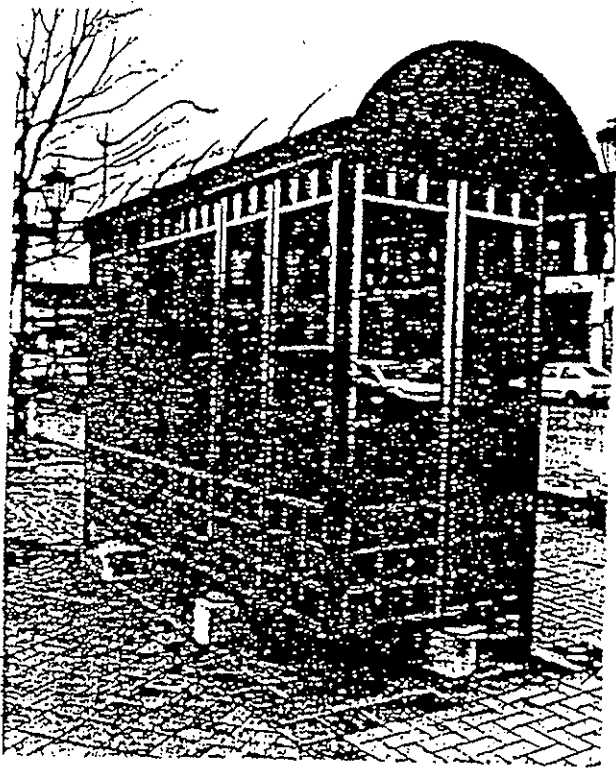




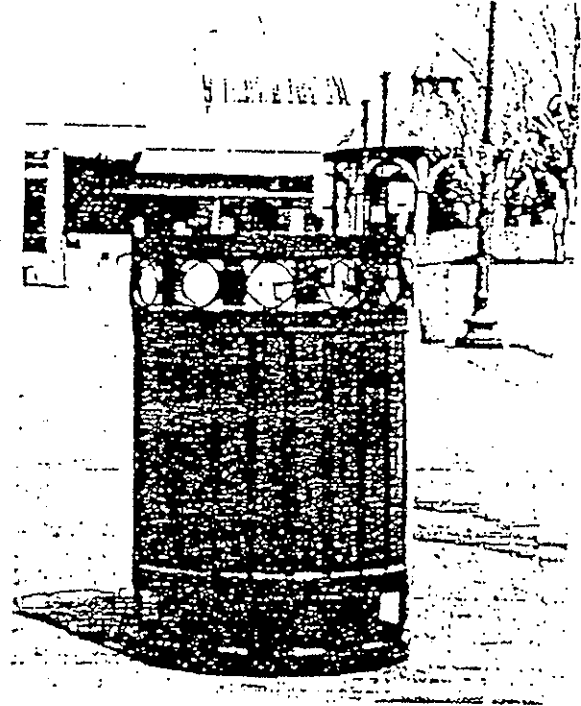
BOLLARD



STREET
LIGHTING FIXTURE



BUS SHELTER

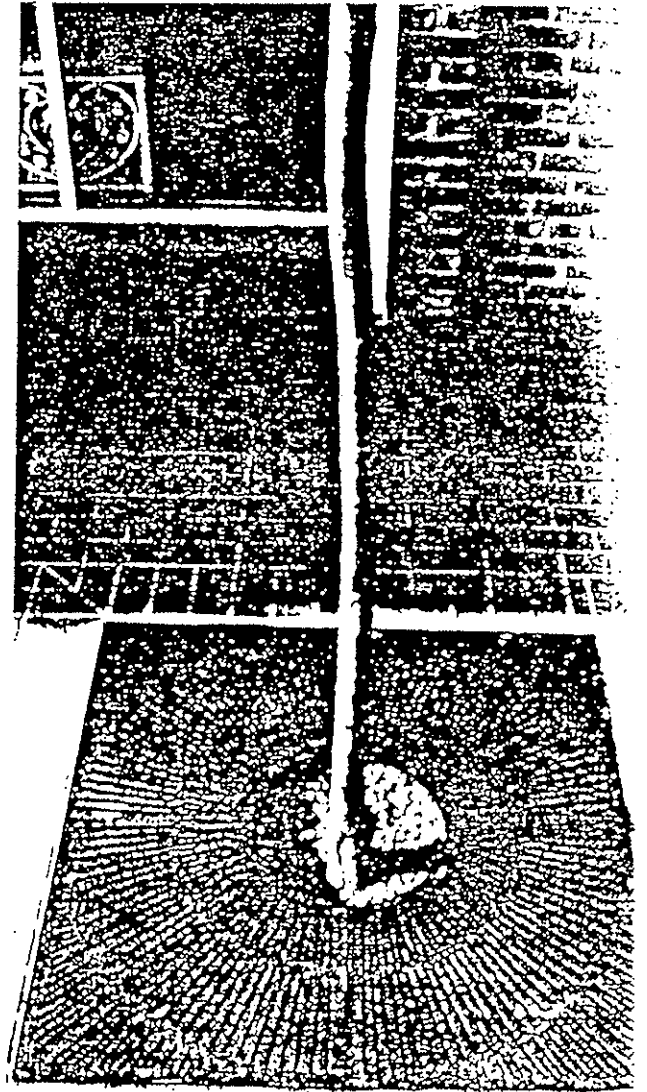


TRASH RECEPTACLE

STREETSCAPE ELEMENTS



BENCH



TREE GRATE

STREETSCAPE ELEMENTS

Landscape Elements:

There are a variety of trees, which are appropriate and suitable for planting within the central business district. The following tables represent a suitable list which should be used as a guide in the selection of landscape elements. These recommendations could be implemented in the same manner referenced above.

SHADE TREES

BOTANICAL NAME	COMMON NAME	SIZE (MIN.)		REMARKS	LOCATION
		CAL.	HT.		
Acer rubrum 'October Glory'	October Glory Red Maple	2½-3"	13-15'	B&B	Street Tree Parking Lots
Gleditsia triacanthos 'inermis'	Shademaster Thornless Honey Locust	2½-3"	13-15'	B&B	Bosques Parking Lots
Quercus palustris	Pin Oak	2½-3"	13-15'	B&B	Buffer Zones, Side & Rear Yards
Quercus coccinea	Scarlet Oak	2½-3"	13-15'	B&B	Buffer Zones, Side & Rear Yards
Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2½-3"	13-15'	B&B	Parking Lots
Zelkova serrata 'Green Vase'	Green Vase Zelkova	2½-3"	13-15'	B&B	Street Tree Parking Lots

ORNAMENTAL TREES

BOTANICAL NAME	COMMON NAME	SIZE (MIN.)		REMARKS	LOCATION
		CAL.	HT.		
<i>Amelanchier canadensis</i> 'Majestic'	Downy Shadblow	2½-3"	9-10'	B&B	Adjacent to Buildings, Parking Lot
<i>Cercis canadensis</i> 'Flame'	American Red Bud	2½-3"	9-10'	B&B	Adjacent to Buildings, Parking Lots
<i>Malus Snowdrift</i>	Snowdrift Crabapple	2½-3"	9-10'	B&B	Focal Points, Parking Lot
<i>Malus zumi calocarpa</i>	Zumi Crabapple	2½-3"	9-10'	B&B	Rear & Side Yards, Parking Lot
<i>Prunus subhirtella</i> 'Autumnalis'	Autumn Flowering Cherry	2½-3"	9-10'	B&B	Focal Point, Parking Lot
<i>Prunus subhirtella pendula</i>	Weeping Japanese Cherry	2½-3"	9-10'	B&B	Focal Point
<i>Prunus yedoensis</i>	Yoshino Cherry	2½-3"	9-10'	B&B	Parking Lot, Side Yards

EVERGREEN TREES

BOTANICAL NAME	COMMON NAME	SIZE (MIN.)		REMARKS	LOCATION
		SPR.	HT.		
<i>Picea excelsa</i>	Norway Spruce	5-6'	8-10'	B&B	Buffer, Screening
<i>Picea omorika</i>	Serbian Spruce	5-6'	8-10'	B&B	Side & Rear Yard, Specimen
<i>Pinus strobus</i>	White Pine	5-6'	8-10'	B&B	Side & Rear Yard, Buffer
<i>Cupressocyparis leylandi</i>	Leyland Cypress	6-8'	8-10'	B&B	Buffer, Screening

The following suggestions are offered with respect to the installation of the plantings referenced above:

- 1) All trees shall be provided with four (4) fertilizer packets in the tree pits at time of installation. Packets shall be 16-8-16, three-year slow release;

- 2) All plantings should be allowed to achieve their natural form through selective pruning programs;
- 3) All trees should receive pruning and fertilizing programs at least once every two years;

Architectural Facades and Related Elements:

Architectural facades and related elements encompass such issues as the treatment of the building face, the use of awnings, entrance detailing, commercial signs, and window treatments. The manner in which these items are addressed will determine the visual image that the Borough's business district presents to the vehicular and pedestrian public. The following suggestions offer direction for enhancing the buildings in the central business district by encouraging complementary design elements that provide for visual, aesthetic continuity. These suggestions are not directed towards creating one particular architectural style but are intended as a general guideline.

- 1) A coordinated signage system should be implemented as a unifying element. Currently, the Borough's development ordinance permits a significant diversity of sign treatment in terms of materials and letter style, and to a lesser degree, size. The use of wood signage consisting of compatible materials, muted colors such as earth tones with a limitation on the number of colors (typically two or three colors are permitted), sizes (generally the width of a sign should not be more than seventy to eighty-five percent of the storefront's width, depending on the total size of the store, and letters should not be more than two to three feet in height), restrictions on neon, and regulations on elevations could be utilized to complement the existing architecture. Flat wall signs should be encouraged, and protruding signs discouraged so that they do not conflict with the banner signs and other street elements which are also recommended for the commercial district. It is noted that all of these items should be detailed in the development ordinance. Additionally, these signage guidelines should not be construed as limiting diversity or creativity. Rather they should be viewed as encouraging a certain degree of compatibility and scale, leaving individual merchants the freedom to creatively adopt standards to meet their own personal requirements;
- 2) The use of color canvas awnings can serve to create a distinct identity for a central business district. The style and location of the awnings should be coordinated to insure appeal and uniformity. A common design standard should be imposed that addresses such issues as size, color, height, and material of the awning. A detail sheet accompanying this section addresses these items;
- 3) Successful business district's typically discourage covered or blocked windows. Display windows should extend across the entire facade. No more than a specified percentage of window area (usually set at approximately twenty percent) should be permitted to be covered by signage;
- 4) Building elements such as wood trim features would serve as a unifying architectural element throughout the central business district. The use of wood trim would serve to achieve a broader sense of unity in the district. Similarly, the use of a limited number of distinct colors can address this same concern. Typically, brighter color hues should only be utilized to accentuate details, rather than serving as a dominant feature of a building. Earth tones should be utilized for the sides and rears of buildings in order to visually soften and unify the area. The incorporation of subdued color schemes will minimize the obtrusiveness of building in relation to their surroundings.

- 5) Building maintenance remains the most elemental form of rehabilitation. Cleaning and repointing brickwork, repairing windows, and replacing obsolete signs and deteriorated surface materials can all represent significant visual improvements.

In order to initiate and administer the improvement of properties in the business district, a standardized public process of design review and approval must be established in conjunction with programs for financial and technical assistance. Several possibilities are listed below.

- 1) Design assistance and technical advice should be offered to applicants during the course of development application processing and site plan review, utilizing the recommendations set forth herein as a guideline.
- 2) This master plan element should be consulted as part of the review of each and every development application within the central business district, and applicants should be encouraged to comply with the provisions and concepts set forth in the Plan.

b. General Neighborhood Commercial. This land use category encompasses an extended area along the east side of South Main Street roughly between Cutler Street and Route 46, as well as an area along North Main Street and Meadow Avenue north of Route 80. The former area is designed to emphasize office, restaurant, and a limited number of commercial uses. The latter area is recommended to provide for the daily shopping needs of the residents, and also permit office and selected business activities.

c. Highway Commercial. This land use designation represents a new classification for Wharton. This area was formerly within an industrial land use designation. The highway commercial area encompasses several properties located along both sides of Route 15 and the easternmost portion of East Dewey Avenue. It is recommended that a variety of retail and commercial land uses be permitted here. Appropriate area and bulk requirements need to be imposed which reflect the prevailing lot arrangement.

3. Planned Development. Two alternative land use recommendations are offered for the 95 acre industrial area containing the Lock Joint company and adjoining properties. The provision of alternative development scenarios is a function of the tracts' environmental and physical constraints which affects access into the area, the Plan's overall intent to minimize excessive trip generation onto Main Street, and the tract's carrying capacity. The following is noted:

- a. The primary recommendation for development calls for mixed use commercial/industrial activity. In concept this land use designation is designed to permit the development of this property as a single entity which prescribes different types of uses in accordance with specific planning standards and design criteria.

It is recommended that consideration be given to declaring this area a Redevelopment area, in accordance with the provisions of the Local Housing and Redevelopment Law. An explanation of this Law and its ramifications for this tract's development is set forth in a subsequent section of this report.

The most critical design concerns with respect to this tract's development regards the ability to accommodate access from the regional highway network, or an access in close proximity to the highway system. Consequently, it is recommended that one condition for commercial/industrial use is a requirement that access is provided from a driveway from Route 15, from East Dewey Avenue or through the use of the railroad right-of-way off of East Dewey Avenue. The benefit of the latter access way is that it already contains a bridge over the Rockaway River, while any alternative access will require a new linkage to cross this river. Another area of concern regards the tract's environmentally sensitive soils conditions, which indicate that approximately half of the tract is encompassed by a high water table. Consequently, it is recommended that a condition be imposed which limits the tract's total developmental floor area to approximately a 0.2 to 0.25 floor area ratio. A third condition should be the imposition of a definitive landscape open space amenity, comprising approximately 25 percent of the site, inclusive of a well defined landscape feature along the site's Main Street right-of-way.

It is noted that the above provisions represent a conceptual approach which will be refined in the implementing development ordinances.

An integral part of a planned development shall be the submission of a general development plan identifying the various aspects of the project. As prescribed by the Municipal Land Use Law the general development plan should set forth the proposed number of dwelling units, where applicable, the amount of non-residential, floor

space, the residential density and the non-residential floor area ratio for the planned development, in its entirety, according to a schedule which sets forth the timing of the various sections of the development.

The general development plan should minimally include the following:

- 1) A general land use plan indicating the tract area and general locations of the land uses to be included in the planned development. The total number of dwelling units, where applicable, the amount of proposed nonresidential floor space, and the distribution and location of these uses is to be identified. The density and intensity-of-use of the entire development should be indicated;
- 2) A circulation plan showing the general location and types of transportation facilities and any proposed improvements to the existing transportation system, accompanied by a traffic report identifying the impacts of the project on the area and the need for improvements;
- 3) An open space plan showing the proposed land area and general location of parks and any other land areas to be set aside for conservation and recreational purposes a general description of improvements proposed to be made therein;
- 4) A utility plan indicating the need for and showing the proposed location of sewage and water lines, and drainage facilities necessitated by the physical characteristics of the site;
- 5) A report describing the anticipated demand on municipal services to be generated and impacts to be faced by the municipality and local school district as a result of the projects's completion and relative to the project's proposed timing schedule.

- b. It is recommended that consideration be given to residential development of this tract if access from Route 15 or East Dewey Avenue is not available. Any application for residential use would have to detail the efforts made to obtain access from these roadways, and the impediments which precluded the site's utility for nonresidential development.

Any residential development application must be accompanied by a housing plan outlining the number of housing units to be provided and their bedroom count and size of units, and particularly identifying this data for any required designated low and moderate income dwellings. It is recommended that any residential project will include a twenty percent setaside for lower income units. A maximum permitted density of six dwelling units per acre is to be imposed.

4. Industrial Land Use. The industrial land use designation encompasses three portions of the Borough. The largest tract delineated for industrial use is the former Thatcher Glass Factory property located on the east side of Main Street. Additionally, there are two industrial designations located in the westcentral portion of the Borough.

It is particularly noted that segments of this district, along East Dewey Avenue and Main Street, could benefit from the Borough's use of the State of New Jersey Local Housing and Redevelopment Law to improve the area.

Within these areas it is recommended that permitted uses include a variety of light industrial, general manufacturing and related business activities, distribution facilities, warehouses, ancillary office and similar type uses.

5. Public and Semi-Public Uses. These categories are designed to acknowledge the various public and semi-public uses in Wharton.
6. Open Space/Parkland. This land use classification is designed to acknowledge the Borough's need for additional open space and passive parkland. Wharton currently has 22.4 acres of designated parkland and open space. According to the 1977 New Jersey Department of Environmental Protection, State Comprehensive Outdoor Recreation Plan, a minimum of 8 acres of recreation/open space for every 1,000 residents is necessary for a municipality to meet its recreation demand. Based on that standard Wharton should have approximately 43 acres of municipal recreation/open space. With the acquisition of the following properties the Borough will have a total of 46 acres dedicated to parkland and open space.

This category encompasses the following properties:

- a. Block 702 Lot 5.01. This 4.7 acre Borough owned parcel is located on the north side of Oxford Road adjacent to the Rockaway River;
- b. Block 1709 Lot 1. This vacant 3.7 acre site is located on the northeast corner of Stirling and Division Streets;
- c. Block 1902 Lot 14. This vacant property known as "Crater Field" consists of 8.19 acres;
- d. Block 1905 Lot 23.01. This 7.27 acre wooded parcel, known as "St. Mary's Grove", is located on the south side of St. Mary's Street between Main Street and Garden Avenue.

IMPLEMENTATION

There are a number of tools available to municipalities to implement a master plan. The most typical implementation device is the imposition of a compatible and complementary zoning ordinance and site plan/subdivision review ordinance. Additionally, this Plan recommends a number of other elements which are designed to fulfill the land use recommendations set forth herein. The following is offered for consideration:

1. Redevelopment Plan. As stated in a previous section of this document the Borough could benefit from the recent State Local Housing and Redevelopment Law (LHRL) as a mechanism to effectuate the rehabilitation of some of the former industrial sites in Wharton, and to revitalize the central commercial corridor along Main Street. The following provides the background of the statute and the criteria that must be met in order to declare a portion of the Borough a redevelopment area.

The LRHL provides the statutory authority for municipalities to designate areas in need of "redevelopment", prepare and adopt redevelopment plans, and implement redevelopment projects. Specifically, the governing body has the power to:

- a. Cause a preliminary investigation to determine if an area is in need of redevelopment;
- b. Determine that an area is in need of redevelopment;
- c. Adopt a redevelopment plan, and/or;
- d. Determine that an area is in need of rehabilitation;
- e. Create a Redevelopment Agency.

A planning board has the power to conduct, when authorized by the governing body, the preliminary investigation and hearing and make a recommendation as to whether an area is in need of redevelopment. The planning board is also authorized to make recommendations concerning a redevelopment plan, and prepare a plan as determined to be appropriate. The board may also make recommendations concerning a determination if an area is in need of rehabilitation.

The statute provides that an area may be determined to be in need of redevelopment if "after investigation, notice and hearing...the governing body of the municipality by resolution concludes that within the delineated area "any of the following conditions are found:

- a. The buildings in the area are generally "substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions";
- b. Buildings which were initially constructed for and occupied by commercial, manufacturing, or industrial purposes are no longer occupied for such purpose; or, such buildings have been abandoned; or, they have been allowed to fall into so great a state of disrepair as to be untenable;
- c. "Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography or nature of the soil, is not likely to be developed through the instrumentality of private capital";
- d. "Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community";

e. "A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare";

f. "Areas in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated".

The statute requires that one meets only one of the above-noted criteria to qualify as a redevelopment area.

The statute has a very broad definition of "redevelopment". It is defined to include "clearance, replanning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a development plan". It is noteworthy that the statute specifically states that a redevelopment area may include lands which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is necessary for the effective redevelopment of an area.

It is recommended that the Borough consider preparing a feasibility study to determine if particular sites and/or areas in the Borough, as identified in this Plan, comply with the provisions of the applicable state statute. This would enable the municipality to proceed with the preparation of plans to upgrade, rehabilitate, and revitalize these areas of Wharton. It would also entitle the community to participate in various loan, grant and funding arrangements whose availability are limited to redevelopment area participants.

2. Rehabilitation Plan. The Borough should consider utilizing the State Local Housing and Redevelopment Law to also promote the rehabilitation of sections of the Borough as detailed in a previous section of this plan. The benefits associated with declaring an area in need of rehabilitation, as well as the necessary procedures to follow are identified in the Redevelopment Plan section of this plan. The criteria for determining whether an area is in need of rehabilitation are as follows:
 - a. "A significant portion of structures therein are in a deteriorated or substandard condition";
 - b. "There is a continuing pattern of vacancy, abandonment or underutilization of properties in the area, with a persistent arrearage of property tax payments thereon";
 - c. "A program of rehabilitation, as defined in section 3 of P.L. 1992, c. 79(C.40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community".
3. "Town Center" Designation. It is recommended that the Borough pursue designation as a "Town Center" through the New Jersey Office of State Planning in accordance with the State Development/Redevelopment Plan. This designation allows classified municipalities to receive technical assistance from the Office of State Planning, who in turn then serves as a "facilitator" in conjunction with various state agencies such as the Department of Environmental Protection and Energy, Department of Transportation, etc to expedite projects in the Borough. Additionally, designation as a "Town Center" would entitle Wharton to receive priority status for various state funding programs.

The following section sets forth the criteria used for identifying Town Centers. Also provided is a brief summary as to the extent to which the Borough of Wharton complies with each of the criteria:

- a. Town Center, while smaller than an Urban or Regional center, has a traditional, compact, mixed-use core of development providing all of the commercial, industrial, office, cultural and governmental functions commonly needed on a daily basis by the residents of the Town and its economic region; it has neighborhoods providing a mix of residential housing types, with infrastructure serving both the core and the neighborhoods. The Borough provides for a mix of residential, commercial, and industrial uses such as is contemplated by the SDRP for this designation;
 - b. A Town Center must have an existing population of more than 1,000 persons and less than 10,000 within the Community Development Boundary. In 1990, the census reported Wharton's population to be 5,405 residents;
 - c. A Town Center must have a density of more than 1,000 persons per square mile, excluding water bodies. The Borough is approximately 2 square miles with a population of 5,405, resulting in a density of 2,703 persons per square mile;
 - d. A Town Center must be served by an arterial highway. Wharton is served by Route 15, Route 46, and Route 80, all of which are arterial highways.
4. Development Ordinances. It is recommended that the Borough Development Ordinances be amended to reflect the modifications which result from the Master Plan land use recommendations. It is suggested that this is the appropriate time for the Borough to consider the imposition of a variety of contemporary zoning mechanisms, such as floor area ratio techniques, disturbed area coverage factors, steep slope regulations, and tree preservation regulations in an effort to address the environmental needs of the Borough.

RECYCLING PLAN

Introduction

The Municipal Land Use Law was amended in 1987 to require that each municipality in New Jersey revise their master plan to include a recycling plan element. The recycling plan must incorporate the State Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in a municipal recycling ordinance. Additionally, the Plan should provide for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of fifty or more units of single-family residential housing or three or more units of multi-family residential housing, and any commercial or industrial development proposals for the utilization of 1,000 square feet or more of land. The master plan element is required to be prepared in accordance with an adopted local recycling ordinance.

This section represents the Wharton Recycling Plan Element of the Master Plan. It is prepared in accordance with the applicable statutory criteria, and is designed to be consistent with the district solid waste management plan.

Goals and Objectives

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.

To decrease the flow of solid waste to sanitary landfill facilities, and in the conservation and recovery of valuable resources, conserve energy in the manufacturing process and increase the supply of reusable raw materials for the State's industries.

To encourage the source separation of marketable waste materials so that reusable materials may be returned to the economic mainstream in the form of raw materials or products rather than be disposed of at overburdened landfills.

To reduce the required capacity of proposed Resource Recovery facilities, thereby resulting in significant cost savings in the planning, construction and operation of these facilities.

To contribute to an effective and coherent state-wide solid waste management strategy.

Plan Components

Recycling Ordinance:

The Borough Recycling Ordinance should establish recycling regulations for all detached residential, multi-family residential and non-residential uses. The recycling features associated with these various uses should encompass the following:

1. The recycling ordinance should mandate that all persons who are owners, lessees or occupants of property in the Borough must separate newsprint, magazines, all paper used by commercial establishments, glass and aluminum from all other solid waste products. All recyclable materials shall then be placed separately at the curbside for collection. Any materials placed at the curbside becomes the property of the Borough;
2. The Recycling Program should specify that newspapers and magazines shall be secured in bundles not to exceed 30 pounds or approximately 12 inches in height;
3. The Recycling Program should provide that aluminum shall be secured in suitable reusable containers supplied by the owner, lessee or occupant;
4. The Recycling Program may require that all glass shall be separated by color and contained in suitable reusable containers supplied by the owner, lessee or occupants. The containers shall not be constructed of paper or cardboard materials and shall be strong enough to insure against puncture;
5. The Recycling Program may make provisions for the private disposal of recycling material including newspaper drives conducted by volunteer, charitable or other similar organizations. Any materials recycled privately shall be reported to the Recycling Coordinator annually but no later than a specified date each year;
6. The Recycling Program should include the recycling of leaves. Leaves should be separated from municipal solid waste and may be disposed of by one of the following three methods:
 - a. Residents may deliver leaves to a municipal leaf composting facility during hours established by the Borough;
 - b. Leaves and other vegetative foliage may be retained for composting or mulch on the site from which they were generated, providing such activities are not in violation of health and safety codes of the Borough or the State;
 - c. Leaves may be removed from any site within the Borough and disposed outside of the Borough in any legal manner. Leaves are not to be disposed of at a solid waste facility in the State of New Jersey other than a leaf composting facility, vegetative waste composting facility or recycling center.
7. The Recycling Program should designate a Recycling Coordinator, Municipal Department of Health, Police, Engineering, Construction Code Enforcement, Zoning Officer or Assistant Zoning Officer as sharing responsibility for the enforcement of the recycling efforts of the community.

Subdivision and Site Plan Ordinance:

The Municipal Land Use Law was amended to require that the local subdivision and site plan ordinance address the issue of recyclable material. The Borough Subdivision and Site Plan Ordinance should be amended to incorporate the necessary provisions to ensure consistency with the Borough Recycling Ordinance. In particular, the following features should be added:

1. The section of the ordinance regarding submission details should be amended to require applicants to identify the location of facilities for the storage of recyclable materials;
2. The definitions section of the ordinance shall include the following:

Multi-family housing development: A building containing three or more dwelling units occupied or intended to be occupied by persons living independently of each other, or a group of such buildings;

Recycling Area: Space allocated for collection and storage of source separated recyclable materials.

3. The following requirements should be inserted in the design standards section of the ordinance:
 - a. There shall be included in any new multifamily housing development that requires subdivision or site plan approval an indoor or outdoor recycling area for the collection and storage of residentially-generated recyclable materials. The dimensions of the recycling area shall be sufficient to accommodate recycling bins or containers which are of adequate size and number, and which are consistent with anticipated usage and with current methods of collection in the area in which the project is located. the dimensions of the recycling area and the bins or containers shall be determined in consultation with the municipal recycling coordinator, and shall be consistent with the district recycling plan adopted pursuant to section 3 of the P.L. 1987, c.102 (N.J.S.A. 13:1E-99.13) and any applicable requirements of the municipal master plan, adopted pursuant to section 26 of P.L. 1987, c.102;
 - b. The recycling area shall be conveniently located for the residential disposition of source separated recyclable materials, preferably near, but clearly separated from, a refuse dumpster;
 - c. The recycling area shall be well lit, and shall be safely and easily accessible by recycling personnel and vehicles. Collection vehicles shall be able to access the recycling area without interference from parked cars or other obstacles. Reasonable measures shall be taken to protect the recycling area, and the bins or containers placed therein, against theft of recyclable materials, bins or containers;
 - d. The recycling area or the bins or containers placed therein shall be designed so as to provide protection against adverse environmental conditions which might render the collected materials unmarketable. Any bins or containers which are used for the collection of recyclable paper or cardboard, and which are located in an outdoor recycling area, shall be equipped with a lid, or otherwise covered, so as to keep the paper or cardboard dry;
 - e. Signs clearly identifying the recycling area and the materials accepted therein shall be posted adjacent to all points of access to the recycling area. Individual bins or containers shall be equipped with signs indicating the materials to be placed therein;

- f. Landscaping and/or fencing shall be provided around any outdoor recycling area and shall be developed in an aesthetically pleasing manner.
3. The design standards should mandate the installation of the necessary number of recyclable bins consistent with the Recycling Ordinance, the location of such facilities to ensure ease of access by users of the facilities, including both pedestrian and truck access, to facilitate disposal of material.

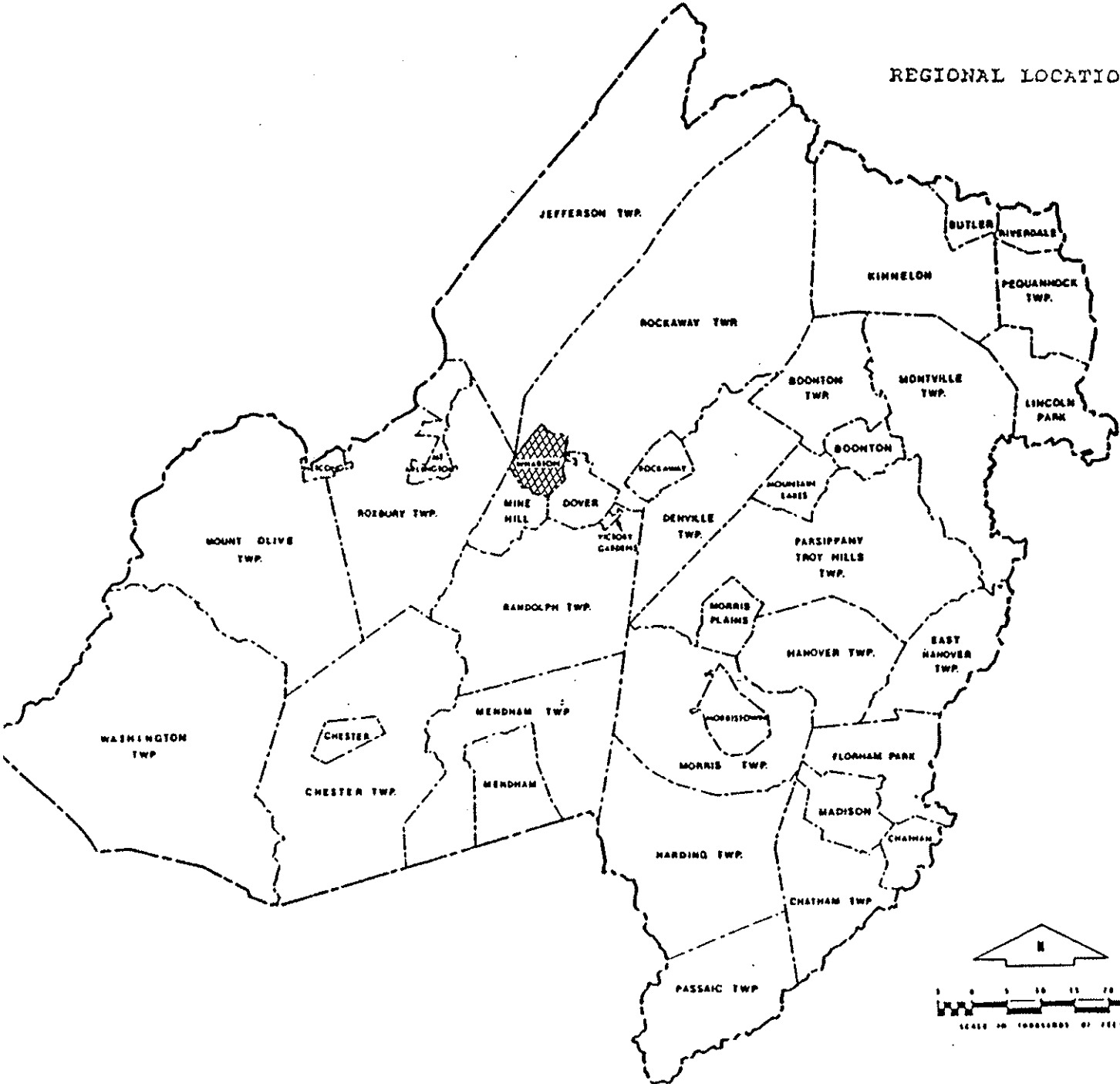
BACKGROUND DATA BASE

REGIONAL LOCATION

The Borough of Wharton is located in the westerly portion of Morris County. The Borough adjoins five other municipalities including Rockaway Township to the north and east, Dover to the southeast, Mine Hill to the south, Roxbury Township to the southwest and a very small section of Jefferson Township to the west.

Access to Wharton is provided by a number of county and state roadways. Main Street is the principal county north-south roadway in the Borough, and Dewey Avenue is a county east-west roadway which extends through Wharton. The major local east-west roadways are Central Avenue, Baker Avenue, St. Mary's Street and Pine Street. The Borough is also served by two east-west and one north-south state roadways. Route 80, a major interstate highway with direct access to Wharton, is a regional highway which provides access into northeastern New Jersey and westward into Pennsylvania. Route 46 traverses the southeast portion of the Borough at the Dover boundary and parallels Route 80. Route 15 is a north-south state highway which provides north-south access through Morris and Sussex Counties. The Rockaway River and Green Pond Brook are coterminous with Wharton's eastern boundary.

REGIONAL LOCATION



EXISTING LAND USE

Introduction

The analysis of a community's present development pattern represents one of the fundamental steps in the preparation and formulation of a land use plan element of a master plan. The analysis of existing land use is designed to identify both the extent of development in the community and the amount and location of vacant land remaining in the municipality. Additionally, land use studies may be utilized to identify evolving changes in historic development patterns or areas which may become susceptible to change. This data, in association with an analysis of environmental features, community facilities, and other elements, can facilitate an assessment of the community's full development potential and the ability to properly accommodate additional growth. This information consequently serves as a basis for forecasting future land use, intensity of use, and the distribution of uses, within the framework of the land use plan.

A lot line base map of the Borough was initially prepared to facilitate the land use inventory. Land use data from the tax office was recorded on the Borough tax maps, the data was field verified to ensure accuracy, and subsequently recorded in mapped form as an existing land use map utilizing the lot line base map as the foundation for recording the information.

A total of ten land use categories were used in this survey. They include four residential categories and separate categories for commercial, office and industrial uses, public and semi-public activities and vacant land.

Overview of Wharton

Wharton occupies an area of 1,280 acres, which is equivalent to two square miles. It is one of the smaller communities in Morris County. Only four of the thirty-nine municipalities in the County are smaller than Wharton. As noted in Table 1, the Borough is mostly developed, with 55 percent of the community improved. Approximately 535 acres of vacant land remain in the Borough, with a large percent of this acreage severely impacted by steep slope conditions. The most significant concentration of vacant acreage is situated in the southwest portion of the Borough. A total of 313 of the 535 acres of vacant property remaining in the Borough are located in the southwest portion of Wharton. Another sizable concentration of vacant land exists in the east-central section of Wharton. These properties account for 109 acres of vacant land. Numerous isolated lots comprise the rest of the vacant parcels.

Wharton is primarily a residential community. A variety of residential uses exist in the Borough, including one-family, two-family and three-family dwellings, as well as apartments and townhouses. One-family dwellings on small lots characterize the majority of residential uses.

The community's detached residential development pattern primarily consists of a rectilinear lot arrangement containing lots which are generally within the range of from 5,000 to 10,000 square feet in size.

Industrial development also represents a significant element which characterizes the Borough's development pattern. However, during the past twenty years there has been a substantial decline in industrial use in the community.

Business uses, with few exceptions, are located along Main Street which extends through central Wharton, and Route 15 in the northeastern portion of the Borough. These uses generally consist of retail and service commercial services directed towards meeting the day to day shopping needs of the residents of Wharton. Industrial uses, for the most part, are located in the east-central portion of the Borough. These industrial developments are characterized by manufacturing, warehousing and distribution facilities.

**TABLE 1
EXISTING LAND USE
WHARTON, NEW JERSEY
1993**

<u>Land Use Category</u>	<u>Acres</u>	<u>Percent</u>
<u>Residential</u>	<u>352.37</u>	<u>27.6</u>
Single-Family	246.09	19.2
Two-Family	50.58	4.0
Three-Family	6.09	0.5
Multiple Family	49.61	3.9
<u>Commercial</u>	<u>73.37</u>	<u>5.7</u>
<u>Industrial</u>	<u>86.93</u>	<u>6.8</u>
<u>Office</u>	<u>.92</u>	<u>*</u>
<u>Public</u>	<u>45.67</u>	<u>3.5</u>
Board of Education	13.52	1.1
Dept. of Public Works	6.12	*
Library	.89	*
Borough Hall and Police	1.30	*
Firehouse	1.40	*
Other	22.44	1.8
<u>Semi-Public</u>	<u>15.30</u>	<u>1.2</u>
<u>Vacant</u>	<u>535.50</u>	<u>42.0</u>
<u>Water</u>	<u>35.30</u>	<u>2.7</u>
<u>Streets and Railroads</u>	<u>134.60</u>	<u>10.5</u>
TOTAL	1,280.00	100.00

* less than 1% of the total

SOURCE: Borough of Wharton Tax Records, Field Survey by STEWART/BURGIS.

Residential Land Use

Wharton is basically an older residential community with the majority of housing constructed since World War II. A total of 352 acres of land, representing 28 percent of the Borough's land area is devoted to residential use.

The Borough's residential development consists of an orderly series of neighborhoods designed within the framework of a conventional rectilinear grid system. Very few incompatible non-residential uses intrude into these neighborhoods, thereby insuring a uniform development pattern. Building lots in these neighborhoods generally range from 5,000 to 10,000 square feet.

Detached single-family dwellings on modest sized lots account for the majority of the residential development.

Two-family dwellings are distributed throughout the Borough. Two-family residences are concentrated on such streets as Cambridge Road, Oxford Road, Fern Avenue, Irondale Road and South Main Street. There are also a number of two-family dwelling units scattered throughout the rest of the Borough. The land use survey revealed there are nearly 51 acres of land dedicated to two-family residences, encompassing approximately four percent of the total land area in Wharton.

Three-family dwellings account for a very small portion of the community's residential acreage. A total of 6.1 acres, or less than two percent of the total residential acreage is devoted to this dwelling type.

Multi-family residences encompass approximately 50 acres of land or 4 percent of the community's total land area. Most of the apartments and townhouses are situated in the northwest portion of the borough, off of Main Street. Additionally, a few apartments are located above businesses in the central section of Wharton along Main Street.

Three noteworthy multi-family residential developments are the Overlook Townhouse Condominiums, Wharton Garden Apartments and Brentwood Apartments.

Business and Office Land Use

Commercial land use comprises 73 acres or 5.7 percent of Wharton's land area. Commercial development is primarily located within central Wharton along Main Street and in the northeast portion of the Borough along Route 15. Retail and service commercial uses along Main Street generally consist of neighborhood business establishments such as delicatessens, banks, liquor stores, dry cleaners, restaurants and gasoline stations. Over the past few years, Wharton has experienced commercial growth along Route 15. This area is comprised of a diner, roller rink and a retail strip center now undergoing renovation. It is noted that a 119,000 square foot wholesale club has been approved in this area and it is expected to be constructed within the year.

The office development primarily consists of professional services such as doctors, dentists, lawyers and is generally located along Main Street. Additionally there are small home office found throughout residential areas of the Borough.

Industrial Land Use

Industrial development accounts for 86.9 acres of Wharton's land use. Nearly all of this acreage is situated in the east-central portion of the Borough. The Borough's industrial development includes TMC Properties, Air Products, ABF, and L.E. Carpenter.

Public Land Use

This use category includes both municipally owned sites such as the Borough Hall and other municipal facilities, and Board of Education property. Each use is identified separately in the accompanying table. A total of 45.7 acres are in this use category, representing 3.5 percent of the Borough's total acreage.

Parks and open space account for most of the acreage in the public category, encompassing a total of 22.4 acres. This acreage includes active recreation and passive open space areas owned by the municipality and Morris County. These recreation facilities are identified in the accompanying table. In addition, the table identifies another 23.2 acres of municipally owned property including the Borough Hall, police station, DPW property, firehouse, and library.

Board of Education school sites are also included in this land use category, and are shown on the accompanying table.

**TABLE 2
PUBLIC FACILITIES
WHARTON, NEW JERSEY
1993**

<u>Facility</u>	<u>Acres</u>
<u>Municipal Facilities</u>	<u>32.1</u>
Borough Hall and Police Dept.	1.3
Fire Department	1.4
Library	0.9
Recreation and Open Space	22.4
DPW	6.1
 <u>Board of Education Facilities</u>	 <u>13.5</u>
Alfred C. Mac Kinnon Middle School	
Marie Duffy Elementary School	
 TOTAL	 45.6

SOURCE: Wharton Tax Maps. Field Survey by STEWART/BURGIS.

Semi-Public Uses

This land use category encompasses those uses which are owned or operated by non-profit, religious or charitable institutions and provide educational, cultural, recreational or similar types of public programs. A total of 14.08 acres, representing 1.1 percent of the community's land area, is devoted to semi-public uses. All semi-public facilities are identified in Table 3.

The land use survey reveals there are a total of six churches and church-related schools in Wharton, encompassing 12.4 acres. Most of these churches are on lots of less than a half acre, the two exceptions being St. Mary's which is on a ten acre parcel on Main Street and St. John's Methodist Church which encompasses a 1.6 acre parcel on Church Street.

The North-Star Lodge, Fraternal Order of Police, and American Legion also occupy sites in Wharton. These facilities are identified in the accompanying Table 3.

**TABLE 3
SEMI-PUBLIC USES
WHARTON, NEW JERSEY
1993**

<u>Semi-Public Uses</u>	<u>Site Size (Acres)</u>
American Legion 99 North Main Street	1.5
Fraternal Order of Police North Main Street	0.1
North-Star Lodge South Main Street	1.3
St. Mary's R.C. Church South Main Street	10.0
Lakeland Christian School 97 East Dewey Avenue	0.2
Hungarian Presbyterian Church 83 Robert Street	0.2
St. John's Methodist Church Church Street	1.6
Apostolic Church 9 Church Street	0.3
Wharton United Presbyterian Church 223 North Main Street	<u>0.1</u>
TOTAL	15.3

SOURCE: Borough of Wharton Tax Records. Field Survey by STEWART/BURGIS

Streets and Railroads Right of Way

Streets account for approximately 10.5 percent of Wharton's total land area. An analysis indicates that 108 acres are devoted to roadways. An additional 27 acres are occupied as railroad right of way. The proportion of street acreage to total acreage is fairly typical of communities with Wharton's level of development, and its location relative to several state and interstate highways.

The analysis of local tax maps indicates that the Borough contains a total of 20.5 linear miles of local, county and state roadway. This includes 14.8 miles of local public streets, 3.4 miles of county roads and 2.3 miles of state roads.

Vacant Land

Approximately 535 acres of land in Wharton remains undeveloped. The majority of this vacant acreage is situated in the southwest portion of the Borough. The land use survey reveals that 313 of the 535 acres of vacant land are located in this area. Another 109 acres of vacant property is located in the east central section of Wharton. The majority of the vacant acreage is severely impacted by steep slope conditions.

POPULATION CHARACTERISTICS

Historic Trends

The Borough of Wharton has grown from a rural community of 2,877 residents in 1920 to a substantially developed municipality of 5,405 residents in 1990.

The accompanying table depicts the Borough's population trends since 1920. The data indicates that Wharton experienced its most significant development during the period from 1950 to 1960. During that time, the population grew by 1,153 residents, an increase of 30 percent. The population increased again between 1960 and 1970, when the number of residents increased from 5,006 to a peak of 5,535 residents in 1970. Since then the Borough's population size has been marked by a modest, continual decline. The U.S. Census reported a one percent decline to 5,485 residents in 1980 and an additional 1.5 percent decline to 5,405 residents in 1990.

TABLE 4
RATE OF POPULATION GROWTH
WHARTON, NEW JERSEY
1920-1990

<u>Year</u>	<u>Population of Wharton</u>	<u>Population Change</u>	<u>Percent Change</u>
1920	2,877	---	---
1930	3,683	806	28.0
1940	3,854	171	4.6
1950	3,853	-1	0.0
1960	5,006	1,153	29.9
1970	5,535	529	10.6
1980	5,485	-50	-1.0
1990	5,405	-80	-1.5

SOURCE: U.S. Census of Population

Births and Deaths

An analysis of birth and death statistics enables a municipality to determine if its population change is a function of natural increase or decrease, or results from migration into or out of the community. The number of births is also an important element in assessing future needs for community facilities and services, particularly with respect to the school system and recreational facilities.

The accompanying table depicts birth and death statistics for Wharton from 1970 - 1991. According to officials at the N.J. Department of Health Statistics, the number of births and deaths recorded after 1986 are inaccurate. They note that residents from adjoining municipalities list Wharton as their mailing address, thus creating an artificial increase in the number of births and deaths registered. Additionally, due to these discrepancies the State Health Department has not recorded death statistics in the Borough since 1988. The following data should be reviewed within that context. For the purposes of this report only data from 1970 to 1986 was analyzed.

As shown on the accompanying table, the birth and death statistics indicate that the Borough experienced a natural population increase during the 1970's of 231 persons. Between 1980 and 1986 the number of births again exceeded deaths in the Borough. Thus without any migration, the Borough population would have increased to 5,766 residents by 1980 and 5,984 by 1986. The census data, however, indicates the Borough's population declined between 1970 and 1980 by 50 residents.

This out-migration is not unique to Wharton. It can be attributed generally to the many former residents who grew into adulthood in the 1970's and 1980's and subsequently left their parents' home to form their own households elsewhere. It is also due, in part, to the general aging of the population, higher incidence of divorce in our society, and the high cost of housing which precludes a significant segment of the population from being able to afford to live in the community in which they were raised and their parents remain.

TABLE 5
NUMBER OF BIRTHS AND DEATHS
WHARTON, NEW JERSEY
1970-1991

<u>Year</u>	<u>Births</u>	<u>Deaths</u>	<u>Change in Births/Deaths</u>
1970	113	74	39
1971	89	64	25
1972	88	63	25
1973	91	70	21
1974	90	51	39
1975	65	66	-1
1976	73	52	21
1977	85	51	34
1978	67	49	18
1979	71	61	10
1980	74	50	24
1981	92	54	38
1982	95	60	35
1983	66	45	21
1984	87	48	39
1985	74	53	21
1986	96	56	40
1987	82*	189*	-107
1988	90*	158*	-68
1989	129*	NA	---
1990	126*	NA	---
1991	141*	NA	---

* State Officials have noted discrepancies in the statistics due to non-residents utilizing Wharton mailing addresses. (See text above)

NA - Not Available

SOURCE: State of New Jersey, Department of Health New Jersey Health Statistics

Household Size

Wharton's household size has continually declined throughout the past thirty year period, as shown in the accompanying table. In 1950, Wharton had an average household size of 3.24 persons. In 1960 this figure decreased to 3.21. Another decrease was experienced in 1970, to 3.15 persons. It declined to 2.73 persons per household in 1980, and again, to 2.64 persons per household, in 1990.

The Borough's declining household size reflects the changing socio-economic characteristics of the population. It is a function of an aging population, younger households with fewer children, and older households remaining in their single-family dwellings after their children have left to form their own households elsewhere.

It is noted that the decline in household size is not unique to Wharton. Similar declines have been registered in most municipalities in Morris County. Morris County's total average household size, for example, decreased from 2.85 persons per household in 1980 to 2.64 in 1990. This represents a seven percent decline in household size. Wharton registered a three percent decline during this period.

TABLE 6
AVERAGE HOUSEHOLD SIZE
WHARTON, NEW JERSEY
1950-1990

<u>Year</u>	<u>Population</u>	<u>Number of Dwelling Units</u>	<u>Household Size</u>
1950	3,853	1,188	3.24
1960	5,006	1,561	3.21
1970	5,535	1,755	3.15
1980	5,485	2,010	2.73
1990	5,405	2,122	2.64

SOURCE: U.S. Census of Population and Housing

Age and Sex Characteristics

Data concerning characteristics of the Borough's population by age and sex is presented in the accompanying table. The data indicates that 52 percent of the community is female and 48 percent male. However, amongst those sixty-five years of age and older, the proportion of females to males increases substantially, with 64 percent of the 636 residents sixty-five years of age and older being females.

Noteworthy is the increase in the number of young residents in Wharton. Although the number of residents below the age of eighteen has declined as a percentage of the total population from 27 percent in 1980 to 24 percent in 1990, the number of residents below the age of ten has increased. In 1980 residents under the age of ten represented 12.5 percent of the population in 1990 that percentage increased modestly to 13%. The 1990 census numbers reveal that the Borough had a noticeable increase in the number of young residents under the age of 5. The number of residents in this category increased from 5.5% in 1980 to 6.8% in 1990.

TABLE 7
AGE AND SEX CHARACTERISTICS
WHARTON, NEW JERSEY
1990

<u>Age Group</u>	<u>Male</u>	<u>Female</u>	<u>Total</u>	<u>Percent</u>
Under 5	191	177	368	6.8
5-9	145	187	332	6.1
10-14	168	141	309	5.7
15-19	177	174	351	6.5
20-24	194	195	389	7.2
25-29	264	228	492	9.1
30-34	277	277	554	10.2
35-44	442	451	893	16.5
45-54	298	306	604	11.2
55-59	122	127	249	4.6
60-64	110	119	229	4.2
65-74	150	221	371	6.9
75-84	67	137	204	3.8
85 and Over	<u>14</u>	<u>46</u>	<u>60</u>	<u>1.1</u>
TOTAL	2,619	2,786	5,405	100.0

SOURCE: U.S. Census of Population

INCOME CHARACTERISTICS

Income Level

Table 8 provides data for household income by income category as reported in the 1990 census. The median Wharton household income was reported to be \$45,200.

**TABLE 8
HOUSEHOLD INCOME
WHARTON, NEW JERSEY
1990**

<u>Income Category</u>	<u>Number</u>	<u>Percent</u>
Less than \$ 5,000	50	2.4
\$ 5,000 to \$ 9,999	109	5.3
\$ 10,000 to \$ 14,999	57	2.8
\$ 15,000 to \$ 24,999	203	9.9
\$ 25,000 to \$ 34,999	358	17.5
\$ 35,000 to \$ 49,999	368	18.0
\$ 50,000 to \$ 74,999	620	30.3
\$ 75,000 to \$ 99,999	181	8.9
\$100,000 to \$149,999	78	3.8
\$150,000 or more	<u>20</u>	<u>1.0</u>
TOTAL	2,044	100.0
MEDIAN	\$45,200	
MEAN	\$45,976	

SOURCE: U.S. Census of Population, 1990.

HOUSING CHARACTERISTICS

Historic Background

The number of housing units in Wharton has nearly doubled since 1950, when the census reported a total of 1188 dwelling units in the community. This figure increased by 373 dwellings to 1,561 units in 1960, and to 1,755 dwellings in 1970. The census reported an increase of another 255 units, to 2,010 dwellings in 1980. Census data from 1990 indicates that there are 2,122 units in the Borough. This data is presented in the accompanying table.

**TABLE 9
DWELLING UNITS
WHARTON, NEW JERSEY
1950-1990**

<u>Year</u>	<u>Number of Dwellings</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
1950	1,188	---	---
1960	1,561	373	31.4
1970	1,755	194	12.4
1980	2,010	255	14.5
1990	2,122	112	5.6

SOURCE: U.S. Census of Housing

Housing Units by Structure

Single-family detached residences are the most prevalent dwelling unit type in Wharton. The 1990 census reported that there were 1,329 single-family dwellings in Wharton. This represents 63 percent of the total 2,122 units in the community. The data also reveals that there are 666 dwellings in 2-9 unit buildings, and 127 dwellings in larger multi-family dwellings. This data is shown in the accompanying table.

TABLE 10
UNITS IN STRUCTURE
YEAR-ROUND HOUSING UNITS
WHARTON, NEW JERSEY
1990

<u>Units in Structure</u>	<u>Number</u>	<u>Percent</u>
1 Unit	1,329	62.6
2 to 9 Units	666	31.4
10 to more Units	77	3.6
Other	<u>50</u>	<u>2.4</u>
TOTAL	2,122	100.0

SOURCE: 1990 U.S. Census of Housing

A review of the building/demolition permits in the period 1990 through 1992 reveals that no significant change has occurred in the composition of the housing stock. Building activity since the beginning of 1990 has added a total of seven single-family dwelling units, thereby increasing the Borough's housing stock to 2,129 units.

Housing Units by Tenure

The census reported in 1990 that 1,276 of the 2,044 occupied dwelling units in the Borough are owner occupied. This represents 62 percent of the Borough's occupied housing stock. A total of 768 units are renter occupied.

TABLE 11
YEAR ROUND HOUSING UNITS BY TENURE
AND OCCUPANCY STATUS
WHARTON, NEW JERSEY
1990

Total Year Round Dwelling Units: 2,122
 Total Vacant Dwelling Units: 78

<u>Owner Occupied</u>	<u>Renter Occupied</u>	<u>Total Occupied</u>
1,276	768	2,044

SOURCE: U.S. Census of Housing, STF 3A, Characteristics of Housing Unit

Value of Housing Units

Housing values have changed dramatically in Wharton and throughout the State between 1980 and 1990. At the time of the 1980 census, the median value of housing in Wharton was \$64,200, compared with the median value of \$161,500 listed in the 1990 census. The median value of rental housing was reported to be \$333 in 1980. By 1990 the median nearly doubled to \$663. This is shown in the accompanying two tables.

TABLE 12
SPECIFIED RENTER OCCUPIED HOUSING UNITS
WHARTON, NEW JERSEY

<u>Rent</u>	1980	<u>Number</u>	<u>Rent</u>	1990	<u>Number</u>
Less than \$80		0	<u>Less than</u> \$200		13
\$ 80 to \$ 99		0	\$200 to \$399		64
\$100 to \$149		15	\$400 to \$549		99
\$150 to \$199		17	\$550 to \$649		172
\$200 to \$299		154	\$650 to \$699		102
\$300 to \$399		300	\$700 to \$749		68
\$400 or more		140	\$750 to \$999		173
No cash rent		<u>21</u>	\$1,000 or more		56
			No cash rent		<u>18</u>
TOTAL		647	TOTAL		765
MEDIAN		\$333	MEDIAN		\$663

SOURCE: U.S. Census of Population and Housing, Characteristic of Housing Units

TABLE 13
SPECIFIED OWNER OCCUPIED
NON-CONDOMINIUM HOUSING
UNITS BY VALUE
WHARTON, NEW JERSEY

1980		1990	
<u>Value</u>	<u>Number</u>	<u>Value</u>	<u>Number</u>
Less than \$10,000	0	Less than \$30,000	2
\$10,000 - \$19,999	5	\$30,000 - \$99,999	75
\$20,000 - \$29,999	15	\$100,000 - \$199,999	855
\$30,000 - \$49,999	174	\$200,000 - \$249,999	100
\$50,000 - \$99,999	829	\$250,000 - \$299,999	17
\$100,000 - \$149,999	26	\$300,000 - \$399,999	1
\$150,000 - \$199,999	3	\$400,000 - \$499,999	1
\$200,000 or more	<u>0</u>	\$500,000 or more	<u>0</u>
TOTAL	1,052	TOTAL	1,051
MEDIAN VALUE	\$64,200	MEDIAN VALUE	\$161,500

SOURCE: U.S. Census of Population and Housing, Characteristics of Housing Units

Housing values have increased nearly three-fold since the 1980 census data was recorded. The census data for 1990 indicates that the median non-condominium housing value in Wharton was \$161,500. The average value for single-family and multi-family units is presented in the accompanying table, and is juxtaposed against data for adjoining municipalities to enable a comparative assessment to indicate Wharton's position in the marketplace.

TABLE 14
AVERAGE VALUE OF SINGLE-FAMILY AND
MULTI-FAMILY OWNER-OCCUPIED HOUSING UNITS,
SELECTED MUNICIPALITIES
WHARTON, NEW JERSEY
1990

	Single-Family		Multi-Family	
	<u>Number</u>	<u>Avg. Value</u>	<u>Number</u>	<u>Avg. Value</u>
Wharton	1,118	\$160,986	125	\$195,240
Jefferson	5,117	\$173,629	101	\$193,292
Dover	2,400	\$156,670	345	\$165,326
Mine Hill	1,036	\$163,016	19	\$170,921
Rockaway Twp.	5,465	\$200,137	131	\$118,836
Roxbury	5,590	\$201,180	138	\$167,754

SOURCE: 1993 Morris County Data Book

There is no similar source available to enable an assessment of increases in housing rental prices. However, discussions with local realtors indicate that rental increases have followed the pattern of residential sales increases.

Additional Housing Data

The Borough of Wharton Housing Element of the Master Plan contains additional housing data, and should be referred to in conjunction with any review of this document.

EMPLOYMENT CHARACTERISTICS

Tables 15, 16 and 17 provide various employment data for the Borough of Wharton.

Table 15 depicts covered employment trends in Wharton from 1972 to 1991. Within that period of time local employment fluctuated, but overall the data indicates a significant decrease in the number of jobs. The data indicated employment peaked in 1981 at 2,420 covered jobs, with a steady decline in local employment since that time.

TABLE 15
COVERED EMPLOYMENT
WHARTON, NEW JERSEY
1972-1991

<u>Year</u>	<u>Number of Jobs</u>
1972	1,989
1973	1,926
1974	2,118
1975	2,101
1976	2,058
1977	2,240
1978	2,175
1979	2,099
1980	2,301
1981	2,420
1982	2,252
1983	2,342
1984	2,260
1985	1,995
1986	1,453
1987	1,102
1988	1,190
1989	1,196
1990	1,124
1991	1,036

SOURCE: State of New Jersey, Department of Labor, Office of Demographic and Economic Analysis. New Jersey Covered Employment Trends, (1972-1991). "Private Sector Covered Jobs, Third Quarter", by municipality.

Tables 16 and 17 describe the employment characteristics and occupational patterns for Wharton residents, as reported in the 1990 census. Table 16 indicates that fifty-eight percent of all jobs are concentrated in three fields - manufacturing, retail trade and professional service. Table 17 identifies resident employment by occupation. It indicates that sixty percent of the population's employment is concentrated in two occupational categories - managerial/professional specialty and technical, sales and administrative support.

TABLE 16
EMPLOYED PERSONS 16 AND OVER BY INDUSTRY
WHARTON, NEW JERSEY
1990

<u>Industry</u>	<u>Number</u>	<u>Percent</u>
Agriculture, Forestry, Fisheries, Mining	33	1.1
Construction	162	5.2
Manufacturing:		
Nondurable Goods	312	10.0
Durable Goods	346	11.1
Transportation, Communication, Other Public		
Utilities	279	9.0
Wholesale Trade	168	5.4
Retail Trade	423	13.6
Finance, Insurance, Real Estate	222	7.1
Business and Repair Service	140	4.5
Personal, Entertainment, Recreation	96	3.1
Professional and Related Services:		
Health Services	277	8.9
Educational Services	161	5.2
Other Professional & Related	275	8.8
Public Administration	<u>216</u>	<u>6.9</u>
TOTAL	3,110	100.0

SOURCE: General Social and Economic Characteristics, 1990 Census

TABLE 17
EMPLOYED PERSONS 16 AND OVER BY OCCUPATION
WHARTON, NEW JERSEY
1990

<u>Occupation</u>	<u>Number</u>	<u>Percent</u>
Managerial and Professional Specialty		
Executive, Administrative, Managerial	501	16.1
Professional Specialty	358	11.5
Technical, Sales, Administrative Support:		
Technicians and Related Support	114	3.7
Sales	208	6.7
Administrative Support (Clerical)	695	22.3
Private Household Occupations	0	0.0
Protective Service Occupations	95	3.1
Service (Except Protective and Household)	323	10.4
Farming, Forestry, Fishing	17	0.5
Precision Production, Craft, Repair	439	14.1
Operators, Fabricators, Laborers:		
Machine Operators, Assemblers, Inspectors	152	4.9
Transportation, Material Moving	96	3.1
Handlers, Equipment Cleaners, Laborers	<u>112</u>	<u>3.6</u>
TOTAL	3,110	100.0

SOURCE: General Social and Economic Characteristics, 1990 U.S. Census.

PHYSICAL FEATURES

Introduction

An analysis of the Borough's physical characteristics is important in determining the development potential of the community's remaining vacant underdeveloped acreage. Additionally, information on physical features is useful in assessing sites being considered for redevelopment. This data enables a clearer assessment of the community's development potential, and assists in establishing projections for future population growth.

The principal environmental features which are typically assessed within the framework of a master plan include topography, slope, soils, wetlands and flood plain characteristics. Each are described below.

Topography and Slope

The Borough of Wharton is characterized by two distinct topographic conditions. Some areas, particularly the vacant acreage located in the southwestern section of the Borough contain steep slopes which exceed 16%. Elevations range from 915 feet in the southwestern portion of the Borough to 590 feet along the Rockaway River at Wharton's eastern boundary. The area west of Main Street and north of Route 80, as well as most of the southwestern section of the Borough are impacted by steep slope conditions. The most developed areas of Wharton, particularly those east of Main Street and south of Route 80 are generally level. These areas are typified by slopes which are eight percent or less.

Soil Conditions

The United States Soil Conservation Service (SCS) of the Federal Department of Agriculture has prepared an interim soils survey for Morris County. The interim soil survey was issued in August 1976 and identifies 13 different soil types within the Borough of Wharton. Each soil type, and a general description of their associated characteristics, are identified in Table 18.

An important feature of the SCS survey is the characterization of a soil's suitability for development. Soil constraints identified in the SCS survey represent an important consideration in guiding land use decisions for planning purposes. Soil limitations for each soil type are indicated in the accompanying Table 19.

TABLE 18
SOIL DESCRIPTIONS
BOROUGH OF WHARTON, NEW JERSEY

<u>Soil Type</u>	<u>Sym</u>	<u>Description</u>
Adrian Muck	Ad	Found in depressed areas on outwash plains. Frequently subject to flooding. Slopes range from 0 to 3 percent.
Alluvial Land	Ae Am	Found along streams. A permanent high water table and annual flooding are associated with this soil series. Considered moderately to poorly drained and are limited for farming and community development.
Carlisle Muck	Ca	Found in depressional areas within outwash plains, glacial plains and broader areas in flood plains. Considered nearly level and poorly drained. Slopes range from 0 to 2 percent.
Hibernia Series	HbC	Found in depressions, in watercourses, and at the base of steep slopes. Considered undulating and poorly drained.
Made Land, landfill	Ma	Consists of fill material that varies widely in composition and physical characteristics. Generally the fill material includes trash, garbage, building material, and, in places, industrial waste.
Netcong Series	N+B N+C	Found on rolling uplands in a narrow belt that extends from Budd Lake, across the central part of the County, through southern Dover to Morris Plains. Consists of gently sloping to strong sloping, well-drained soils.
Otisville gravelly	O+C	Slopes range from 3 to 15 percent. Consists of gently to loamy sand strongly sloped soil which has moderate or moderately rapid runoff, rapid permeability and low available water capacity. It is slightly erodible.
Parker Series	PeC, PeD	Found on irregularly shaped ridgetops and along sides of ridges. Consists of deep gently sloping to very steep, excessively drained soils. Slopes range from 3 to 25 percent.
Pits, sand and gravel	Ps	Found in areas of glacial outwash. Consists of open excavations and adjoining areas of fill material removed during the mining of sand, gravel, and borrow material. Most abandoned pits have steep to vertical sides. Fertility is low and the material is erodible.

TABLE 18
SOIL DESCRIPTIONS
BOROUGH OF WHARTON, NEW JERSEY
(continued)

<u>Soil Type</u>	<u>Sym</u>	<u>Description</u>
Ridgebury Series	RgA, RIB	Found in depressions and at the base of slopes. Very poorly drained. Slopes range from 0 to 10 percent.
Rockaway Series	RpC, RrD, RsE	Found in undeveloped, hilly areas. Consists of deep, gently sloping to very steep, well drained and moderately well drained soils. Slopes range from 3 to 45 percent.
Urban Land	Ua, UrC	Consists of soil which has been cut or filled and are either paved or built upon. Considered gently sloping or sloping.
Whitman Series	Wm	Found in depressions and seepage areas within valleys and waterways. Consists of deep, nearly level, very poorly drained stony and gravelly soils.

SOURCE: Interim Soil Survey of Morris County, New Jersey, prepared by the United States Department of Agriculture Soil Conservation Service, dated August 1976

TABLE 19
SOIL CONDITIONS FOR DEVELOPMENT
BOROUGH OF WHARTON, MORRIS COUNTY

Soil series and map symbols	Foundations for dwellings		Local roads, streets, and parking lots
	With basement	Without basement	
Adrian: Ad	Severe: frequent flooding; seasonal high water table at surface; low bearing strength.	Severe: frequent flooding; seasonal high water table at surface; low bearing strength.	Severe: frequent flooding; low bearing strength; seasonal high water table at surface.
Alluvial Land: Ae	Severe: frequent flooding; seasonal high water table at a depth of 2 to 4 feet.	Severe: frequent flooding.	Severe: frequent flooding.
Carlisle: Ca	Severe: frequent flooding; seasonal high water table at surface; low bearing strength; severe subsidence.	Severe: frequent flooding; seasonal high water table at surface; low bearing strength.	Severe: frequent flooding; seasonal high water table at surface; low bearing strength; severe subsidence.
Hibernia: HbC	Severe: seasonal high water table perched at a depth of 1/2 foot to 1 1/2 feet; lateral seepage above fragipan.	Moderate: seasonal high water table at a depth of 1/2 foot to 1 1/2 feet.	Severe: seasonal high water table at a depth of 1/2 to 1 1/2 feet; high frost action potential.
Made Land: Ma	Severe: uneven settling; gas formation.	Moderate: uneven settling.	Moderate: uneven settling.
Netcong: NtB	Slight.	Slight.	Slight.
NtC	Moderate: slope.	Moderate: slope.	Moderate: slope; hazard of erosion.

TABLE 19
SOIL CONDITIONS FOR DEVELOPMENT
BOROUGH OF WHARTON, MORRIS COUNTY
 (continued)

Soil series and map symbols	Foundations for dwellings		Lawns, landscaping, and golf fairways	Local roads, streets, and parking lots
	With basement	Without basement		
Otisville: OtC	Moderate where slopes are 8 to 15 percent. Slight where slopes are 3 to 8 percent.	Moderate where slopes are 8 to 15 percent. Slight where slopes are 3 to 8 percent.	Severe: coarse texture; low available water capacity; low fertility; low organic-matter content.	Slight where slopes are 3 to 8 percent. Moderate where slopes are 8 to 15 percent.
Parker: PeC	Moderate: moderate stone content; bed-rock at a depth of 4 to 10 feet.	Moderate: moderate stones.	Severe: excessive stones, cobbles, and gravel.	Moderate: moderate stones.
Pitts*: PeD Ps	Severe: steep; moderate stones.	Severe: steep.	Severe: steep; excessive stones.	Severe: steep; hazard of erosion; moderate stms
Ridgebury: RgA	Severe: seasonal high water table at a depth of 0 to 1 foot.	Severe: seasonal high water table at depth of 0 to 1 foot.	Severe: seasonal high water table at a depth of 0 to 1 foot; excessive stones.	Severe: seasonal high water table at a depth of 0 to 1 foot.
Ridgebury: RgB	Severe: seasonal high water table at a depth of 0 to 1 foot; excessive stones.	Severe: seasonal high water table at a depth of 0 to 1 foot; excessive stones.	Severe: seasonal high water table at a depth of 0 to 1 foot; excessive stones.	Severe: seasonal high water table at a depth of 0 to 1 foot; excessive stones.
Rockaway: RpC	Moderate: very stony.	Moderate: very stony.	Severe: excessive stones.	Moderate: very stony; moderate frost action potential.
RrD	Severe: excessive stones; steep.	Severe: excessive stones, steep.	Severe: excessive stones; steep.	Severe: excessive stones; steep.
RsE	Severe: rock outcrop; very steep.	Severe: rock outcrop; very steep.	Severe: rock outcrop; very steep.	Severe: rock outcrop; very steep.

TABLE 19
SOIL CONDITIONS FOR DEVELOPMENT
BOROUGH OF WHARTON, MORRIS COUNTY
 (continued)

Urban land:	Ua, Ub	Highly urbanized; present develop- ment prohibits other uses.	Moderate: gently sloping and strongly sloping.	Moderate: gently sloping and strongly sloping.	Moderate: moderate gravel and stones.	Moderate: moderate frost action potential; strongly sloping in some places.
Whitman:	Wm	Severe: seasonal high water table at surface.	Severe: seasonal high water table at surface.	Severe: seasonal high water table at surface.	Severe: seasonal high water table at surface.	Severe: seasonal high water table at surface; high frost-action potential.

*There is no specific data available for this soil type

SOURCE: Interim Soil Survey of Morris County, New Jersey, prepared by the United State Department of Agriculture Soil Conservation Service, dated August 1976

Flood Hazard Area

The Borough of Wharton Flood Insurance Rate Map was published by the Federal Insurance Administration of the National Flood Insurance Program. The data presented on the Flood Rate Maps include the delineation of the 100 year flood elevations.

The analysis of the Flood Map indicates that a flood hazard area has been indicated along either side of the Rockaway River. The Flood Insurance Rate Map can be reviewed at Borough Hall.

Wetland Areas

The National Wetland Inventory, prepared by the United States Department of the Interior, Fish and Wildlife Service, provides an inventory of all wetland areas for Wharton as well as other municipalities in the State of New Jersey.

The wetlands data was prepared by the federal government utilizing stereoscopic analysis of high altitude aerial photographs. The wetland delineations were based upon vegetation, visible hydrology and geography in accordance with acknowledged source data pertaining to wetlands classification. These wetland areas are indicated in the accompanying Wetlands Inventory Map. A total of 249 acres, or 19 percent of the Borough's land area, are classified as wetlands.

The National Wetlands Inventory indicates that wetlands are distributed unevenly throughout the Borough. Most of the wetlands areas are encompassed within designated flood plain areas. The wetlands also include the open waters that comprise the number of water courses which are found in the Borough. The data indicates that there are two types of distinguishable wetlands evident. These are identified as follows:

1. The Palustrine System - The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5%.

The Palustrine System in Wharton contains four sub-categories. These are PFOI Palustrine Forested areas with primarily broad leafed deciduous trees, PFO/SSI Palustrine Forested areas with primarily broad leafed deciduous trees and scrub shrub, POW Palustrine Open Water areas associated with small ponds and PEM Palustrine Emergents associated with early successional plants or annual vegetative growth. These wetlands are found in isolated areas distributed throughout the community.

The Palustrine System was developed to group the vegetation wetlands traditionally called by such names as marsh, swamp, bog, fen and prairie. It also includes the small, shallow, permanent or intermittent water bodies often called ponds. Palustrine wetlands may be situated shoreward of lakes, river channels, or estuaries; on river floodplains; in isolated catchments; or on slopes. They may also occur as islands in lakes or rivers.


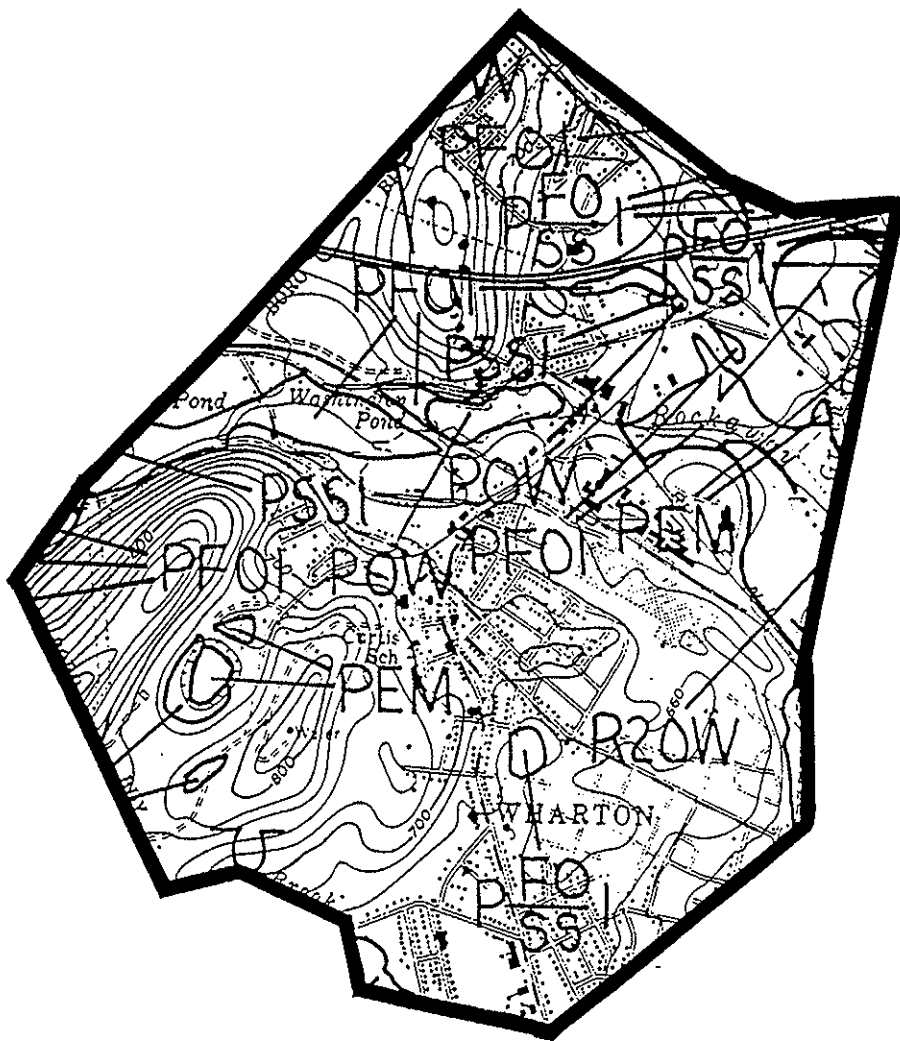
2. The Riverine System - This system is designated R-20W on the Wetland Map. Riverine systems include all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens and (2) habitats with water containing ocean derived salts in excess of 0.5%. A channel is defined as "an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water."

The Riverine System is bound on the landward side by upland, by the channel bank (including natural and man-made levees), or by wetland dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens. In braided streams, the system is bounded by the banks forming the outer limits of the depression within which the braiding occurs.

The Riverine System terminates at the downstream end where the concentration of ocean derived salts in the water exceeds 0.5% during the period of annual average low flow, or where the channel enters a lake. It terminates at the upstream end where tributary systems originate, or where the channel leaves a lake. Springs discharging into a channel are considered part of the Riverine System. Water is usually, but not always, flowing in the Riverine System. Upland islands or Palustrine wetland may occur in the channel, but they are not included in the Riverine System.

The distribution of wetlands in the Borough is depicted on the accompanying Wetland Map.

WETLANDS



STEWART/BURLES
Professional Planning
Landmark America
P.O. Box 1000
P.O. Box 1000
Austin, Texas 78768
P.O. Box 1000
Austin, Texas 78768
P.O. Box 1000
Austin, Texas 78768

PUBLIC UTILITIES

Sanitary Sewerage System

The majority of properties within Wharton are serviced by the sanitary sewer facilities operated by the Rockaway Valley Regional Sewer Authority. Only 93 housing units in Wharton are serviced by individual septic systems.

According to the Borough's sanitary engineer, the majority of Wharton's sewer lines were constructed in 1954. Additional sewer lines were constructed during the early 1970's, with few extensions constructed since that time.

The municipal sewerage system discharges into the RVRSA trunk sewer located in Dover by gravity flow. An average of 472,775 gallons of effluent per day flowed through the system in 1980. In 1990, an average of 508,000 gallons per day was reported, an increase of 7 percent. Between 1990 and 1992 a decrease of nineteen percent was reported, from 508,000 gallons per day of flow to 415,000 gallons.

The Sanitary Engineer has noted that Wharton's sanitary sewerage infrastructure is in good repair and is able to accommodate the current effluent flows.

Water System

The Wharton Water Department supplies almost all of the potable water to the Borough's residents. The Dover Water Department serves a small portion of the Borough, and a total of 67 dwelling units, or three percent, are serviced by on-site wells.

Information from the Morris County Planning Board reveals that the Borough's Water Department has 1,790 connections comprised of 1,729 residential, 45 commercial, 8 industrial and 8 public users.

The Borough water system is comprised of three wells, two of which are located along West Central Avenue and the third on Eileen Court. Each of the wells located on West Central Avenue have the ability to produce 400 gallons of water per minute. An air stripper was recently installed to remove contaminants from these wells. The well on Eileen Court produces approximately 800 gallons per minute. The combined capacity for all three wells is approximately two million gallons per day and the current demand is 65,000 gallons per day. The Borough Water Department feels that the supply is adequate to meet the demands into the next century.

Electric and Gas Service

Natural gas service is provided to the Borough by New Jersey Natural Gas. Jersey Central Power and Light provides electric service to Wharton.

MASTER PLANS IN ADJOINING MUNICIPALITIES

The Municipal Land Use Law requires master plans to include a specific policy statement indicating the relationship of the proposed development of the municipality as developed in the master plan to the master plans of contiguous municipalities.

The master plan recommendations of the five municipalities which adjoin Wharton, including the Townships of Jefferson, Mine Hill, Rockaway and Roxbury, and the Town of Dover, are assessed relative to their prospective impacts on Wharton.

Town of Dover

The Town of Dover Comprehensive Master Plan was prepared by Eugene Oross Associates and adopted in 1976. It was amended and re-adopted in 1979. In 1982 and 1988 the Town prepared Reexamination Reports of the Master Plan. The 1976 Comprehensive Plan contained background information on land use, traffic circulation, housing and population.

Residential designations encompass most of the adjoining acreage in Dover. These designations range from low to moderate density, and is consistent with the surrounding Plan recommendations for Wharton. There is also one area designated for industrial use, in the vicinity of the Thatcher site. The Wharton Plan similarly designates the adjoining area for industrial use.

Township of Jefferson

The Jefferson Township Master Plan was adopted on October 8, 1991 and prepared by Suburban Consulting Engineers, Inc. It includes information on physical constraints, population, income, housing and land use.

The easternmost tip of the Township of Jefferson abuts Wharton's southwesterly perimeter. This portion of Jefferson Township is designated for industrial use. This is consistent with Wharton's land use policy in this area.

Township of Mine Hill

The Township of Mine Hill Master Plan was adopted in August 1988. The Plan was prepared by John Cilo, Jr. Associates and contains information on land use, traffic circulation, utilities, housing and population.

Single-family and multi-family residential development classifications are provided along Wharton's southerly boundary in adjoining Mine Hill. A townhouse designation, including a classification for senior citizen townhouse development, encompasses the area extending from the Morris Canal to Spring Brook. A detached single-family designation at 3 units per acre extends along Spring Brook to Saint Mary's Street. These residential classifications are consistent with the residential designation of adjoining property in Wharton.

Township of Rockaway

The Township of Rockaway adopted its Master Plan in July 1992. This comprehensive document, prepared by Robert Catlin and Associates, contains information pertaining to existing land use, community facilities, circulation, utilities, recreation and recycling.

The Township of Rockaway provides for several land use classifications along the Wharton municipal boundary. An office/industrial land use designation encompasses properties abutting the western portion of Wharton, as well as properties in the northeast corner of Wharton. A mixed use classification abuts Wharton's western border, north of Route 80. Additionally, a very small section of medium density residential land use abuts Wharton's northwest corner.

Properties in the northeastern corner of Wharton, south of Route 80, are adjacent to an office land use classification. Highway commercial uses are recommended for properties between the Burnt Meadow Brook and the west side of Route 15, south of Wharton's Route 15 commercial corridor.

The land use pattern in Rockaway is generally compatible with the designations recommended in the Wharton Master Plan.

Township of Roxbury

The Roxbury Master Plan was prepared by Madden/Kummer, Inc. and adopted in 1990. This document contains data on land use, housing, transportation and circulation, community facilities, historic preservation, and utilities.

Land in Roxbury abutting the southwesterly portion of the Borough of Wharton is classified by an industrial designation. This is compatible with the industrial classification of adjoining property in Wharton.

MORRIS COUNTY MASTER PLAN

The Morris County Planning Board adopted its Future Land Use Element of the County Master Plan in 1975. This element serves as a general guide for development within Morris County, and encourages development in the various forms of centers identified. Wharton has been identified as a Village Center based on population and employment demographics. A Village Center is defined as providing, on a limited basis, goods and services necessary for daily life. The Master Plan also delineates the environmentally constrained areas of the Borough. The Morris County Master Plan is compatible with the Wharton Land Use Plan.

THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The State of New Jersey has prepared the State Development and Redevelopment Plan (SDRP), which was adopted on June 12, 1992.

The Plan's main objective is to guide future development and redevelopment to ensure the most efficient use of existing infrastructure systems, and to maintain the capacities of infrastructure, environment, natural resource, fiscal, economic and other systems. To this end the Plan divides the State into five different categories of "Centers", which are compact forms of development, and four different types of "Planning Areas" that are regional in scale. Generally, the Plan attempts to curb development in rural areas and in those parts of the State where development has only recently begun, encourage new development along transportation corridors, in older cities and in suburbs that have the necessary infrastructure to accommodate it, and concentrate development in rural areas around selected centers. Planning and zoning decisions remain the province of the municipality. However, the State is expected to use the Plan as a guide in determining the distribution of funds for infrastructure improvements, and within that framework its recommendations will be implemented as a growth management tool.

Nearly all of Wharton has been classified as being located in a PA-1 Metropolitan Planning Area. Two separate areas, located in the northeastern/northcentral portion and the southwestern section of the Borough have been designated in a PA-2 Suburban Planning Area. As stated in the SDRP, the communities in the PA-1 form a part of the "metropolitan mass" where there is little distinction between municipal boundaries. The communities in the Metropolitan Planning Area have the following characteristics: they are predominantly developed with little available vacant land; have an aging infrastructure; recognize that redevelopment will be the predominant form of growth; and understand that certain municipal services and systems need to be regionalized. The Plan recommends that there be both public and private investment/reinvestment in the Metropolitan Planning Area and that growth and redevelopment be promoted in these communities. The Plan encourages both development and redevelopment in order to take advantage of the benefits of areas within the Metropolitan Planning Area which

have an existing development pattern, extensive public transportation system, and access to regional markets.

The Suburban Planning Area or PA-2 is characterized by being located adjacent to a more densely developed Metropolitan Planning Area, but lacking the high intensity centers. Additionally, the SDRP indicates that this planning area can be distinguished from a Metropolitan Planning Area by its availability of vacant developable land. The communities within a Suburban Planning Area possess the following characteristics: they do not contain a central focal point; there is a dependency on the private automobile; and except for the lack of public transportation, are served by urban infrastructure. The plan designates this area for future growth with the intent to provide a more efficient and serviceable pattern of development than had previously existed. The plan encourages: the expansion of infrastructure from neighboring Metropolitan Planning Areas; the creation of compact centers of development to support public transportation systems; the redevelopment of existing settlements; the planning and development of mixed use Centers; and an appropriate design for development which discourages sprawl.

