
Town of Phillipsburg
2017 Highlands Planning Work

LAND USE PLAN ELEMENT

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LAND USE PLAN

- Last “working draft” was dated June 24, 2015.
- Uses Highlands Council’s template for a Land Use Plan
- Incorporates an Open Space Plan to work in tandem with the Land Use aspects.

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Introduction

I. Goal Statement

II. The Planning Context

- Demographics
- Housing
- Land Use
- Zoning
- Redevelopment Areas
- Natural Resources
- Corridor Studies

III. Land Use Plan (“under construction”)

- Land Use Districts
- Natural Resources Overlay Districts
- Low Impact Development
- Zoning Revisions

IV. Open Space & Recreation Plan

- Executive Summary
- Goals
- Open Space & Recreation Inventory
- Recreational Open Space Needs Analysis
- Action Plan

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V. Relationship to Other Plans

- Lopatcong Township
- Pohatcong Township
- Warren County
- NJ State Strategic Plan
- Highlands Regional Master Plan

Appendix

Recreation & Open Space Inventory (ROSI)

Maps

List of Figures

ERI Figure 8 Highlands Riparian Area
ERI Figure 11 Steep Slope Protection Areas
ERI Figure 18 Carbonate Rock Area
ERI Figure 23 Wellhead Protection Areas
ERI Figure 2 Land Use Capability Map

List of Maps

1. Existing Land Use
2. Existing Zoning
3. Land Use Plan
4. Proposed Zone Changes
5. Parks and Public Schools
6. Riverfront Heritage Trail
7. Adjoining Zones

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DRAFT GOAL STATEMENT - 2015

“The 2004 Master Plan Update included one overriding goal that remains relevant for the 2015 plan. The goal is further refined through specific policies found in the land use and open space plan elements.”

Goal Statement

To maintain the Town of Phillipsburg as a proud community where people and families of all ages and incomes can live and travel safely, have clean and well-kept neighborhoods, have a variety of above average housing opportunities and have accessibility to needed businesses and professional services. The community should preserve its history, protect its natural resources, provide recreation for all ages, and maintain a mixture of land uses that will offer a stable tax base.

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Major Themes:

1. Safety
2. Clean Communities / Quality of Life
3. Housing - options
4. Economic Development
5. Historic Preservation
6. Natural Resources Protection
7. Recreation – passive and active

Questions:

1. Do we agree with this Goal Statement?
2. Do we agree with these major themes?
3. Are there other elements of our community we would like to see represented in the Land Use Plan?

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DRAFT GOAL STATEMENT - 2015

Proposed Revisions:

- 1. Craft a Vision Statement** – revise the Goal Statement into a “Vision Statement” (“The Town of Phillipsburg IS a proud community where families and people of all ages and incomes LIVE and travel safely in clean and well-kept neighborhoods...”)
- 2. Develop Goal Statements** for each of the agreed upon “Major Themes”
- 3. Develop Objectives** to implement each goal statement

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EXAMPLE – ECONOMIC DEVELOPMENT

Goal 1: To provide for a diversity of non-residential uses in appropriate locations to encourage a balance of land uses throughout the Town.

- Objective 1a: To promote a diversity of non-residential uses that provide high quality employment, goods and services, and contribute to Phillipsburg's fiscal health.
- Objective 1b: What kind of development do we want and where?
- Objective 1c: What are the goals for Route 22 / Memorial Parkway?
What kind of development is appropriate there?
What kind of development will provide that balance of uses and how do we regulate that? FAR?
- Objective 1d: Redevelopment initiatives along riverfront and elsewhere in town.
- Objective 1e: What kind of design guidelines do we want to use to promote the look and feel of the town as a historic industrial town?

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VISIONING & GOAL SETTING

Meeting #1 (2 to 3-hour, Saturday morning workshop - APRIL)

1. Evaluate relevancy of the current goal statement and what it represents
2. Revise the goal statement, if needed; Identify “major themes”
3. Break out into groups according to each major theme / goal statement to refine the objectives for that goal.
4. Ask: What do participants agree with / disagree with in terms of achieving the goal? Do current land use conditions (locations of uses, etc) make sense?
5. Ask: What are recommendations for changes, according to the Goal / Objectives of that major theme?

Meeting #2 (2-hour, Saturday morning presentation - JUNE)

1. Recap meeting #1 and present results in the form of drafted Goals & Objectives. Did we get it right?!
2. Review revised land use maps. Did we get it right?
3. Explain process for next steps
 - Finalize plan for adoption (July / August)
 - Develop design guidelines and zoning recommendations for revised land use districts (November / December)
 - Gather input on look and feel of each district – (more opportunities to participate!)