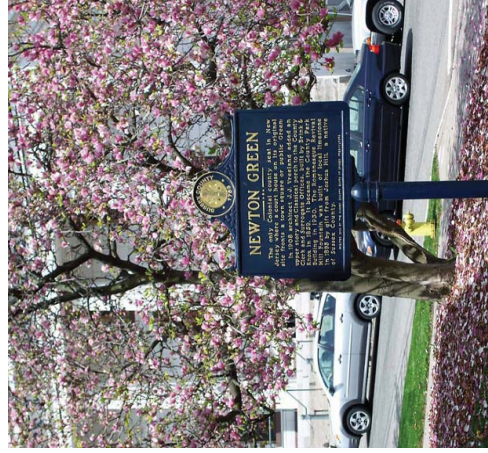


TOWN OF NEWTON

Sussex County, New Jersey

MASTER PLAN

August 2008



Prepared by Harold E. Pellow & Associates, Inc. • 17 Plains Road • Augusta • New Jersey • 07822

NEWTON MASTER PLAN

Town of Newton, Sussex County, New Jersey

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*Thank you to A. Nelessen Associates for assistance and direction in providing transect zones, transit routes and bike paths for the Land Use Element and Circulation Plan.

*Thank you also to Kasler Associates for providing background data, tables, graphics and other information for this Plan.

The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.

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INTRODUCTION & VISION



The Town of Newton is the County Seat and the New Jersey State Designated Regional Center for Sussex County. Newton is located in the approximate geographic center of the County and serves as an employment and service hub for the County.

Incorporated in 1864, the Town has many assets in its traditional downtown and compact mixed-use neighborhoods. At just 3.1 square miles in size, most of Newton's developable land has been built on. Most of the Town's remaining large tracts of vacant land are constrained by wetlands, steep slopes and other environmental constraints. Other vacant lands surround abandoned and dilapidated commercial and manufacturing buildings, posing challenges to revitalization and new development. To address these challenges, Town leaders recognized the need for a vision for the future of Newton.

The Town conducted a community visioning process with the assistance of A. Nelesen Associates, which resulted in the preparation of an Urban Design Plan. This Plan defined a core area along Spring Street, Trinity Street and Sparta Avenue that should be explored as a potential area in need of redevelopment. Pieces of this area, often referred to as the "spine" of the Town, are currently under study by the Planning Board and some have already been designated as areas in need of redevelopment. The Plan further outlined how those areas could be redeveloped to provide a positive impact and development pattern for the Town. The Urban Design Plan focuses on traditional design concepts and development patterns that mirror the traditional towns of the past, but provide today's amenities in terms of adequate parking and other conveniences. The proposed vision is for a pedestrian friendly place, that people want to live, work and feel connected to; the kind of place that provides for mixed use and compact development in the downtown, that also results in positive amenities for the community as a whole.

Following the creation of the Urban Design Plan, the Town recognized the need to update its 1996 Master Plan to incorporate the Town's vision and establish the land use policies needed to implement the Vision Plan. As the Town moves forward on a multitude of levels in pursuit of a positive future, this Master Plan establishes the foundation for positive development and redevelopment.

HISTORY OF PLANNING

The Town of Newton has a long history of planning for compact development in coordination with the State Planning Commission, County of Sussex and other local municipalities. Newton became the State's first designated Regional Center in 1993, which confirmed the Town's dedication to coordinated planning and efforts to promote positive planning and development in the Town. Since 1993, the Town has taken a proactive approach by creating a Vision Plan and designating areas for study as areas in need of redevelopment and/or rehabilitation.

The Town of Newton Master Plan

This Master Plan Update represents the first complete overhaul of the Master Plan since March 1996, when the Town of Newton Planning Board adopted the last Master Plan Update. An amendment to the Master Plan was then adopted in May 2003. That amendment dealt with the Land Use Element and reviewed the mix of allowable uses and bulk standards in the C-4 District south of Spring Street and the M-1 District in the North Park Drive area. The Town's Housing Element and Fair Share Plan was originally adopted in March 2000 and later updated and adopted in November 2006. As of the writing of this Master Plan, the Council on Affordable Housing (COAH) has adopted new rules governing Round 3 Growth Share. The 2006 Housing Element and Fair Share Plan will be revised to meet the rules and submitted to COAH by December 31, 2008.



The Urban Design Plan – Newton's Vision for the Future



The Town of Newton contracted with A. Neleson Associates to conduct a visioning process in the fall of 2005. The vision process resulted in the development of an Urban Design Plan that synthesized the recommendations from the visioning process. The vision process involved a series of public workshops where participants identified their vision for the Town's future through a Visual Preference Survey. The resulting vision for the Town was translated into design preferences for commercial and residential development, streets and streetscapes, the pedestrian realm, open space and public places, parking areas, signage and public transit.

Rehabilitation and Redevelopment



Based on recommendations from the Urban Design Plan, the Town is currently considering a 116 acre area as a proposed area in need of redevelopment. A much larger area, approximately 1,009 acres, has been designated as an area in need of rehabilitation. The New Jersey Local Redevelopment and Housing Law (NJA 40A:12-1 et. seq.) establishes specific criteria for identifying areas in need of redevelopment and rehabilitation and outlines a specific process by which the municipality may designate areas in need of redevelopment and rehabilitation. For areas designated in need of redevelopment, the Town can plan for sites within the area, provide long term tax abatement programs to developers, and if necessary, utilize the powers of eminent domain to obtain parcels for inclusion in redevelopment projects. For areas designated in need of rehabilitation, the Town can review and approve redevelopment plans and provide programs for

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Center Designation and Plan Endorsement



The Town petitioned for Plan Endorsement and re-designation as a Regional Center in January 2008 by preparing a Municipal Self Assessment Report. The report was created in response to new guidelines for Plan Endorsement proposed by the State Office of Smart Growth. Newton's Municipal Self Assessment Report was the first reviewed in the State under the new guidelines for Plan Endorsement. The Town is expected to receive Plan Endorsement from the State Planning Commission by the end of the year.

This Vision Plan focuses on the Central Business District as the area with the most potential for growth, development and redevelopment. The Plan includes approximately 2.8 million square feet of new infill development which includes mixed use, multi-family residential, live/work units and parking structures. The Plan proposes approximately 350,000 square feet of mixed use, 215,000 square feet of live-work space, 175,000 square feet of commercial and 719 multi-family residential units. Where infill development is proposed, the Plan identifies proposed locations for various uses as well as proposed building heights. Design standards are identified for each use. The overall design scheme is to promote design guidelines for new development so that new structures are compatible with the existing Historic District, as well as, improving the design and compatibility of new structures located in the outlying areas. Finally, a phasing plan is proposed which shows four phases of development being built out over the next 15+ years.

short-term tax abatement to those who either redevelop or rehabilitate buildings within the area. No powers of eminent domain are provided in areas of rehabilitation.

The Town is considering the proposed area in need of redevelopment in phases. The Town Planning Board and Town Council reviewed and approved a redevelopment investigation for the 12.8 acre site along Paterson Avenue and a portion of the proposed 13 acre Hicks Avenue site for redevelopment on December 10, 2007. An area of study known as the "Railroad District" between Sparta Avenue and Diller Avenue is currently being reviewed. Two areas were previously designated areas in need of redevelopment by the Town Planning Board and Town Council including: a 5.64 acre parcel at 56 Sparta Avenue; and a 5.4 acre parcel at Mason Avenue. Redevelopment plans for the Paterson Avenue, Hicks Avenue and 56 Sparta Avenue sites are currently being prepared.

GOALS & OBJECTIVES OF THE MASTER PLAN



The Municipal Land Use Law (40:55D-28) requires that every municipal Master Plan contain a statement of Goals, Objectives, Principles, Assumptions, Policies and Standards upon which the community's plans for physical, economic, and social development are based.

The Urban Design Plan described the vision for the future of the Town, which can be summarized as ---

...a holistic vision of places where the people of Newton want to live, work and feel connected to; a pedestrian friendly place, which can be translated into feasible development opportunities to provide the opportunity for urban living for a variety of households, with additional services and amenities for the entire community.

The broader general development goal for Newton as a Regional Center is ---

To enhance and strengthen Newton's position as a Regional Center in Sussex County in such a way that it will fulfill the social, commercial, governmental, medical, and service needs of a growing County within the constraints of the Town's existing resources.

General Goals & Objectives

- To encourage municipal action to guide the appropriate use or development of all lands in Newton, in a manner that will promote the public health, safety, morals, and general welfare.
- To secure safety from fire, flood, panic and other natural and man-made disasters.
- To provide adequate light, air and open space.
- To ensure that the development of the Town does not conflict with the development and general welfare of neighboring municipalities, the County and the State as a whole.
- 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.
- To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.
- To provide sufficient space in appropriate locations for a variety of residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all the citizens of Newton.
- To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight.

- To promote a desirable visual environment through creative development techniques and good civic design and arrangement.
- To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the Town and to prevent urban sprawl and degradation of the environment through improper use of land.
- To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, and recreational development to the particular site.
- To encourage senior citizen community housing construction.
- To encourage development of affordable housing within the Town of Newton.
- To encourage coordination of the various public and private procedures and activities shaping land development.
- To promote utilization of renewable energy resources.
- To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.
- To balance market rate and affordable housing within neighborhoods.

Residential Goals and Objectives



- Encourage development and improvement of industrial, commercial and public service uses which complement Newton's role as a Regional Center in the County.
- Meet the housing needs of low and moderate income families by supporting the goals underlying the Mount Laurel II housing decision and Council of Affordable Housing (COAH) regulations.
- Emphasize infill, revitalization and redevelopment of housing in the downtown area.
- Promote "live where you work" housing.
- Create and maintain buffers where residential development abuts more intense uses.

Historic Preservation Goals and Objectives

- Protect designated Historic Districts against the negative visual effect of activities on adjoining non-residential properties by strengthening screening and landscaping requirements including their strict enforcement.
- Prevent deterioration of individual structures including historic resources or inadequate maintenance of premises from exerting a deleterious effect on their surroundings by adopting reasonable rules and regulations controlling maintenance standards.
- Retain and enhance the Town's historic resources for the education, enjoyment and welfare of Newton's residents.
- Insure that impacts from new development do not threaten directly or indirectly any Historic District, historic site or landmark within the Town.
- Encourage architectural design that complements historic buildings in the Town.
- Maintain and develop an appropriate and harmonious physical and visual setting for historic landmarks and architecturally significant buildings, structures, site objects, and districts within Newton.
- Discourage the unnecessary demolition of historic resources.
- Encourage appropriate improvements to historic landmarks and buildings when needed.
- Encourage adaptive re-use and proper maintenance and design of historic buildings and their settings.
- Develop a strategy for the placement of streetscape amenities in appropriate business areas to include such items as benches, sitting areas, landscaped courtyards, bike racks and other pedestrian amenities in various combinations to create community focal points for residents and workers in designated Historic Districts.

Economic Goals and Objectives



- Encourage further improvement and consolidation of Main Street and Spring Street commercial areas as the effective Central Business District (CBD) of Newton.
- Foster commercial re-use of existing older structures within the CBD or new construction on vacant lots in scale with existing buildings respecting the historic fabric of the downtown.
- Focus revitalization, code enforcement and rehabilitation efforts.
- Promote adequacy, variety and convenience of shopping for local residents.
- Encourage light industrial development subject to performance standards that would be compatible with the "Regional Center" development concept of Newton.

Circulation Goals and Objectives



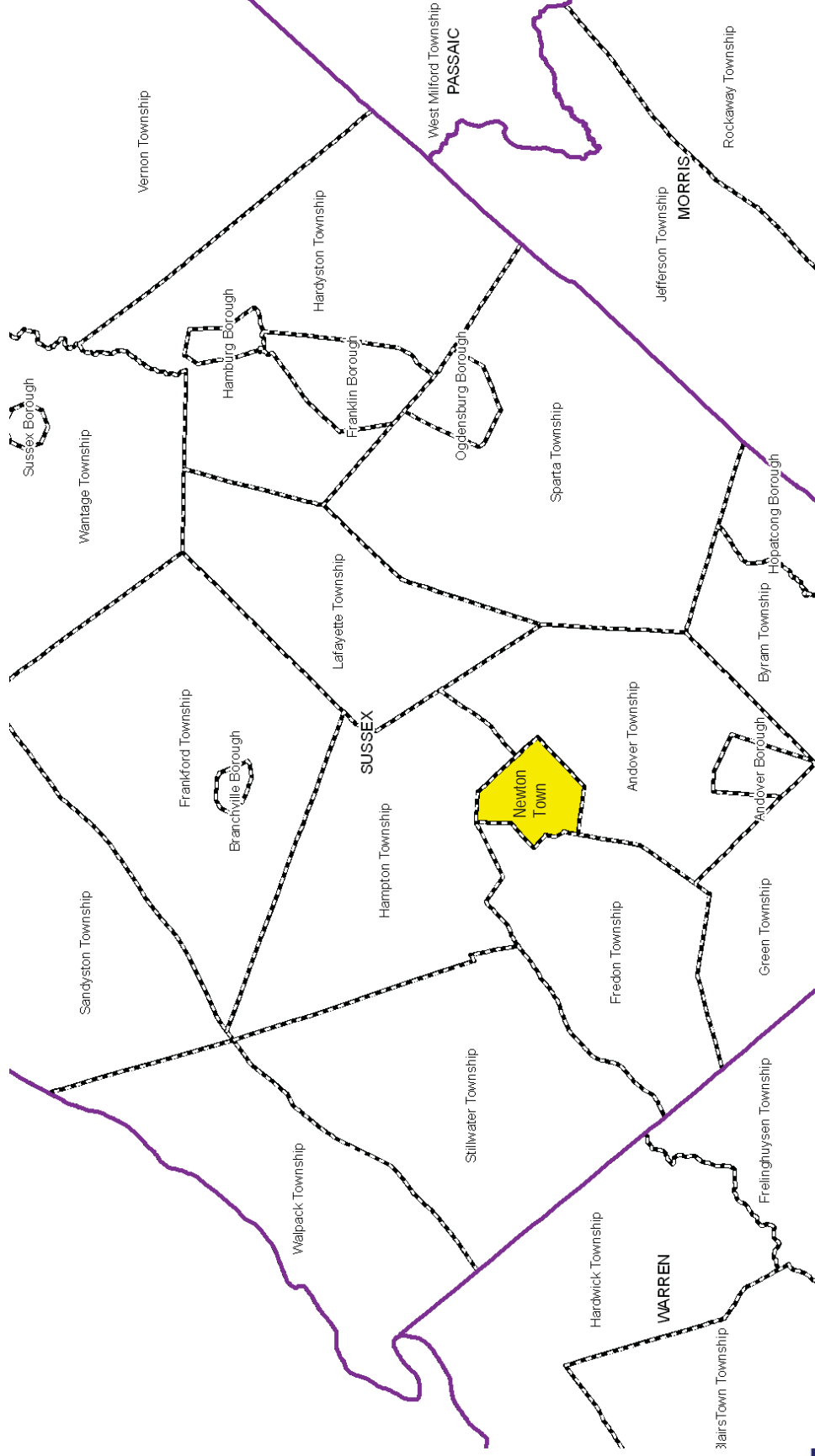
- Develop and improve the coordinated street system which enables the safe and efficient movement of people and goods providing for the separation, to the maximum extent possible, of local and through traffic.
- Encourage use of alternate transportation modes (e.g. pedestrian, bicycle, local transit, rail) to lessen dependence on the automobile for local trips in Town, thereby minimizing in-town congestion and air pollution.
- Incorporate off-street parking into new infill buildings as rear parking decks, located mid-block behind buildings, or underground; all developable surface lots must be screened from the street with liner buildings and may be accessed by service lanes.
- Support the development of rail service connecting to the Town of Newton or within reasonable proximity of the Town with transit connections.

Environmental / Conservation Goals and Objectives

- Conserve and protect environmentally sensitive areas (e.g. steep slopes, wetlands, and floodplains) in Newton.
- Utilize modern water runoff control techniques to improve local drainage patterns from new development and to enhance the environment.
- Provide for an adequate range of open space and public facilities to accommodate the needs of existing and future residents of Newton.
- Distribute conveniently located recreation areas throughout the Town in relation to the distribution of population so the greatest number of people can take advantage of them.
- Make the most efficient use of both school and Town recreational facilities through joint programming of after-school sports and recreational activities.
- Improve the appearance of the community by the elimination of negative elements such as non-conforming signs and by encouraging aesthetically designed screening with adequate setbacks and landscaping.
- Improve the appearances of dominant focal points within an area where needed (e.g. park, public building, church steeple) and exert better control over the location and design of parking areas and curb cuts through the adoption of site development and design controls which encourage attractive screening of parking and trash dumpsters from public view.
- Promote green building techniques, low impact development, energy efficient buildings and the use of alternative energy.
- Preserve and protect existing street trees and promote planting of additional street trees and replacement of dying and diseased trees, utilizing properly sized trees in appropriate locations.

LOCATION AND REGIONAL CONTEXT

Newton covers 3.1 square miles and is surrounded by three municipalities: Fredon Township, Hampton Township and Andover Township. Newton is the County Seat and serves as a regional employment and services center. On September 24, 1993, Newton was designated as the first Regional Center in the State of New Jersey. The Town is undergoing a transformation from an industrial manufacturing center to a regional service, governmental, medical and business commercial center. Sussex County's judicial and administrative facilities are also located in downtown Newton.



DEMOGRAPHICS

The Town of Newton encompasses 3.1 square miles, or about ½ percent of the 536 square miles that comprise Sussex County, the fourth largest County in the State by land area. Newton's 8,244 residents make up about 5.3 percent of the County's total population of 153,384 people. The average household size in Newton is 2.39 people, slightly lower than the County average of 2.75 people. Median household income in Newton is \$41,667, nearly half of the County median income of \$78,488. The homeownership rate in Newton is low at just 49 percent, with County homeownership rates at just above 84 percent. Newton's housing vacancy rate is 6.8 percent, slightly lower than the County rate of 8.8 percent. The poverty rate in Newton is 6.9 percent, higher than the County rate of 4.8 percent. Unemployment in the Town is 3.2 percent, lower than the County unemployment rate of 4.6%.

Table 1.1: Demographics Summary				
Table		Town of Newton	Sussex County	
Land Area (sq. mi.)		3.1 square miles	536 square miles	
Population		8,244	153,384	
Households		3,258	54,811	
Average Household Size		2.39	2.75	
Housing Units		3,425	60,086	
Home Ownership Rate		49%	84.1%	
Vacancy Rate		6.8%	8.8%	
Median Household Income		\$41,667	\$78,488	
Per Capita Income		\$20,577	\$32,997	
Poverty Rate		6.9%	4.8%	
Unemployment Rate (NJDOJ 2004)		3.2%	4.6%	

Source: US 2000 Census Data

Population

Dating back to 1860, the Town's population was recorded as 1,824 and has grown steadily over the years to 8,244, in 2000. The County population has, however, grown at a faster pace. Newton's population as a percentage of the County's population has fluctuated over time, but ultimately declined from 23 percent in 1880 to less than 10 percent in 2000.

Table 1.2: Historic Population				
Year	Newton Town	Sussex County	Newton as a % of County Population	Percent Change
1860	1,824			
1870	2,043	23,168	8.82%	
1880	2,513	23,539	10.68%	23.01%
1890	3,003	22,259	13.49%	19.50%
1900	4,376	24,134	18.13%	45.72%
1910	4,467	26,781	16.68%	2.08%
1920	4,125	24,905	16.56%	-7.66%
1930	5,401	27,830	19.41%	30.93%
1940	5,533	29,632	18.67%	2.44%
1950	5,781	34,423	16.79%	4.48%
1960	6,563	49,255	13.32%	13.53%
1970	7,297	77,528	9.41%	11.18%
1980	7,748	116,119	6.67%	6.18%
1990	7,521	130,943	5.74%	-2.93%
2000	8,244	141,166	5.84%	9.61%

Source: US Census Data

Historic Birth and Death Rates

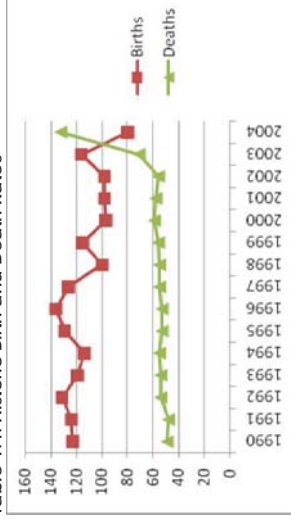
Another method for analyzing population growth over time is to review births and deaths in the community. As has typically been the case for Newton, when births outnumber deaths in a community, one can assume that the population will be growing. Of course, this is only one indication of population growth when mobility is as high as it is in the United States. In 2004, deaths outnumbered births by 52, causing a decline in the population of the Town.

Births and deaths from the past 14 years are plotted on the charts below showing Newton's population continuing to grow overall; however, 2004 may indicate a trend change, where deaths outnumbered births and caused a slight population decline.

Year	Birth	Death	Natural Growth	Population
1990	123	49	74	7,595
1991	124	48	76	7,671
1992	131	54	77	7,748
1993	119	54	65	7,813
1994	114	55	59	7,872
1995	129	53	76	7,948
1996	136	53	83	8,031
1997	126	55	71	8,102
1998	100	55	45	8,147
1999	115	56	59	8,206
2000	97	59	38	8,244
2001	98	58	40	8,284
2002	98	56	42	8,326
2003	116	71	45	8,371
2004	80	132	-52	8,319

Source: US Census Data

Table 1.4: Historic Birth and Death Rates



Source: US Census Data

Age and Gender Characteristics

The Town of Newton is similar to Sussex County with respect to age distribution; however female cohorts over 70 years of age are larger, similar to the statewide distribution. The Town has a larger cohort in the 20-29 age range than the County, likely due to the location of Sussex County Community College in Newton.

Table 1.5: Town of Newton Age Distribution
Source: US 2000 Census

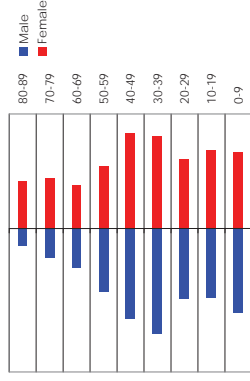
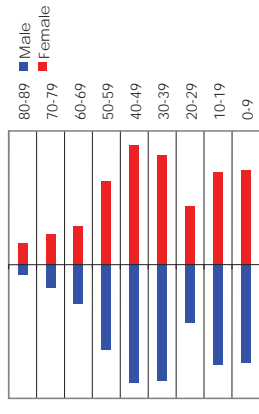


Table 1.6: Sussex County Age Distribution
Source: US 2000 Census



Characteristics	Number			Percent	
	Both sexes	Male	Female	Both sexes	Female
Total population	7,521	3,512	4,009	100	100
Under 5 years	522	267	255	6.3	5.9
5 to 9 years	598	318	280	7.3	6.5
10 to 14 years	559	251	308	6.8	7.2
15 to 19 years	466	229	237	5.7	5.5
20 to 24 years	458	241	217	5.6	5.1
25 to 29 years	518	252	266	6.3	6.2
30 to 34 years	655	341	314	7.9	7.3
35 to 39 years	727	394	333	8.8	7.8
40 to 44 years	674	341	333	8.2	7.8
45 to 49 years	615	285	330	7.5	7.7
50 to 54 years	517	259	258	6.3	6.6
55 to 59 years	355	179	176	4.3	4.1
60 to 64 years	296	141	155	3.6	3.6
65 to 69 years	281	130	151	3.4	3.5
70 to 74 years	280	110	170	3.4	4.2
75 to 79 years	276	94	182	3.3	4.2
80 to 84 years	222	65	157	2.7	3.7
85 to 89 years	225	54	171	2.8	4.1

Source: US 2000 Census

Racial Composition

Newton is predominantly white, at 89 percent; however, Newton is more racially diverse than Sussex County. While population estimates have not been done since the 2000 census, anecdotal data suggests that Newton is becoming increasingly diverse. As the 2010 census data becomes available, the racial and ethnic breakdown should be re-examined.

Table 1.8: Town of Newton Racial/Ethnic Breakdown
Source: US 2000 Census

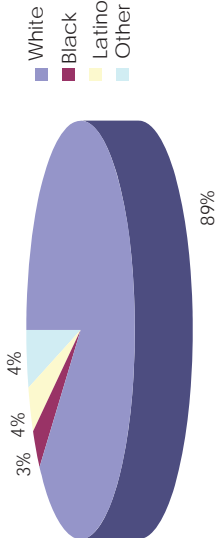
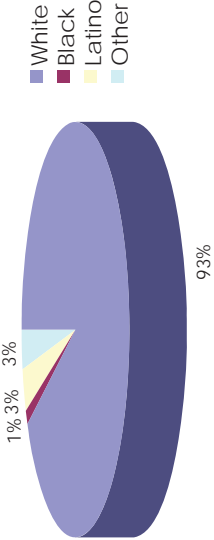


Table 1.9: Sussex County Racial/Ethnic Breakdown
Source: US 2000 Census



Household Income

The US Census defines a household as all related and unrelated people occupying a housing unit. A family is defined as people related by birth, marriage, or adoption who reside together. These two types of living situations are measured by the census. The following table indicates the household and family income distribution for the Town of Newton. The mean household data for the Town was reported to be \$41,667 in 1999 and the family household was reported to be \$56,484.

Table 1.10: 1999 Family and Household Income					
	Households		Families		
	Number	Percent	Number	Percent	
Less than \$10,000	354	10.83%	102	5.20%	
\$10,000 to \$14,999	231	7.06%	68	3.46%	
\$15,000 to \$19,999	175	5.35%	75	3.82%	
\$20,000 to \$24,999	201	6.15%	61	3.11%	
\$25,000 to \$29,999	241	7.37%	128	6.52%	
\$30,000 to \$34,999	127	3.88%	84	4.28%	
\$35,000 to \$39,999	246	7.52%	137	6.98%	
\$40,000 to \$44,999	135	4.13%	100	5.09%	
\$45,000 to \$49,999	155	4.74%	109	5.55%	
\$50,000 to \$59,999	240	7.34%	173	8.81%	
\$60,000 to \$74,999	463	14.16%	335	17.07%	
\$75,000 to \$99,999	353	10.80%	287	14.62%	
\$100,000 to \$124,999	194	5.93%	171	8.71%	
\$125,000 to \$149,999	95	2.91%	82	4.18%	
\$150,000 to \$199,999	52	1.59%	43	2.19%	
\$200,000 or more	8	0.24%	8	0.41%	
					Source: US 2000 Census



Household Size

Household size in Newton was 2.39 people in 2000. The Town has experienced a decrease in household size over time, reflecting a countywide and statewide pattern of decreasing household size.

Table 1.11: Persons Per Household Town of Newton, Sussex County, and New Jersey		
	Persons Per Household	
	1990	2000
Newton	2.46	2.39
Sussex County	2.91	2.80
New Jersey	2.70	2.68
Source: US 2000 Census		

The following table shows the total number of persons per household for the year 2000 for New Jersey, Sussex County, and Newton. The majority of Newton households are comprised of one and two person households, making up more than 60 percent of the total households. Larger households, such as five person households, account for 9.6 percent of households in Newton, less than the 12.9 percent in Sussex County and the 12.5 percent found in New Jersey as a whole.

Table 1.12: Household Size Town of Newton, Sussex County and New Jersey					
	State of NJ		County of Sussex		Town of Newton
	Total	Percent	Total	Percent	Total
Family households:	2,905,826	100.0%	48,420	100.0%	3,036
1-person household	592,468	20.4%	7,203	14.9%	873
2-person household	927,529	31.9%	15,734	32.5%	947
3-person household	531,620	18.3%	9,362	19.3%	508
4-person household	490,510	16.9%	9,871	20.4%	417
5-person household	229,192	7.9%	4,465	9.2%	193
6-person household	82,308	2.8%	1,303	2.7%	79
7-or-more person household	52,199	1.8%	482	1.0%	19
Source: US 2000 Census					



Educational Attainment

The following tables illustrate school enrollment and educational attainment for the Town of Newton and provide a comparison of the Town with Sussex County and New Jersey as a whole. The data shows that Newton residents have a relatively high education level in comparison to Sussex County and New Jersey. Ninety-two percent of the population has an educational level of a High School degree or higher in comparison to 82.1 percent of the State and 75.6 percent of the County.

	Total		Newton		
	Number	Percent	Number	Percent	
Total	5,690		2,675		
No Schooling	12	0.21%	12	0.45%	0.00%
Nursery - 4th	15	0.26%	-	0.00%	0.00%
5th and 6th	41	0.72%	24	0.90%	0.56%
7th and 8th	201	3.53%	67	2.50%	4.44%
9th	138	2.43%	68	2.54%	2.32%
10th	141	2.48%	78	2.92%	2.09%
11th	142	2.50%	40	1.50%	3.38%
12th	244	4.29%	148	5.53%	3.18%
High school Graduate	2,037	35.80%	919	34.36%	37.08%
Less than 1 yr - no degree	495	8.70%	232	8.67%	8.72%
More than 1 yr - no degree	730	12.83%	334	12.49%	13.13%
Associate Degree	399	7.01%	145	5.42%	8.42%
Bachelors Degree	716	12.58%	375	14.02%	11.31%
Master Degree	262	4.60%	165	6.17%	3.22%
Professional School Degree	92	1.62%	43	1.61%	1.63%
Doctorate Degree	25	0.44%	25	0.93%	0.00%
Source: US 2000 Census					

Table 1.14: Educational Attainment Town of Newton (Source: US 2000 Census)

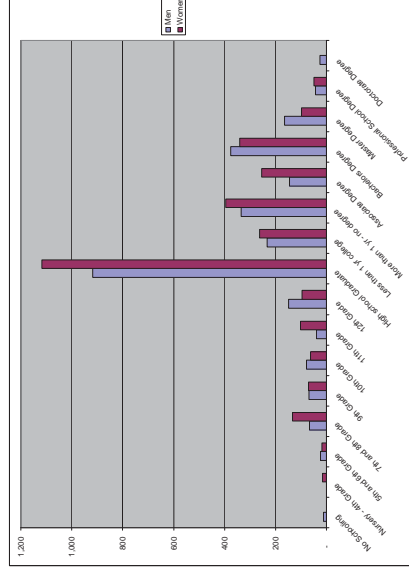
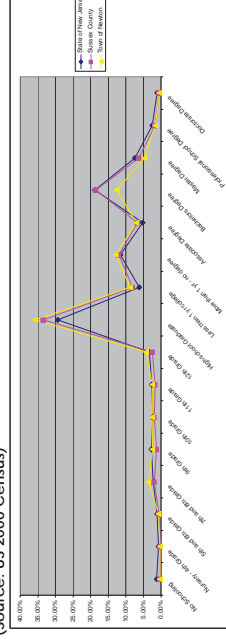


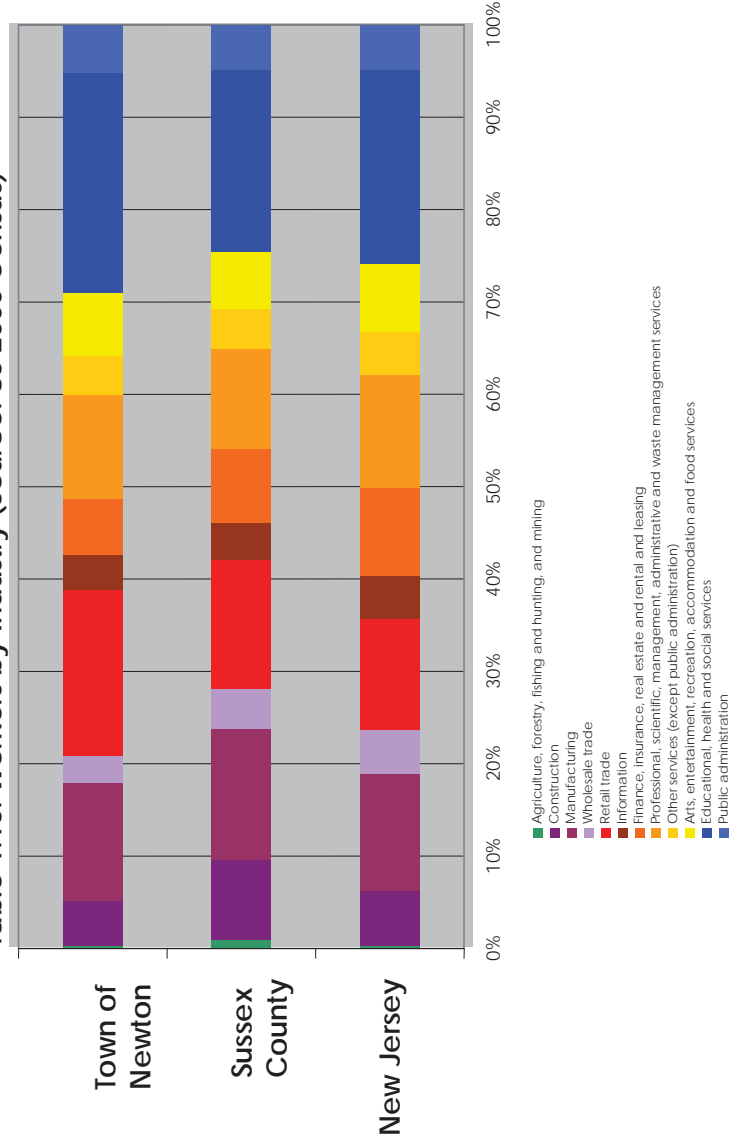
Table 1.15: Educational Attainment - New Jersey, Sussex County, & Newton (Source: US 2000 Census)



Employment

The following table illustrates how employment by industry in the Town of Newton relates to the primary employment industries in Sussex County and the State of New Jersey. As illustrated, Newton's employment data more closely reflects that of the State than of the County. This may be a result of the urban nature of the Town when compared to the County and the general lack of agricultural jobs. Overall, the Town has a higher percentage of service sector and public administration jobs than the County and the State.

Table 1.16: Workers by Industry (Source: US 2000 Census)

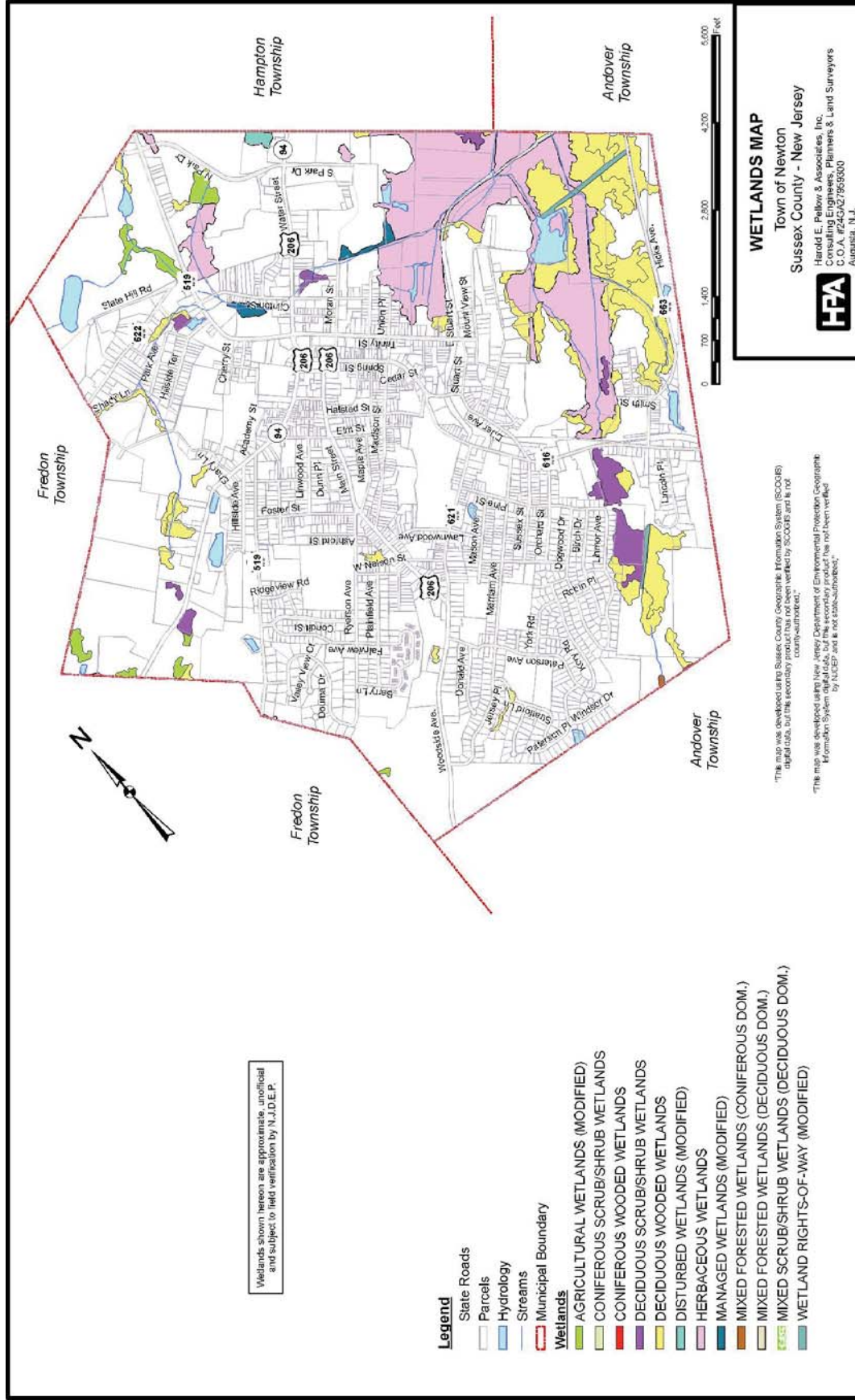


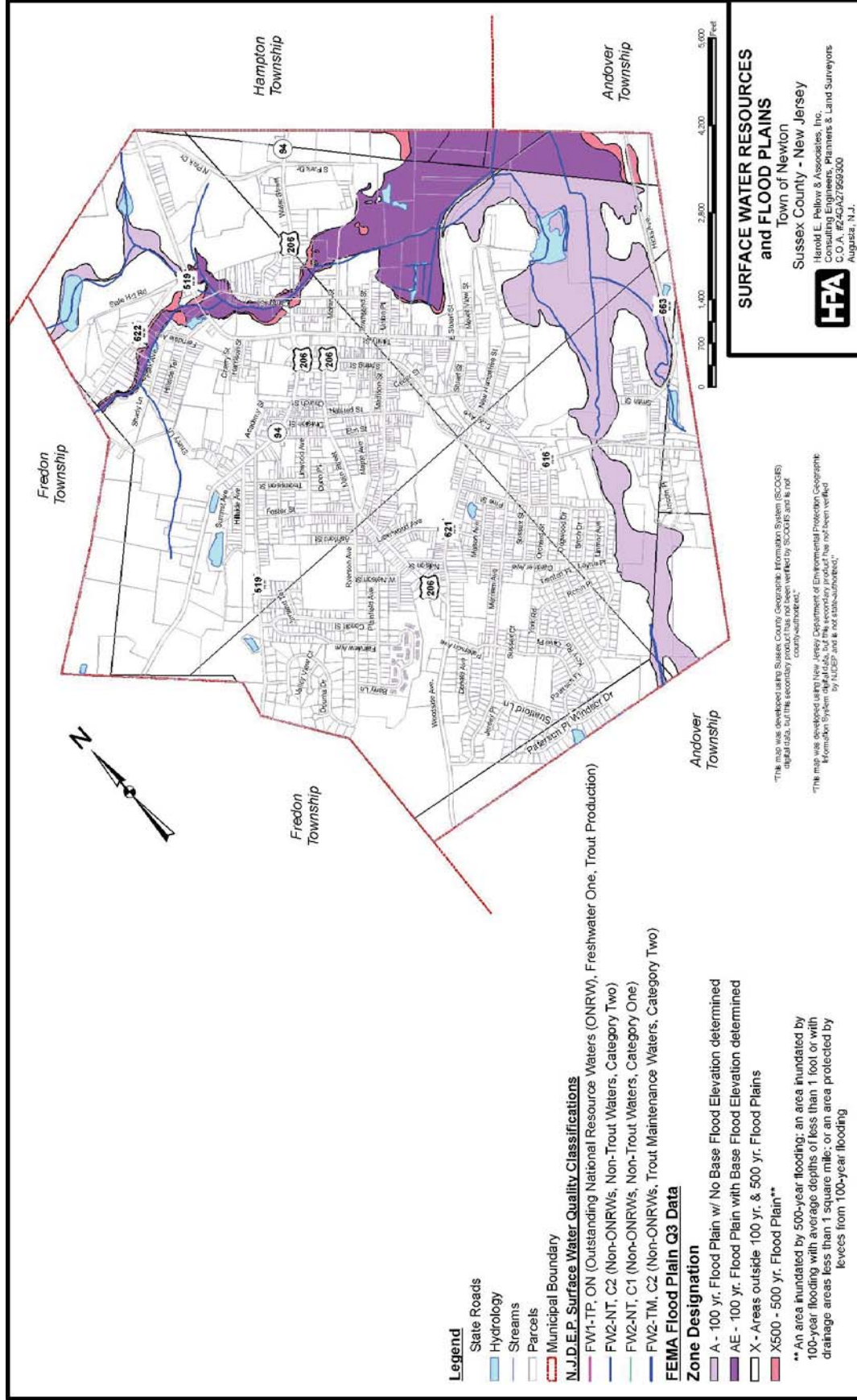


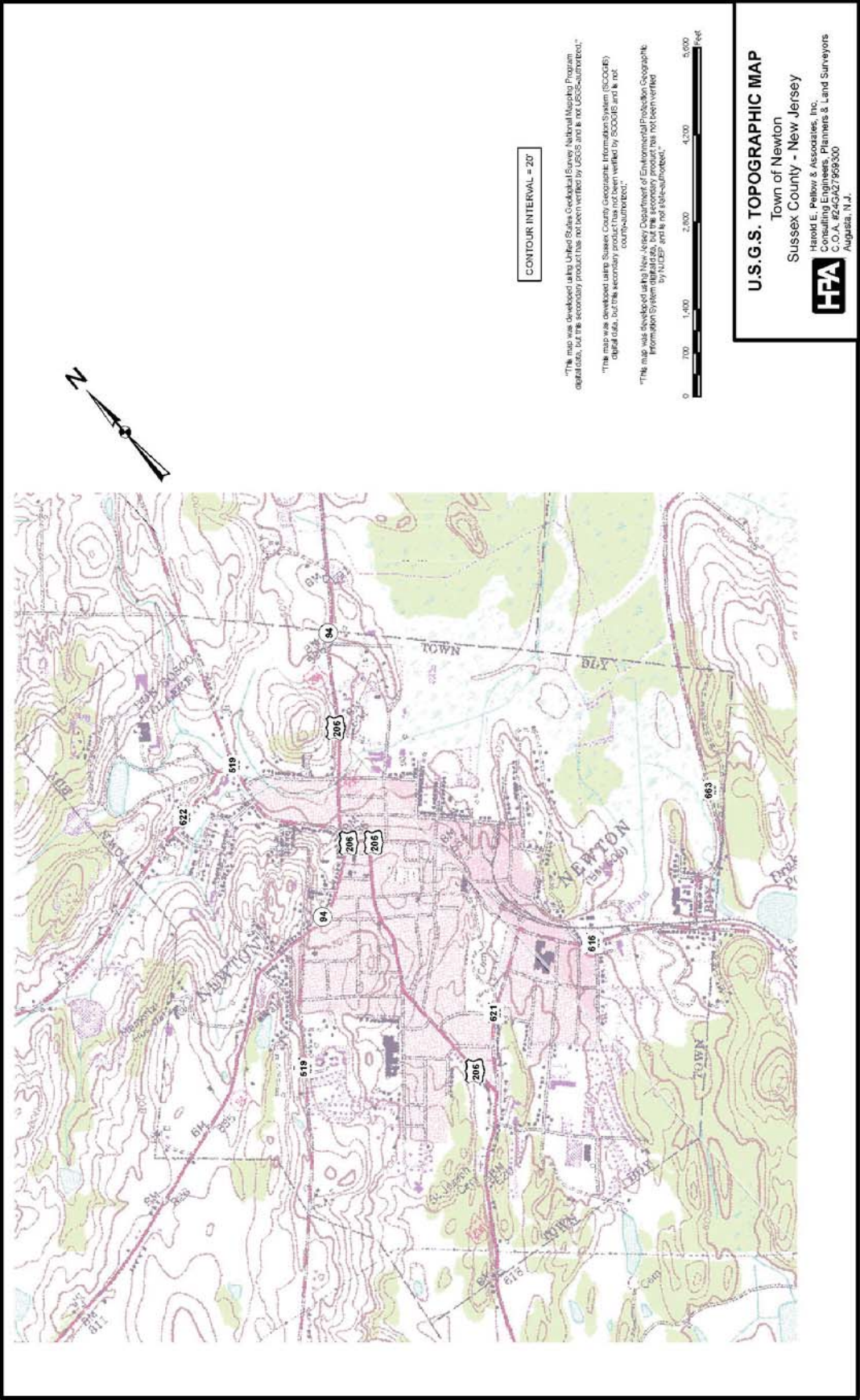
The Town of Newton has two areas that can be characterized primarily by their natural features. The southeast portion of the Town, along the border with Hampton and Andover Townships, is covered in streams, wetlands and flood hazard areas. To the north and west of the Town, wooded hillsides characterize the area. Development in these areas has also been limited with relatively low densities due to steeper slopes.

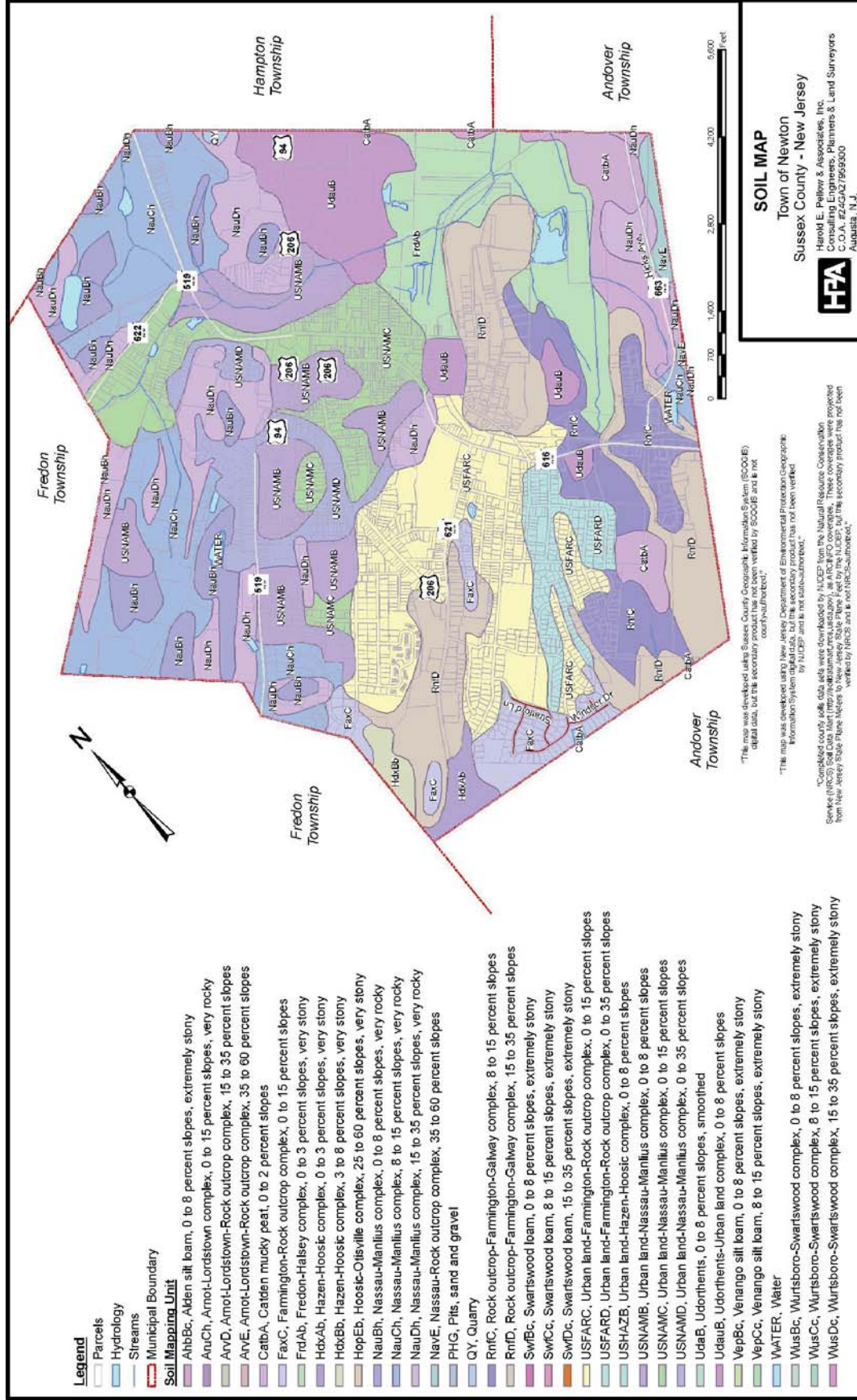
Approximately 20 percent of the Town, or 391 acres, is covered with wetlands. Likewise, approximately 340 acres of the Town is located within the FEMA mapped 100 year flood zone areas and 10 acres are located in the 500 year flood zone areas. The land in this area has very limited amounts of development due to these environmental constraints.

The USDA Soil Survey identifies the following soil series within the Town: Catden Mucky Peat; Farmington Rock Outcrop Complex; Haxen-Hoosic Complex; Nassua-Manilus Complex; Nassau-Rock Outcrop Complex; Quarry; Rock Outcrop Farmington -Galway Complex; Urban Land-Farmington-Rock Outcrop Complex; Urban Land-Nassua-Manilus Complex; and Urban Land Complex. In general, most of the soil types in the Town are very rocky and have a shallow depth to bedrock.









Community Facilities

Public Schools

The Newton Public School District is a kindergarten through 12th grade District with an enrollment of 1,583 students in three public schools: Merriam Avenue Elementary School, Halsted Middle School and Newton High School. The high school is comprised of Newton residents as well as students from neighboring Andover Borough, Andover Township and Green Township.

MERRIAM AVENUE SCHOOL



The Merriam Avenue School is a kindergarten through fifth grade school that houses approximately four hundred sixty-one (461) students. The school has five sections for each grade level and a full day kindergarten program. The school has a full time nurse and guidance counselor available. The school maintains its regular educational staff, supplemental staff, classroom aides and special education teachers. The curriculum is in accordance with the guidelines of New Jersey Core Curriculum Standards.

HALSTED STREET SCHOOL



The Halsted Middle School, organized in 1986, serves 269 students in grades six through eight. With 30 classroom teachers, the school offers a challenging academic program coupled with enrichment, advanced enrichment, Gifted and Talented, remedial and exploratory activities. Halsted Middle School offers an elective program that provides students access to art and crafts, band and choir, piano and keyboard, solar car sprint racers, computer lab, model building, pleasure reading, and quilting. Physical and athletic offerings include softball, basketball, floor hockey, soccer, flag football, handball and capture the flag. Enrichment and academic help areas are offered in foreign language, science club, art club, solar sprint racing, math, language arts, eCybermission, a variety of educational computer programs and Future Teachers.

NEWTON HIGH SCHOOL



The Newton High School serves 853 students from Newton, Andover and Green. With a long and illustrative 135-year history, Newton High School offers students over 175 course offerings in its curriculum. Approximately ninety-nine percent of seniors graduate with their class and ninety percent plan to pursue further studies. The Newton High School is accredited by the New Jersey Department of Education and is also a member of the College Board.

Private Schools

ST. JOSEPH REGIONAL SCHOOL



St. Joseph Regional School is a private Catholic school which serves about 200 students in kindergarten through eighth grade. St. Joseph's has been awarded as a "Star School" by the Diocese of Paterson. To obtain this award, the faculty and administration identified goals to enhance Mathematics and Science curriculum and instruction at the school. In order to achieve these goals, the school partnered with New Jersey Statewide Systemic Initiative (NJSI) and obtained a \$5,000 grant. The school's objectives were

identified: to create Science and Math Lab/Classrooms, to use hand-on activities, to create smaller classroom enrollments, to improve both student and teacher motivations for life-long learning.

Colleges

SUSSEX COUNTY COMMUNITY COLLEGE



Sussex County Community College, which straddles the border of Newton and Hampton, currently enrolls approximately 3,600 students. The college offers 23 associate degree programs with 27 additional degree options, eight professional certificates, seven allied health training certificates, and 18 corporate and community education and training programs. Located on over 167 acres, in 12 buildings, the college offers 39 Classrooms; 10 Computer Labs; five Science Labs; four Art Studios; a Dark Room; an Interactive Television Classroom; Library Instructional Room; Nursing Lab; Theater/Lecture Hall; and a Broadcasting Studio. There is also an Entrepreneurial Center, Gymnasium, Cafeteria, and two Student Activity Rooms.

Continuing Care Facilities

Newton has four continuing care facilities for the elderly including: Bristol Glen/United Methodist Homes, Barn Hill Care Center, Valley View Care Center and the Merriam House. Bristol Glen is a continuing care retirement community which offers one and two bedroom apartments for independent living as well as skilled nursing facilities. Bristol Glen will have a total of 104 residential units following their current expansion. Barn Hill Care Center has a long-term care facility with 130 beds and a rehabilitation and physical therapy center. Valley View Care Center is a long-term care facility with 34 beds. The Merriam House is a retirement home with 34 private and semi-private rooms.

Day Care Centers

Newton has four child day care facilities that typically offer full-time day care, pre-school and after school programs. The day care facilities include: Rainbows of Learning, the Discovery Years, Camp Iliff and Little Sprouts. Project Self Sufficiency's Little Sprouts offers reduced cost day care for low income single mothers. Rainbows of Learning also offers reduced cost day care for low income families. Sussex County provides an adult day care site for seniors in Newton.

Social Service Providers

The Town of Newton is arguably the County hub for social service providers. Sussex County Offices located in Newton include: the Department of Health and Human Services and the Office of Public Health Nursing; the Office for the Disabled; the Division of Youth and Family Services; and

the Division of Senior Services. The following social service providers have offices in Newton: American Red Cross- Sussex County Chapter; Birth Haven; Catholic Family and Community Services; Center for Prevention and Counseling; Child Care Resource Services (NORWESCAP, Inc.); Domestic Abuse Services, Inc.; Gentle Passages Care; Interfaith Hospitality Network; Karen Ann Quinlan Hospice; Liberty Towers; Project Self Sufficiency (employment and housing services for low income single mothers); Manna House; Meals on Wheels; Planned Parenthood; Sussex County Nutrition Project; Sussex Christian Family Services; Sussex County Children's Advocacy Center (Ginnie's House); Sussex County Association of Retarded Citizens(SCARC); STOP; Somerset Sussex Legal Services (free legal services for low income persons); Today's Choice; and the WIC Program.

Government Buildings and Public Services

The Town of Newton owns and operates its Municipal Building, Department of Public Works Garage, Police Department, three Fire Stations, and Water and Sewer Utility. The First Aid Squad is a privately run volunteer organization. The County of Sussex and Sussex Board of Chosen Freeholders maintain their offices in the Town of Newton. The Dennis Memorial Library is also located on Main Street in Newton. Newton Memorial Hospital, located on High Street in Newton, is one of two hospitals in Sussex County.

POLICE DEPARTMENT



The Police Department is separated into four divisions; the Patrol Division, Detective Bureaus, Traffic Division and Special Police Bicycle Patrol. The uniformed Patrol Division is the largest and most visible of the three divisions within the Police Department. The Division is under the direct supervision of a Lieutenant Command Officer, and is comprised of four uniformed Patrol Sergeants, 12 Patrol Officers, one Traffic Officer and up to five Class II Special Police Officers. The Patrol Division personnel normally work 12-hour shift schedules, which alternate every twelve weeks. The

Bicycle Special Patrol consists of four Police bicycles and is used in the downtown area in the main shopping District. Special Police Officers are part time employees who are utilized to increase patrol protection during special events like parades, street closings, or emergencies. Currently, there are four officers assigned to the Detective Bureau and the Traffic Bureau is staffed by one full time officer.

The Communications Center is part of the Support Division and is under direct supervision of a Division Commander, typically a Lieutenant. Communications is staffed by six full-time Dispatchers along with part-time personnel. Typically there are two Dispatchers on duty twenty-four hours each day.



FIRE DEPARTMENT



The Newton Fire Department maintains three separate fire stations. Fire Station #1 is located at 22 Mill Street. Station #1 houses Engine 801, Tower 804, and Rescue 805. Monthly department meetings are held at this location. Engine 801 is a 2008 Pierce Engine which has an eight person occupancy and contains a 2,500 gallon tank. Engine 801 is one of two engines in the Newton Fire Department for mutual aid responses.



Station #2 is located at 24 Lawnwood Avenue and houses Snizzle 802 and Engine 803. Engine 802 is a 2002 Pierce engine with an elevated nozzle waterway. This engine seats 8 and has a 1,750 gallon per minute two stage pump with a 1,000 gallon tank. Engine 803 is a 1999 Seagrave engine that has a seating capacity of 8 persons. The tank has a 1,750 gallons per minute pump with a 1,000 gallon booster tank. This tank is designated as one of two engines in Newton for mutual aid response.



Station #3 is located at 23 Stuart Street and houses Traffic 806 and Brush Truck 807. Traffic 806 is a 1987 Ford Braun that has a two person cab. Traffic 806 carries safety cones, flares, reflective vests, etc. This vehicle is used to control traffic during major accidents and other incidents that required traffic diversions or roadway closures. Brush truck 807 is a 1986 GMC truck that as built as a team effort by the members of Newton Fire Department and funds and parts donated by many area businesses and residents. It has a two person cab and a 250 gallon tank with an 11 horse power pump.



LIBRARY



The library in Newton is a part of the Sussex County Library System. The Dennis Memorial Library is located at 101 Main Street and is open from 9:00 am to 8:30 pm, Monday through Thursday, 9:00 am to 5:00 pm on Fridays, and 9:00 am to 1:00 pm on Saturdays. This library contains 4 computers (1 for children and 3 for adults). Computers can be utilized for half hour periods and have internet access and Microsoft Office. This library has limitation for handicapped users as there are two sets of multiple steps into the building.

NEWTON FIRST AID SQUAD



The Newton First Aid Squad is a private volunteer organization which has been serving Newton residents since 1957 and is located at 68 Sussex Street. The Newton First Aid Squad believes in the sacredness of human life and the comforting of the injured and sick or otherwise needy persons.

NEWTON MEMORIAL HOSPITAL



Newton Memorial Hospital is a state-of-the-art medical center providing inpatient and outpatient health care services to residents of Sussex, northern Warren and Pike Counties. The Hospital has over 150 physicians, 900+ employees, and the many volunteers, auxiliaries and others who commit their time to meeting the needs of this region. Newton Memorial Hospital is a short term, acute care 148-bed hospital. In 2000, Newton Memorial Hospital admitted 10,262 patients for inpatient and same day surgery cases, including 750 births. Newton Memorial Hospital is accredited by the Joint Commission on the Accreditation of Healthcare Organizations and the Commission on the Accreditation of Rehabilitation Facilities.



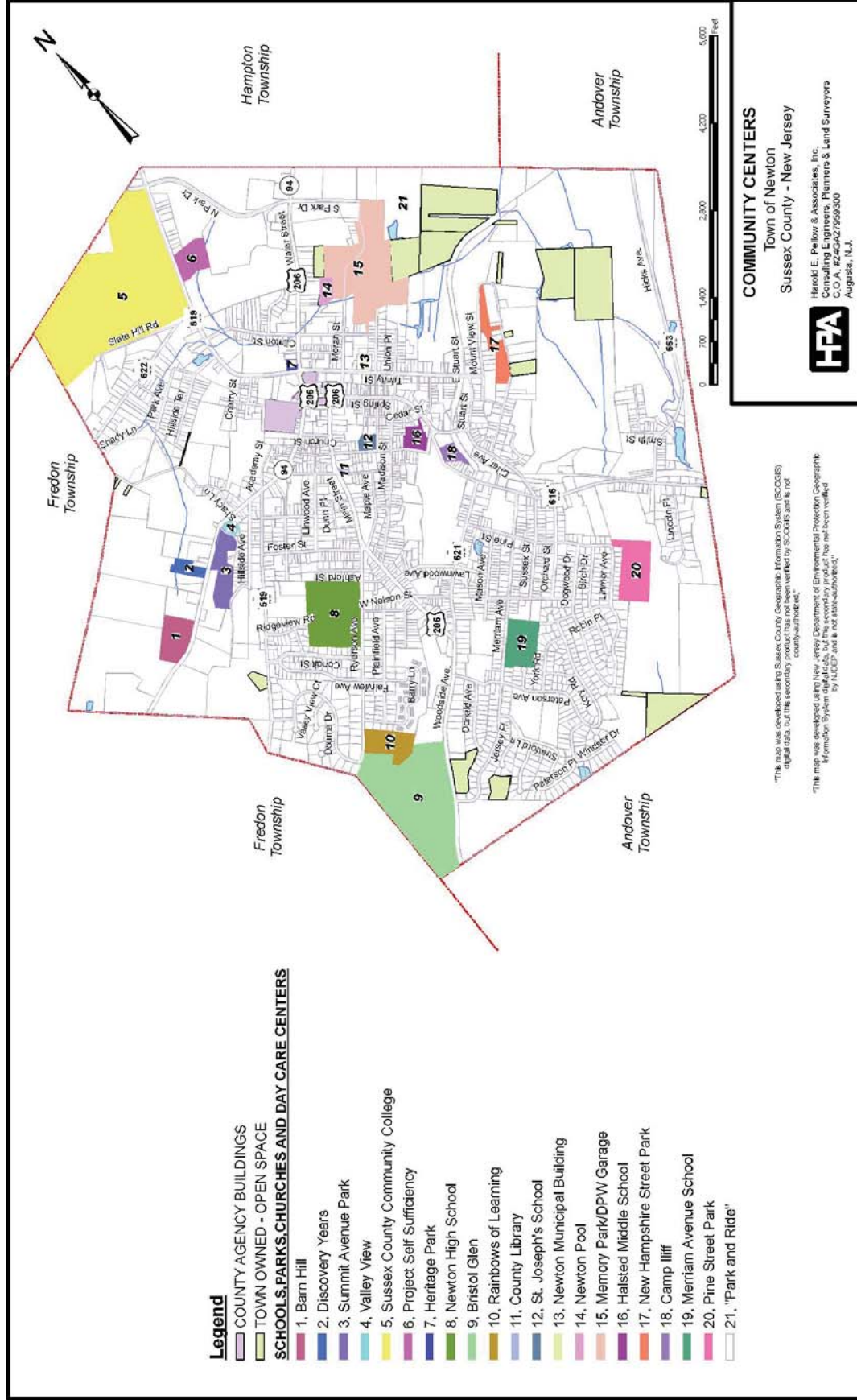
Newton has six parks covering approximately 38 acres of land within the Town. The Town parks include Memory Park, New Hampshire Street Park, Heritage Park, Pine Street Park and Summit Avenue Park. The Town Green is a County Park located in the Central Business District. The Town of Newton owns recreation facilities at Memory Park, which include a senior baseball field, Little League fields, two softball fields, a "T" ball field, a soccer field, a shelter/picnic area, a tot lot, a swimming pool, and a basketball court. A roller hockey rink is located adjacent to the Town's Park and Ride facility as well. Facilities at the Summit Avenue Park include a shelter and a pond, which is lighted at night in the winter for ice skating. Pine Street Park has a utility field, a tot lot, a picnic area and a basketball court.

The Town's three schools, Merriam Avenue Elementary, Halsted Middle School and Newton High School have 13.5 acres of active recreation fields and playgrounds, which are utilized by the schools during the school sessions and can be utilized by the general public when school is not in session.

The Town also has 218.50 acres of public and privately owned open space. The Town owns 126.5 acres of open space; the Nature Conservancy owns 60 acres of open space; and there are 32 acres of cemeteries in the Town. The publicly owned open space is concentrated in the southeastern corner of Town. The abandoned Erie Lackawanna right-of-way travels through this area of Town providing the perfect opportunity to extend the rail trail and designate a nature preserve in this area of Town. This would promote access to the area by the public to enjoy the open space. The Circulation Element of this Master Plan includes recommendations to maintain pedestrian and bike access along the Erie Lackawanna right-of-way as it travels through the developed portions of Town and extending the rail trail through the open space in Town.



The following section includes a Recreation Needs Assessment, which analyzes the amount of parkland that Newton has compared to two national standards for park and recreation level of service. By both standards, Newton is deficient in active recreation parkland by at least 40 percent. The Town will need to be creative in addressing additional parkland in the Town because of a general lack of available open land. The Town should consider inclusion of open space requirements for certain types of development to provide local small parks or pocket parks. The inclusion of this type of amenity in housing developments could help address neighborhood needs for recreation. The Town should also consider inventorying vacant land in neighborhoods that have recreation deficiencies to target potential acquisition of land for recreation. As the Town continues with redevelopment, providing active recreation facilities in conjunction with new developments should be explored. The Town should also review its own inventory of vacant land to determine if any land is suitable for development into active recreation. Finally, the Town should explore increasing amenities at existing parks in order to allow for service to a larger population.



There are two national standards utilized when establishing the amount of active recreation parkland to meet a community's needs. The standards establish that a municipality should have a minimum of 10 acres of parkland per 1,000 people or 3 percent of the total land area in the service area. To meet these standards, Newton would need 82.44 acres of parkland based on population or 64.17 acres based on gross land area of the Town. The Town currently has 38 acres of active recreation parks, suggesting a deficit of between 26 and 45 acres of parks. Newton needs between 40 and 54 percent more parkland in order to meet the national standards.

The following analysis further breaks down the recreation needs of the Town by Census Tract in order to establish the areas of greatest deficiency. There are seven Census Blocks within the two Census Tracts in the Town and each area is shown on a map adjacent to the discussion.

Census Tract 3737, Block 1

Block 1 in Census Tract 3737 contains 130 tax lots, is 265 acres in size and represents 15.99 percent of the municipality. Block 1 is bounded by the municipal boundary to the north and west, and Clinton Street and Swartswood Road to the south.



Table 2.2: Recreation Needs Assessment – Census Tract 3737, Block 1

Land Area	317.64 Acres	
Total 2000 population	914 Persons	Acres
Local Recreation and Open Space Requirements	3 Percent of Land Area	9.52
Corner of Water and Trinity	10 Acres per 1,000 persons	9.14
		0.845

There is a shortfall for this Census Block of approximately 8.5 to 9 acres of active recreation parkland. This Census Block contains the Sussex County College and while there are recreation facilities located on the campus, they are not available to the general public. The Town should consider partnering with the College to explore the possibility of developing some park amenities on the College campus.

Census Tract 3737, Block 2

Block 2 in Census Tract 3737 located along the western side of the Town. Block 2 in Tract 3737 is bounded by Clinton Street and Swartswood Road to the north, the municipal boundary to the west and West End Avenue to the east. Block 2 in Census Tract 3737 contains 214 tax lots, is 324.59 acres in size and represents 14.85 percent of the municipality.



Table 2.3: Recreation Needs Assessment Census Tract 3737, Block 2

Land Area	294.95 Acres	
Total 2000 population	1,313 Persons	Acres
Local Recreation and Open Space Requirements	3 Percent of Land Area	8.84
Summit Avenue Park	10 Acres per 1,000 persons	13.13
		7.55

Summit Avenue Park is the only recreational facility in the Census Block, the size of which falls about 1.3 acres short of the minimum park acreage by land area and about 5.5 acres short of the minimum standard for population. Opportunities to develop a pocket park in this Census Block of 2-5 acres should be explored.

Census Tract 3737, Block 3

Block 3 in Census Tract 3737 contains 269 tax lots, is 103.06 acres in size and represents 6.31 percent of the municipality. Block 3 is bounded by West End Avenue to the west, Spring Street to the north, Main Street to the east and Condit Street to the south. The demographics of this Block group are as follows:



Table 2.4: Recreation Needs Assessment Census Tract 3737, Block 3

Land Area	125.37 acres	
Total 2000 population	1,004 persons	Acres
Local Recreation and Open Space Requirements	3 Percent of Land Area	3.76
	10 Acres per 1,000 persons	10.04
The Green		0.834
Newton High School		8.037

The Town Green and the Newton High School both occupy this Census Block. The Town Green is the only park that applies to the recreation standards completely because the High School is only available for public access for limited time periods during the year. As such, this Block has a deficiency of between 2 and 9 acres of parkland. The Town should explore share services agreements with the High School, whereby the community would have access to recreational facilities at the High School via a formal agreement and designate times available for use by the general public.

Census Tract 3737, Block 4

Block 4 in Census Tract 3737 contains 304 tax lots, is 166.9 acres in size and represents 10.60 percent of the municipality. Block 4 is bounded by Main and Condit Streets to the north, Woodside Avenue to the east, and the municipal boundary south. The demographics of this Block group are as follows:



Table 2.5: Recreation Needs Assessment Census Tract 3737, Block 4

Land Area	210 acres	
Total 2000 population	742 persons	Acres
Local Recreation and Open Space Requirements	3 Percent of Land Area	6.3
	10 Acres per 1,000 persons	7.42
Cemetery		5.22

There are no true recreation facilities in this Census Block. The Saint Joseph Cemetery has been listed in this section as cemeteries were, at the turn of the century, the first open spaces utilized as parks. While cemeteries provide access to open space for walking, any additional recreation is limited. This Census Block wraps around Census Block 3 and has easy access to the High School. As mentioned in the previous section, a shared services agreement regarding the recreation fields could provide additional community access to the High School's recreational facilities. The Census Block needs between 6.3 and 7.42 acres of parkland to meet minimum national standards.

Census Tract 3738, Block 1

Block 1 in Census Tract 3738 contains 461 tax lots, is 648.49 acres in size and represents 30.78 percent of the municipality. Block 1 is bounded by the municipal boundary to the north and east, Water Street to the west and Spring Street and Sparta Avenue to the south.



Table 2.6: Recreation Needs Assessment Census Tract 3738, Block 1

Land Area	611.28 acres	
Total 2000 population	1,336 persons	Acres
Local Recreation and Open Space Requirements	3 Percent of Land Area	18.33
	10 Acres per 1,000 persons	13.36
Memory Park		28.38
Municipally Owned Vacant Land		113

This Census Block clearly contains the most recreational and open space in the municipality. Memory Park is the largest municipal park in Town and contains the bulk of the Town's recreational facilities. The municipality owns over 113 acres of vacant land, which provides open space in the area but is not available for active recreational use. This Block exceeds national recreation standards by about 10 acres for percent of land area and 15 acres for population. The Town owned vacant land in this area would make a prime nature preserve, particularly with the extension of the Erie Lackawanna rail trail through this section of Town. Additionally, the Hicks Avenue area in need of redevelopment is located in this area. The Town should explore providing a pocket park within any development plan created for this area.

Census Tract 3738, Block 2

Block 2 in Census Tract 3738 is 154.36 acres in size, contains 425 tax lots, and accounts for 7.77 percent of the municipality. Block 2 is bounded by Spring Street and Sparta Avenue to the north, Meriam Avenue to the east, and Main Street to the west and Paterson Avenue to the south. The demographics of this Block group are as follows:



Table 2.7: Recreation Needs Assessment Census Tract 3738, Block 2

Land Area	154.36 acres	
Total 2000 population	1,364 persons	Acres
Local Recreation and Open Space Requirements	3 Percent of Land Area	4.63
	10 Acres per 1,000 persons	13.64
Halsted School		0.78
Cemeteries		2.41
		24.45
Total		27.64

This Census Block contains the Halsted School and two cemeteries, which provide some recreational benefits. This Census Block group also has good access to the Town Green as well as Memory Park. According to national standards however, the Census Block should have between 5 and 14 acres of parkland. This Census Block includes the Mason Avenue and Sparta Avenue areas in need of redevelopment. Additional recreational facilities should be included in any redevelopment plans considered in this Census Block.

Census Tract 3738 Block 3



Block 3 in Census Tract 3738 contains 569 tax lots, is 356.02 acres in size and represents 13.13 percent of the municipality. Block 3 is bounded by Sparta Avenue to the north, Merriam Avenue and Main Street to the west and the municipal boundary to the east and south.

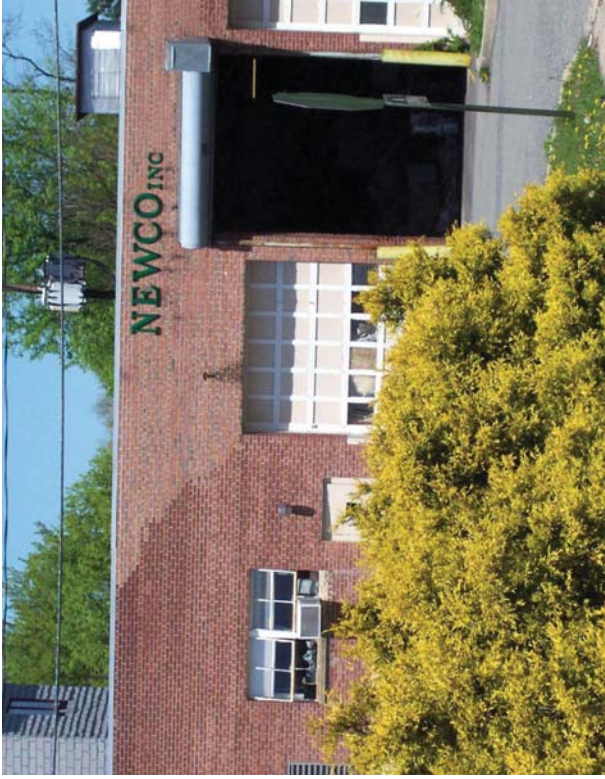
Table 2.8: Recreation Assessment Census Tract 3738, Block 3

Land Area	260.72 acres		
Total 2000 population	1,571 persons		Acres
Local Recreation and Open Space Requirements	3 Percent of Land Area	10.82	
	10 Acres per 1,000 persons	15.71	
Merriam School		4.67	
Nature Conservancy		60.0	
Municipally Owned Vacant Land		10.57	
Total		77.17	

This Census Block contains the Merriam Avenue School, 60 acres of land owned by the Nature Conservancy, and over twelve acres of land owned by the municipality. These areas contribute to recreation and open space in this Census Block; however they do not provide sufficient active recreation opportunities to meet national standards. In total, this Census Block should have between 10 and 16 acres of active parkland. The Paterson Avenue Area in Need of Redevelopment is located in this Census Block. Recreational facilities should be included in the redevelopment plan.



Underutilized Land

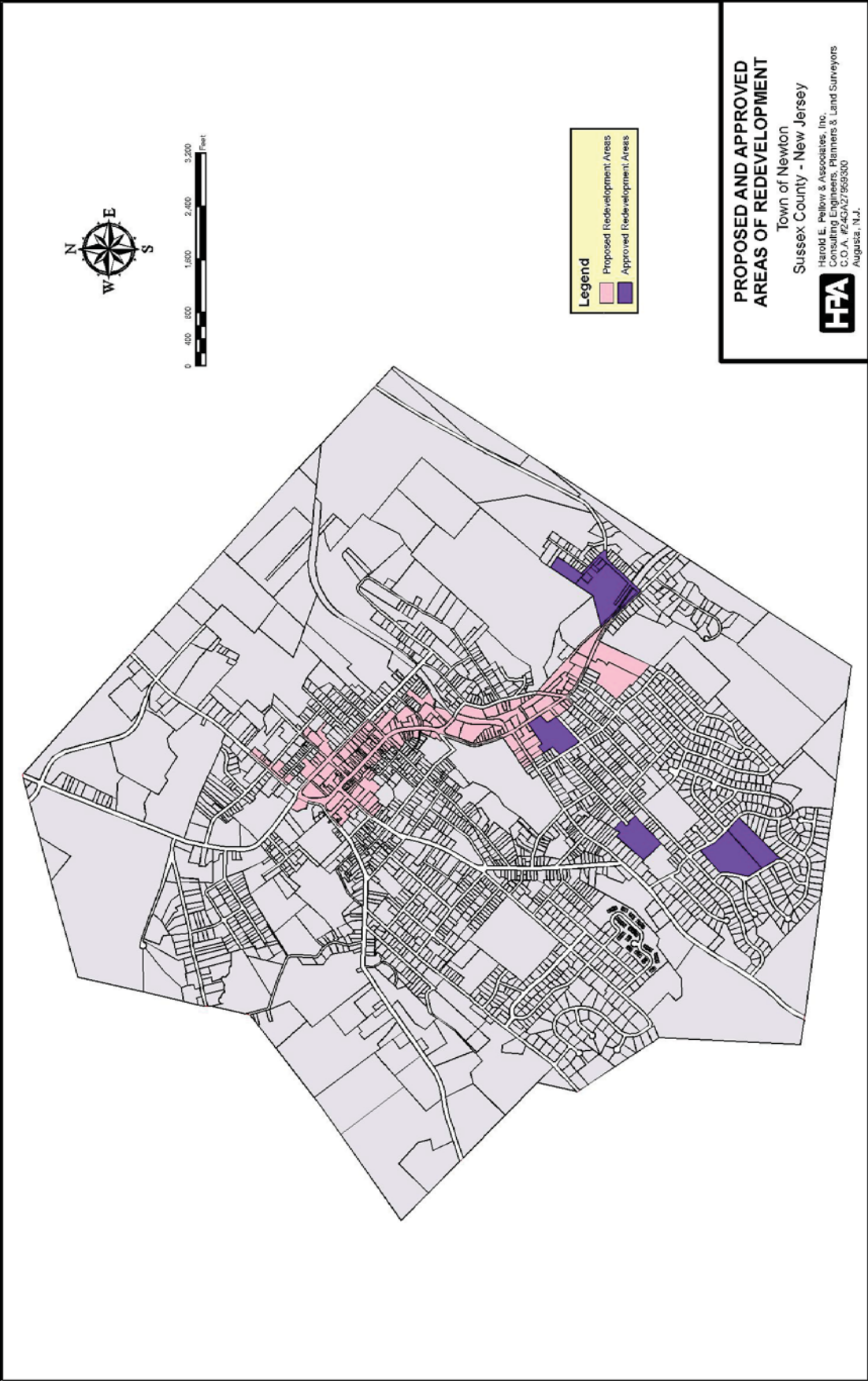


provide the catalyst for positive redevelopment in the Town. The maps on the following pages show the proposed areas in need of redevelopment and designated areas in need of rehabilitation along with the designated area in need of rehabilitation.

Newton has identified approximately 116 acres of land, or about 6 percent of the land in the Town, as having the potential to be designated as areas in need of redevelopment. The Town is currently studying these areas in phases. The Town Council has designated approximately 37 acres thus far as being areas in need of redevelopment. The four areas designated in need of redevelopment include: 5.64 acres at 56 Sparta Avenue; 5.39 acres on Mason Avenue; 12.8 acres on Paterson Avenue; and a portion of a 13 acre area on Hicks Avenue. The Town has also designated an area in need of rehabilitation, which covers 1,009 acres or approximately 51 percent of the Town. A third area known as the Railroad District, located between Sparta Avenue and Diller Avenue, is currently under review by the Planning Board.

The bulk of the area being considered for redevelopment is located along Spring Street, Trinity Street and Sparta Avenue, also referred to as the "spine" of the Town. This spine runs along the major roadways through the Town and comprises a major portion of the Central Business District. This area is the main focus of the Town of Newton's Urban Design Plan. The Plan proposed specific uses and densities within the areas that are being considered for redevelopment including: high density residential dwelling units, live/work units, and mixed use buildings with commercial on the first floor and residential units on the upper floors. The Urban Design Plan also identifies design concepts, themes and methods for upgrading existing structures. This Master Plan Update recommends the continued study of these areas for designation as areas in need of redevelopment to provide the catalyst for positive redevelopment in the Town. The maps on the following pages show the proposed areas in need of redevelopment and designated areas in need of rehabilitation along with the designated area in need of rehabilitation.

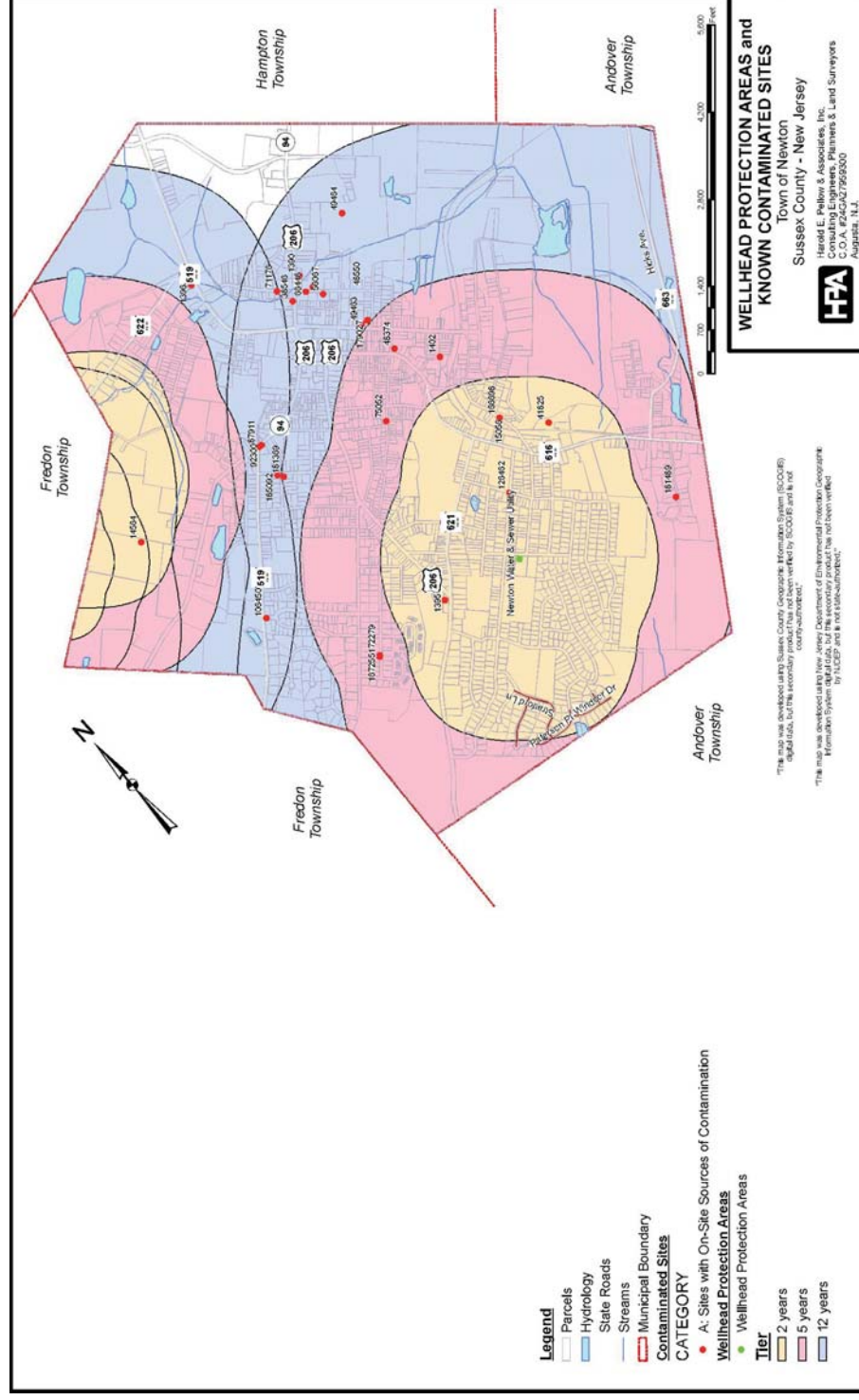


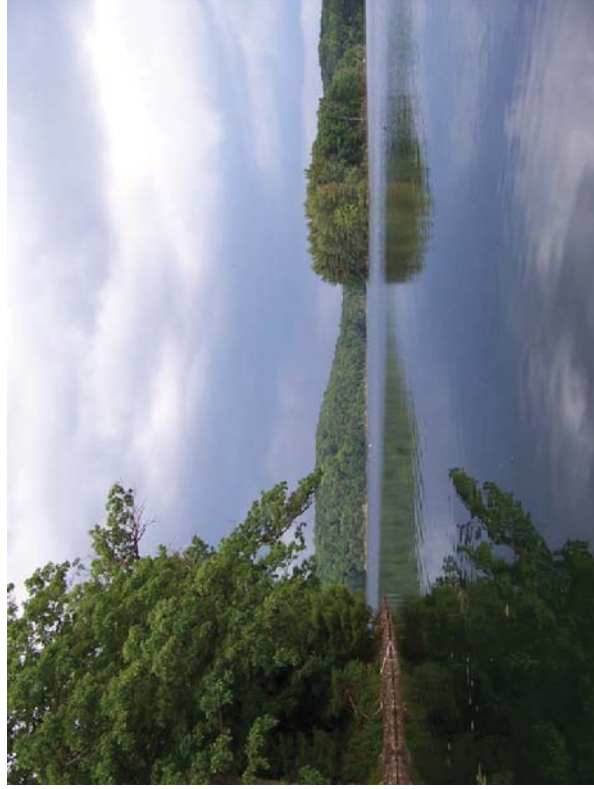




Wellhead Protection Areas and Contaminated Site

Potential brownfield sites also impact the ability to develop or redevelop land. Several known contaminated sites in Newton have been identified by the NJDEP. As many of these sites will be in the proposed redevelopment area within the Town, remediation will be an important aspect of addressing redevelopment on these sites. Wellhead protection areas may impact development and redevelopment proposals within the Town and may need to be explored further. Newton has two wellhead protection areas, one centered between Merriam Avenue and Sussex Street and the other centered in Fredon Township to the north of Newton.





The Sussex County Strategic Growth Plan conducted a build-out study for Newton by calculating the potential number of units that could be built under current zoning after removing lands with environmental constraints. The build-out showed that an additional 500 building units could be built in the Town, which with the current household size would result in a population increase of 1,195 people. This would bring the total population in the Town to 9,439. The Town's Urban Design Plan proposed an additional 1,420 units through additional development and redevelopment within the Town. This would add an additional 3,394 people to the Town's population for a potential total population of between 11,638 and 12,833. This projected number is consistent with the Town's 208 Water Quality Plan, which projected a population build-out of 11,500 to 12,500 people. The Urban Design Plan projected the build-out over the next 15 plus years and the Sussex County Strategic Growth Plan projected the Town's build-out to occur in the 2020's or beyond. The highest population projection of 12,833 would represent a population increase of 36 percent.

In order for this level of growth to occur, the Town's water allocation will need to be increased. The Town obtains its water from Morris Lake Reservoir, which is located in Sparta Township, within the Highlands Preservation District. The Town is in the process of applying to the New Jersey Department of Environmental Protection and the Highlands Planning Commission to increase the Town's water allocation to handle the future development anticipated within the Town. The Office of Smart Growth has made a commitment to assist the Town in resolving this issue through the Plan Endorsement process.

LAND USE PLAN ELEMENT



Land Use in Newton

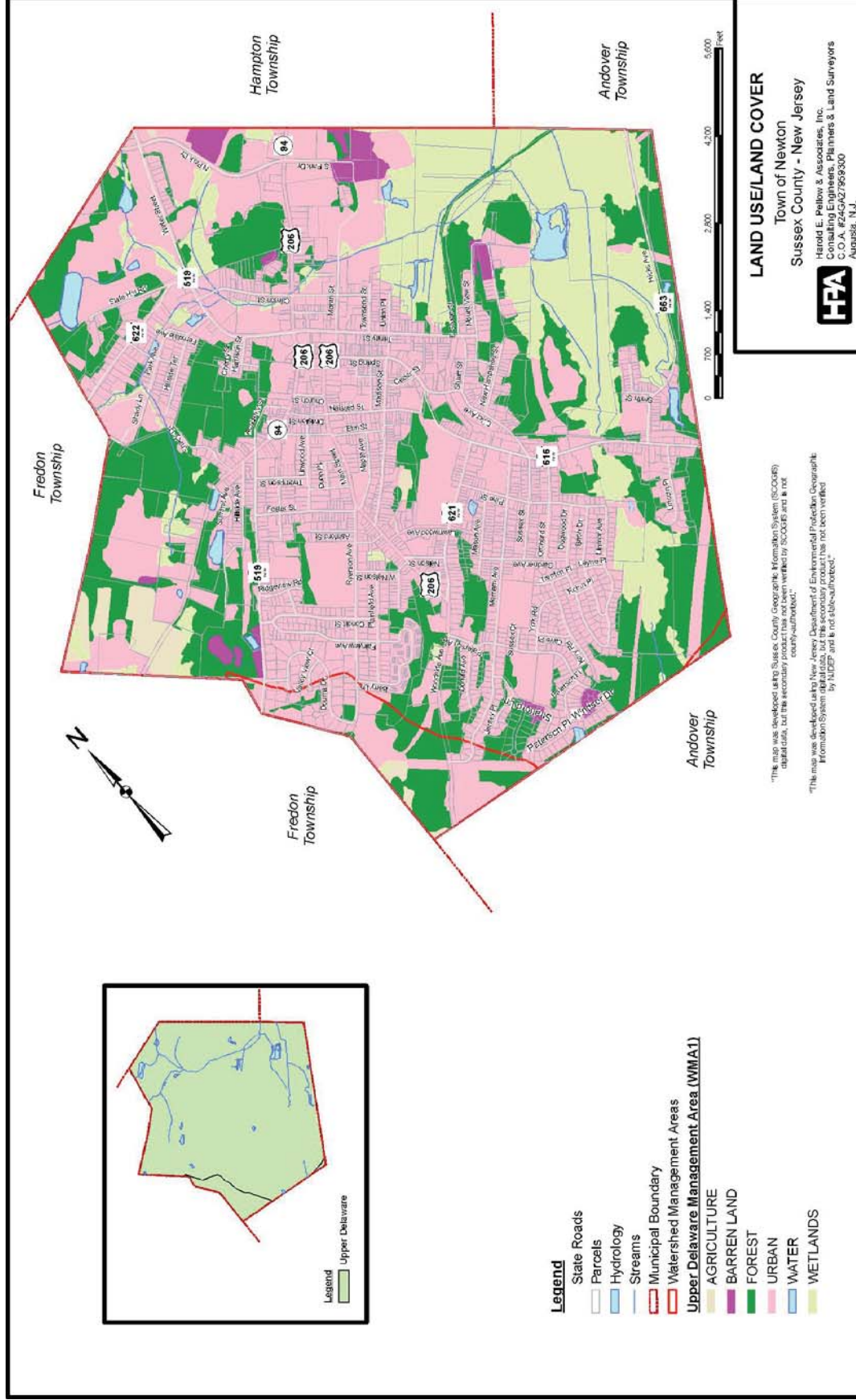
The Town of Newton's Land Use Plan Element is a guide for the future development of the Town's remaining vacant land and redevelopment of underutilized lands. The Plan integrates the Town's goals, objectives and vision within the context of the data, demographics and other elements within this Master Plan to create this policy document. This Plan also incorporates the applicable goals from the Sussex County Strategic Growth Plan and the State Development and Redevelopment Plan. Proposed land uses are considered as transect districts, a planning tool which defines land use areas by their character and density, limiting the potential for sprawl development. Delineating the transect zones prepares the Town to implement form-based code utilizing the SmartCode model ordinance to promote appropriate building types and a mix of uses in the Town. As required by the Municipal Land Use Law, the proposed transect districts are reviewed for compatibility with land use zones in adjacent municipalities. The proposed transect districts are reviewed in relation to Sussex County's Strategic Growth Plan, to determine compatibility, and the potential impacts of the proposed Land Use Plan Element to the County as a whole are also reviewed. Finally, the compatibility of the Land Use Plan Element to the State Development and Redevelopment Plan is discussed.

The Town of Newton has grown fourfold from the small rural community of 1,824 people it began as in 1860. The Town is now a Regional Center with more than 8,244 people. While the population of Newton has had booms over the years, it is currently growing at a slow steady pace. With a long history of development and redevelopment, land uses are mixed and sometimes haphazard from gradual development and infill over time.

The New Jersey Department of Environmental Protection identified land uses and land cover in the Town in 2002. This data corresponds with the Land Use/Land Cover Map on the following page, which illustrates approximately 1,210 acres in the Town being developed, or "urban lands". The remaining land is classified as agricultural (34 acres), barren land (34 acres), forest (529 acres), water (20 acres) and wetlands (347 acres).

The Town's tax assessment data also categorizes land in the Town based on use. In 2006, the tax records showed that residential development was the most prevalent type of development, covering about 730 acres of land, or 36 percent of the land area. Vacant, undeveloped and protected parks and conservation areas covered the second largest area of land at 650 acres, or 35 percent of the Town. The majority of the privately held vacant land was encumbered by wetlands or other environmentally sensitive lands. The third largest land use in Town was the combination of the many public and semi-public land uses in Town, pointing to Newton's position as the County Seat. These land uses account for 333 acres of land or 15 percent of the Town. The smallest land use in Town was the combination of commercial, industrial and land deemed in need of redevelopment. This category accounted for 270 acres of land and 13 percent of the land area of Newton.





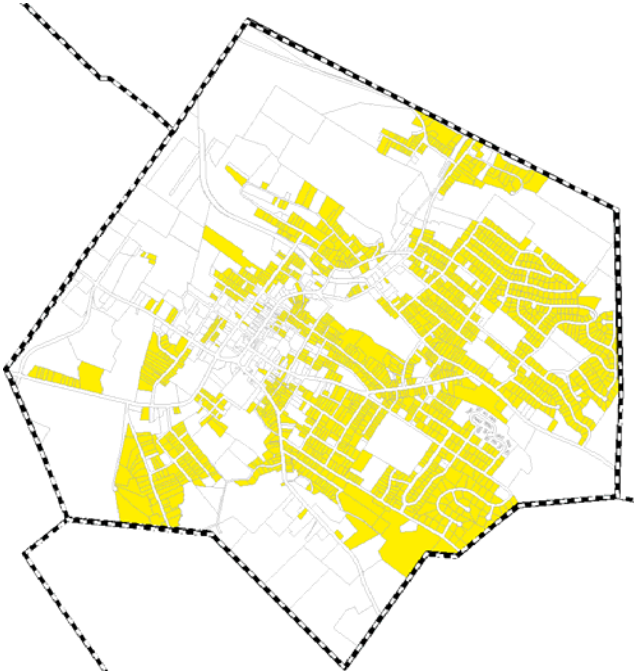
Existing Land Uses

Analyzing existing land uses illustrates where Newton is today. Where development is positive and functioning well, the existing land uses project a pattern of success into the future. Where development is not functioning at its highest and best use, the existing land uses illustrate where change is needed. This section provides the baseline data, that when combined with the data from previous sections of this plan can be formulated into a proposed Land Use Plan for the future. The following table provides the existing land uses with the number of acres and lots for each type of use.

Table 3.1: Existing Land Uses			
Land Use Type	Number of Lots	Acres	Percent of Town
Apartments	111	109.35	5.41%
Residential	1847	621.14	30.71%
Commercial	225	162.92	8.05%
Industrial	12	106.82	5.28%
Redevelopment Areas	2	11.03	0.55%
Public	58	46.45	2.30%
Other Public	4	11.87	0.59%
Government	9	52.43	2.59%
Hospital	2	42.20	2.09%
Cemetery	5	32.56	1.61%
Church	30	22.54	1.11%
College	2	90.36	4.47%
Public School	7	34.43	1.70%
Farm Land	2	21.99	1.09%
Farm Land: Qualified	6	88.18	4.36%
Nature Conservation	2	81.12	4.01%
Park	4	42.27	2.09%
Vacant	71	215.26	10.64%
Vacant - Government	17	229.88	11.36%
Total	2416	2022.79	100.00%

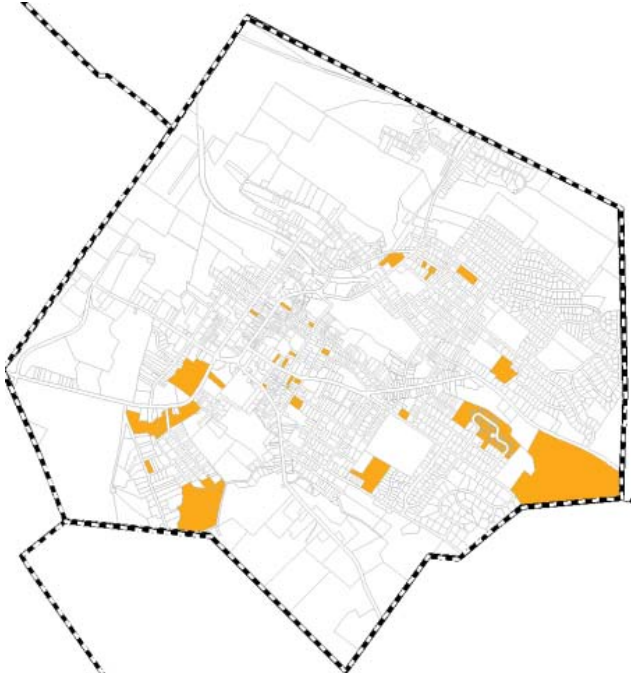
Source: 2006 Tax Records

Existing Residential Land Use



One - Four Units per Lot

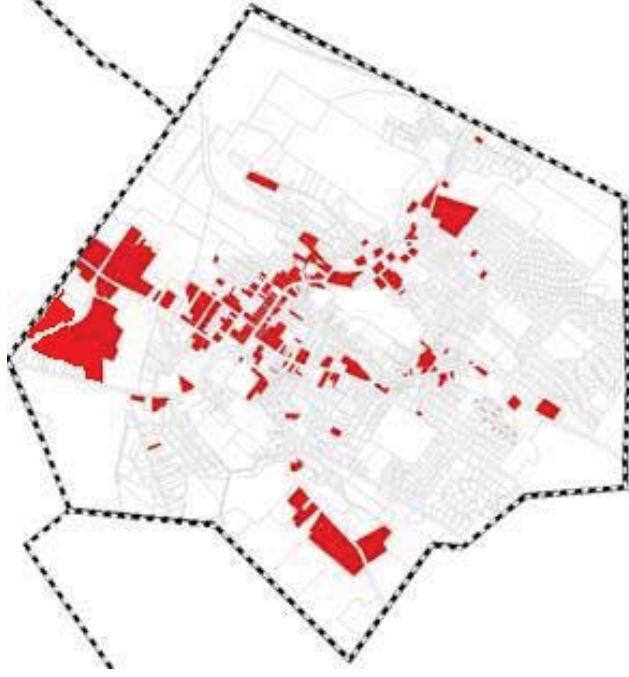
Residential development (one to four units) is the predominant land use in the community accounting for 621.14 acres of land or 30.71 percent of the total tax lots in Newton.



Existing Apartments

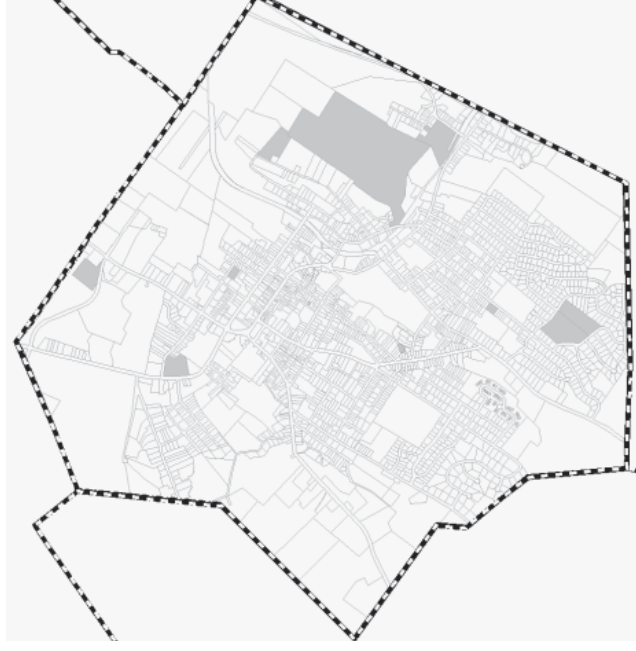
Multi-family residential development (apartments) accounts for 109.35 acres of land or 5.41 percent of the total tax lots in Newton.

Existing Commercial & Office Land Use



Commercial and office land uses are concentrated primarily along the major transportation corridors in Town: Spring Street, High Street, Water Street and Sparta Avenue. Commercial uses comprise 162.92 acres of land or 8.05 percent of Newton's land area.

Existing Industrial Land Use



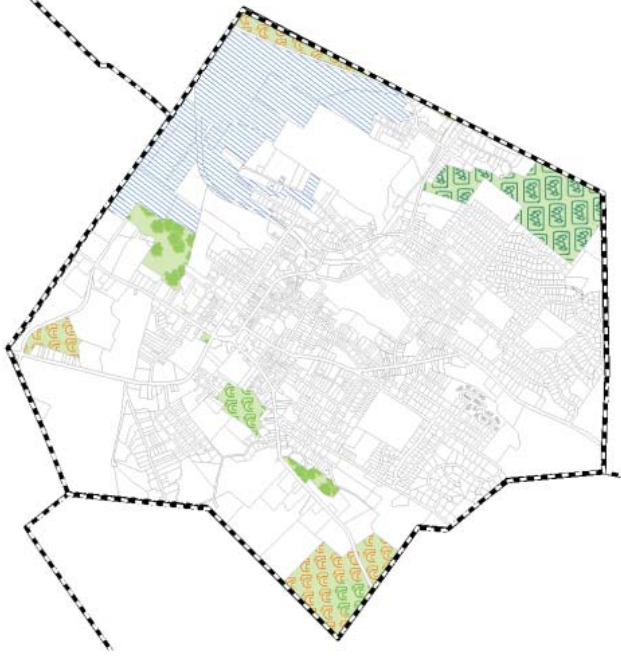
Industrial land uses are concentrated in the eastern section of the municipality. Scattered industrial uses in some areas of Town remain which are surrounded by residential uses pointing to a conflict of uses. Industrial uses occupy 106.82 acres and 5.28 percent of Newton's land area.

Existing Public / Semi Public Land Uses



Lands which are publicly owned and committed to specific uses or semi-public land uses total more than 342.84 acres of land or approximately 16.46 percent of all land in Newton. These functions include the County offices, Municipal Building, first aid squad, fire departments, library, schools, public parking lots, houses of worship, hospital uses, cemetery, and other government-owned facilities

Existing Recreation and Open Space



The Town of Newton maintains large and small parcels that are used or dedicated for parks, recreation and open space which are scattered throughout the Town. Collectively, there are 759.88 acres of open space and recreational land in the community.

Land Use Plan

Newton is evolving from a manufacturing and industrial center to a public services, health care, employment and service center for Sussex County. Former manufacturing sites and industrial lands pose challenges as underutilized parcels that inflict blight on surrounding neighborhoods. The Town is facing these challenges directly by working to remove obstacles to improving those lands. The Town has made a significant investment in exploring opportunities through redevelopment and the many benefits provided by the State Redevelopment Act.

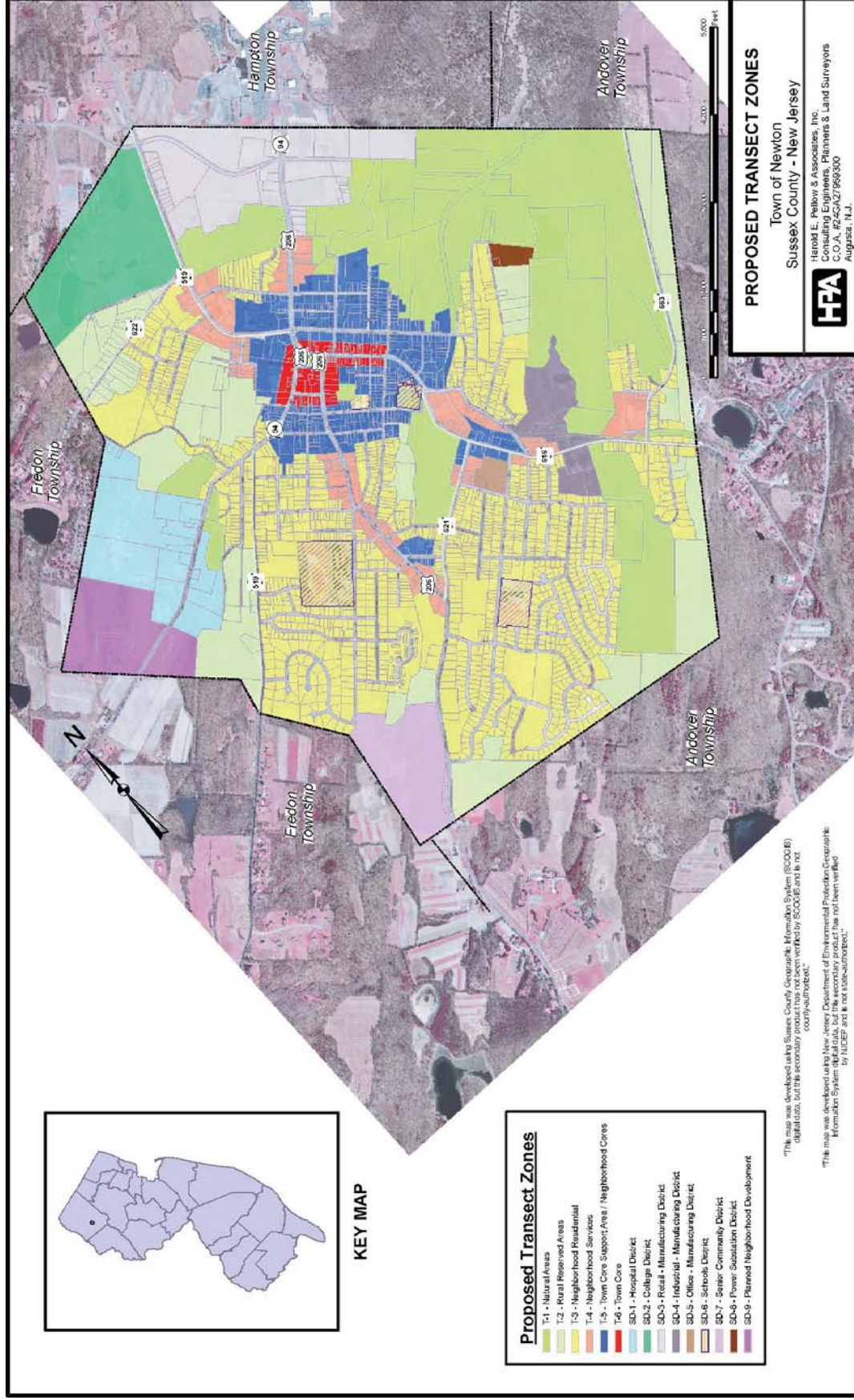
As a result, Newton is promoting new tools to implement positive development and redevelopment in the Town. The Urban Design Plan outlined an alternative to standard zoning, by identifying transects for the Town. Transects are an alternative to traditional land use districts. This Land Use Plan will delineate land use districts by utilizing Transect Zones to set the stage for use of form-based code in the Town. The Transect Zones will be described and identified within the Town, based on location. Then, the Transect Zones will be further defined by identifying allowed uses and showing photo examples of appropriate building types.

SmartCode Transects

Newton's Urban Design Plan recommended utilizing SmartCode Transects as a method for defining the form and density of development in the Town. Transect Zones establish a graduated level of density from the dense center core of the Town to the preserved and natural areas at the edges of Town. Smaller pedestrian friendly neighborhood centers are provided within five minute walking circles of neighborhoods. The pattern mimics traditional community development seen throughout the United States prior to World War II. The graphic to the right illustrates the different forms of development that should occur in each Transect. The Transect Zones establish a basis for utilizing the SmartCode model form-based ordinance within the Town, which would regulate development primarily on its form, location and interaction with other buildings in the community. The desired result of Transect Zoning is to promote compact communities that offer vibrant urban places focused toward the pedestrian rather than the automobile.

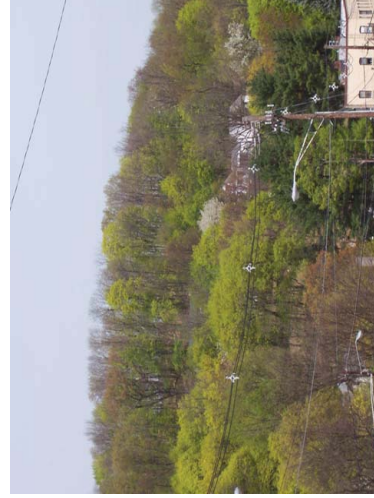
The benefit of this approach is the promotion of appropriate building types and encouragement of a mix of uses in the downtown and neighborhood commercial centers of the Town. The transect districts are scaled for the pedestrian and mixed-use neighborhood centers are located within five minutes walking distance of most residential areas in the Town. The Transect Zones lay the foundation for utilization of form-based code in the Town. Form-based code focuses on appropriate building types, compact development and limits the type of sprawl development that is often the result of traditional zoning, which promotes the separation of uses. Form-based code is known for being "prescriptive", meaning it provides a picture of the type of development desired, rather than being "proscriptive", by describing what development is not wanted (typical of traditional zoning). The Town of Newton is working proactively to embrace an innovative approach to land use regulation by proposing form-based codes to replace the existing zoning in the Town.







T-1 – Natural Areas: The T-1 Transect Zone covers all wetlands, water and wetland buffers established by the N.J.D.E.P., these are areas which should be preserved from development. The T-1 also includes lands which are already preserved from development including parks and cemeteries. Uses permitted in the T-1 Transect include parks and recreation uses for active parks, eco-parks and nature preserves for passive recreation including walking trails and bike paths.



T-2 – Rural Reserved Areas: The T-2 Transect Zone covers large tracts of land that are undeveloped, farmlands, former quarries, etc., which are located in the outskirts of Town and should be reserved from intensive development and kept as areas which are open and rural in nature. This area is recommended for use as farmland or other agricultural uses, open space, very large lot development or rural /hamlet cluster development. The recommended density in this transect is one unit per ten acres. Rural cluster/hamlet subdivisions can be created at a density of one unit per 2 acres on maximum ¼ acre lots. Access should be developed at rural standards and the remaining land not utilized for lots or access must be placed into conservation or farmland easements.



T-3 – Neighborhood Residential: The T-3 Transect Zone covers the majority of the single family residential areas that span out from the downtown and neighborhood center areas. The lot widths in the T-3 Transect range from 35-110 feet. The uses permitted include the following:

T-3 Uses

- Single Family Detached Units;
- Accessory Dwelling Units (house must be owner occupied);
- Home Offices;
- Houses of Worship;
- Family Day Care Homes;
- Bed and Breakfasts; and
- Live/Work Units.



T-4 – Neighborhood Services: The T-4 Transect Zone covers smaller mixed use neighborhood centers and supports larger neighborhood centers that provide local services to neighborhoods. These small neighborhood mixed use commercial areas provide a sense of place and identity to the neighborhood which surrounds it. The permitted uses in the T-4 Transect include:

T-4 Residential Uses

- Townhouses (maximum 3 stories);
- Small Lot Single Family Detached Units;
- Live/Work Units;
- Apartments Over Retail (up to 4 stories over);
- Multi-Family Including Duplexes, Triplexes and Multi-Story Flats (Max 3 stories); and
- Bed & Breakfasts.



T-4 Commercial /Institutional Uses

- Mixed-Use (2-5 stories);
- Retail/Services;
- Offices (2-5 stories);
- Houses of Worship;
- Day Care Centers;
- Funeral Homes;
- Hospices;
- Drive-Through Services (i.e. Banks); and
- Mixed-Use Parking Structures (2-5 stories).





T-5 – Town Core Support Area/ Neighborhood Cores: The T-5 Transect Zone covers the area surrounding the Town Core that provides the majority of the housing and employment that directly supports the Town Core. The T-5 Transect also provides for Neighborhood Cores to serve some of the neighborhoods which are closer to the Town Core area. The permitted uses in the T-5 Transect include the following:

T-5 Residential Uses

- Townhouses (minimum 3 stories);
- Single Family Detached Units, Duplexes & Triplexes (existing and possible historic units);
- Live/Work Units;
- Apartments Over Retail;
- Multi-Family Including Multi-Story Flats; and
- Bed & Breakfasts.

T-5 Commercial/Institutional Uses

- Mixed-Use (minimum 2 stories);
- Retail/Services (no drive through);
- Offices (minimum 2 stories);
- Hotels;
- Houses of Worship;
- Day Care Centers;
- Funeral Homes; and
- Mixed-Use Parking Structures.



T-6 – Town Core: The T-6 Transect is a higher density, mixed and multiple use downtown area. This area provides for the majority of retail and commercial uses within the Town and should be identified as the Central Business District within the Town. This area has residential and office uses over the commercial uses to support day and evening uses in the downtown.

T-6 Uses

- Apartments/Offices Over Retail;
- Multi-Story Flats;
- Mixed-Use (minimum 2 stories);
- Offices (minimum 2 stories – no offices on first floor on Spring Street southeast of Main Street);
- Institutional (i.e. courthouse, jail, museums, post office);
- Hotels;
- Bed and Breakfasts;
- Houses of Worship;
- Day Care Centers; and
- Mixed-Use Parking Structures.



SD1-SD9 – Special Districts: Special Districts are areas that contain specialized uses not consistent with other transect areas. There are nine Special Districts identified for the Town as follows:

Special District 1: Hospital District –SD-1 covers the Newton Memorial Hospital and support services for the hospital. The following uses are permitted in the District:

- Hospital;
- Medical and Dental Services;
- Surgical and Medical Procedure Centers;
- Nursing Homes/ Acute Care;
- Offices;
- Research and Development/Labs;
- Mixed-Use Parking Structures (min. 2 stories); and
- Parks and Healing Gardens.

Special District 2: College District –SD-2 covers the Sussex County Community College Campus. The following uses are permitted in the District:

- College;
- Institutional;
- Offices;
- Mixed-Use;
- Multi-Story Residential, i.e. dorms;
- Research and Development/Labs;
- Book Store;
- Library;
- Mixed-Use Parking Structures (min. 2 stories); and
- Parks and Recreation.

Special District 3: Retail / Manufacturing District –SD-3 covers the area along US Route 206 at its intersection with North and South Park Drive. This area includes existing large scale retail and industrial uses. The area has potential to accept relocated light manufacturing and industrial uses which currently exist in redevelopment areas. The following uses are permitted in the District:

- Light Manufacturing/Industrial (existing industrial/light manufacturing must remain industrial);
- Retail/Big Box Retail;
- Motels/Hotels;
- Live/Work;
- Drive-Through Retail; and
- Park and Ride / Mixed-Use Parking Garage.

Special District 4: Industrial / Manufacturing District –SD-4 covers the E.J. Brooks site and adjacent lands along and across from Sparta Avenue. This area includes an existing manufacturing facility and has potential for additional manufacturing and light industrial development to provide industries and employment within the Town. This area also has potential to accept relocated light manufacturing and industrial uses which currently exist in redevelopment areas. Where proposed development abuts residential areas, year-round buffers should be provided. The following uses are permitted in the District:

- Light Manufacturing;
- Industrial (northeast of Sparta Avenue only);
- Research and Development; and
- Parks and Recreation.

Special District 5: Office / Manufacturing District –SD-5 covers the 56 Sparta Avenue redevelopment area, where office and manufacturing uses are being considered along with alternative plans proposing housing and mixed use options. A redevelopment plan will ultimately determine which mix of uses is most appropriate. The following uses are permitted in the District:

- Offices;
- Light Manufacturing;
- Industrial;
- Research and Development;
- Parks and Recreation;
- Townhouses (maximum 3 stories);
- Small Lot Single Family Detached Units;
- Live/Work Units;
- Mixed-Use;
- Apartments Over Retail (up to 4 stories over);
- Multi-Family including Duplexes, Triplexes and Multi-Story Flats (Max 3 stories); and
- Bed & Breakfasts.

Special District 6: Schools District –SD-6 covers the Newton High School, Halsted Street School and Merriam Avenue Elementary School. The following uses are permitted in the District:

- Schools;
- Educational; and
- Parks and Recreation.

Special District 7: Senior Community District –SD-7 covers the Bristol Glen / United Methodist Homes Continuing Care and Assisted Living Facility. The following uses are permitted in the District:

- Continuing Care;
- Assisted Living;
- Independent Senior Living; and
- Parks and Recreation.

Special District 8: Power Substation District –SD-8 covers the Newton Power Substation. The following uses are permitted in the District:

- Power Substations;
- Electric Utilities; and
- Accessory Uses.

Special District 9: Planned Neighborhood Development District –SD-9 covers approximately 44 acres along High Street at the western edge of Town. This area is currently zoned Planned Residential-A District, which provides for a planned development at moderately dense development with an affordable housing set-aside. This Master Plan recommends increasing the allowed density in this District to create a community of mixed income development and ultimately providing additional affordable housing opportunities within the Town. Limited mixed use is recommended along High Street to provide retail and services to the neighborhood. The following uses are permitted in the District:

- Single Family Detached Units;
- Townhouses;
- Multi-Family Units including Duplexes, Triplexes and Multi-Story Flats (Max. 3 stories)
- Mixed-Use (provided that it fronts along High Street / Max 3 stories);
- Live/Work Units; and
- Day Care Centers.

Relationship to Adjoining Municipalities

The Municipal Land Use Law (40:55D-28.d) requires that community Master Plans consider their relationship to the Master Plans of adjoining municipalities, as well as to the County and State Development and Redevelopment Plan.

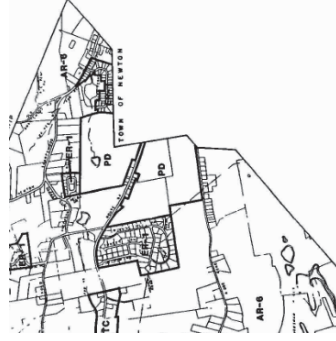
There are three communities that adjoin the Town Newton: Andover Township, Fredon Township and Hampton Township.

Hampton Township

The Township of Hampton abuts Newton along its northernmost boundary. The greater part of Hampton's common boundary with Newton is zoned 3-acre residential except for an Apartment Townhouse Zone along Route 519 and a Highway Commercial Zone along Route 206. Newton's existing M-1 Zone, which is proposed to become a Retail/Manufacturing Special District, is adjacent to Hampton's Apartment Townhouse Zone and Highway Commercial Zone. The proposed Retail/Manufacturing Special District will be directly adjacent to the Apartment Townhouse Zone, which is compatible, if buffers are provided.

Andover Township

The Township of Andover lies to the southeast and south of Newton. Rural Reserved Areas with a 10-acre minimum comprise most of the common boundary with Andover. The higher density Mount Laurel zone in Andover abuts Newton's Rural Reserved Area. The main point of incompatibility is located where Andover's Industrial District abuts Newton's Rural Reserved Areas.



Fredon Township

The Township of Fredon lies to the west of Newton. Generally compatible residential uses exist along the Newton and Fredon border. Newton is proposing a Planned Neighborhood Development District, which is adjacent to Fredon's "PD" districts between Route 94 and 519. Other special districts include a Hospital District, a Senior Community District, and a College District. Those districts cover existing large developments that are currently buffered from adjacent residential uses in Fredon.

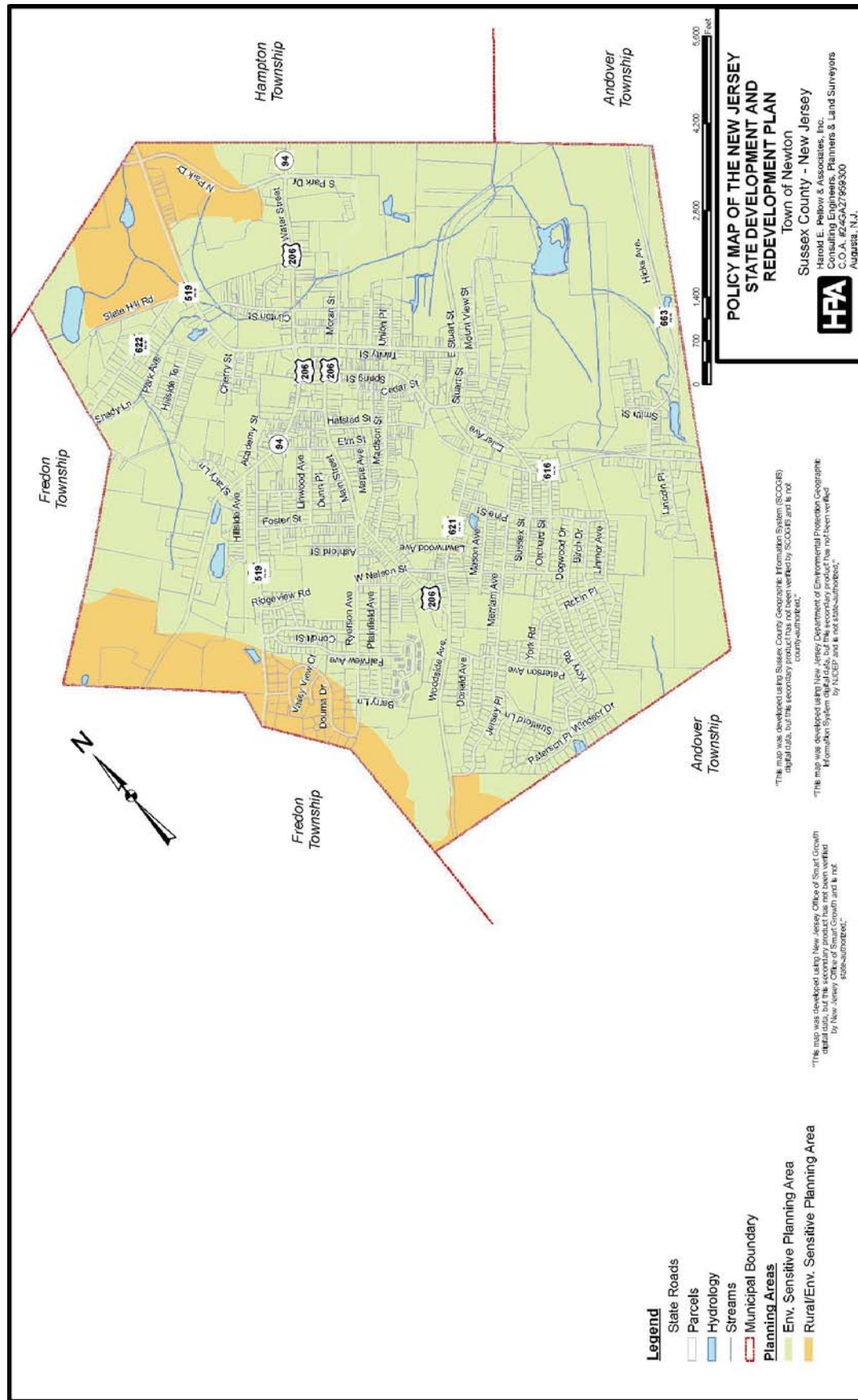
Consistency with Sussex County Strategic Growth Plan

Sussex County's Strategic Growth Plan was endorsed by the State Planning Commission in February 2007. The Plan generally promotes new development within Centers and traditional towns and villages in order to reduce sprawl and promote viable mixed use communities. Representatives for the Town sit on the Strategic Growth Plan Committee to provide input and promote planning consistency. The Strategic Growth Plan identifies Newton as a traditional town within the County where new development and redevelopment should occur. The Strategic Growth Plan advocates a set of Center Design Criteria that propose "Communities of Place", which were written by Anton Nelesen of A. Nelesen Associates, whose firm drafted the Urban Design Plan. The Urban Design Plan is being implemented by this Master Plan Update and as a result, the plans are consistent.

Newton's Growth and Impact on the County and Surrounding Municipalities

Growth, development and redevelopment within the Town will have an impact on the County and surrounding municipalities. As Newton grows, the type of growth will determine if the impacts are positive or negative. This Master Plan is proposing compact growth within the municipal boundaries that provides for infill and redevelopment of existing underutilized parcels. The increase in access to housing within the Town will provide for a decrease in pressure to develop within the "environs" of the County, i.e. existing farm and forest lands. As gas prices continue to rise and increase the cost of commuting and goods and services, communities, like Newton, that provide a location to live, work and recreate, will become more and more valuable, and even essential to the region. Newton's Land Use Plan Element focuses growth within the core of the Town and discourages growth in the outskirts, with the exception of the area along the Hampton border. The Town Core is closely situated to the Hampton Township border and development along the US Route 206 corridor runs from Hampton to Newton in a seamless fashion today. This proposed Plan advocates creating more definition between the municipalities and proposes development along the Hampton border which more closely reflects the planning goals of Newton. Into the future, the Town should explore creating a joint planning committee to promote coordinated planning along the US Route 206 corridor to enhance both communities.





CIRCULATION PLAN ELEMENT



The Town of Newton's Circulation Plan Element provides an inventory of existing roads in the Town and examines jurisdiction, function, and high accident locations. The Plan then provides recommendations for the creation of a more in-depth examination of circulation in the Town, including level of service surveys of existing roadways and examining current problem traffic areas as well as potential future problem areas in light of the proposed development and redevelopment outlined in this Plan. This proposed Circulation Plan would result in a capital improvement program to provide for needed traffic improvements within the Town, which could take place through the redevelopment process. Finally, recommendations for alternative transportation, including bike paths and transit services, are provided.

Existing Traffic and Circulation

Street Classification

There are approximately 27.47 miles of roadway in the Town of Newton which can be categorized into four major classifications as follows: Principal Arterial, Minor Arterial, Collector, and Local. The following roadways are highlighted in this Plan Element:

Table 4.1: Streets by Classification

Street Name	Classification
US 206	Urban Principal Arterial
NJ 94	Urban Minor Arterial
Sparta Ave.	Urban Minor Arterial
Spring St./Sparta Ave.	Urban Minor Arterial
West End Ave.	Urban Collector
Woodside Ave.	Urban Collector
Swartwood Rd.	Urban Collector
Mill Street (Old Branchville Rd.)	Urban Collector
Clinton Street	Urban Local
Madison/Trinity Streets	Urban Local
Paterson/Merriam Ave.	Urban Local

Principal Arterial Roads

Approximately 7.6 percent of the roadways in Newton, or 2.114 miles, are classified as a Principal Arterial Road.

1. United States Route 206

US Route 206, also known as Water Street, Main Street, and Woodside Avenue, crosses 11,077 linear feet (2.114 miles) in the municipality. Portions US Route 206 had a 2004 traffic count of 21,501 vehicles.

Minor Arterial Roads

Nearly 8 percent, or 2.187 miles, of the roads in Newton are Minor Arterial Roads, including the following:

1. New Jersey State Route 94

New Jersey State Route 94 is also identified by NJDOT as W.W. II 94th Infantry Division Highway, but is better known as High Street in Newton. High Street covers approximately 5,711 linear feet (1.09 miles) within the municipality and is not signalized within Newton. Portions of High Street had a 2005 traffic count of 13,811 vehicles.

2. County Route 616 - Sparta Avenue
Sparta Avenue, also known as Sussex County Route 616, crosses approximately 3,914 linear feet (0.747 miles) in Town. Sparta Avenue is signalized at its intersection with Woodside and Diller Avenues. Portions of Sparta Avenue had a 2004 traffic count of 11,555 vehicles.

3. Spring Street
Spring Street covers approximately 1,834 linear feet (0.350 miles) in the Town and is signalized at its intersection with Union Place and Madison Street.

Urban Collector Roads

About 18 percent of the roads in Newton are classified as Urban Collector Roads, including the following:

1. County Route 519 – West End Avenue
West End Avenue, also known as Sussex County Route 519, covers approximately 4,496 linear feet (0.858 miles) within the municipality. West End Avenue is not signalized.

2. County Route 621 – Woodside Avenue
Woodside Avenue, also known as Sussex County Route 621, covers approximately 2,204 linear feet (0.49 miles) within the municipality. Woodside Avenue is signalized at its intersection with Sparta Avenue and with a flashing light at its intersection with Main Street. Portions of Woodside Avenue had a 2005 traffic count of 3,131 vehicles.

3. County Route 622 – Swartswood Road
Swartswood Road is also identified as Sussex County Route 622 and covers approximately 6,917 linear feet (1.32 miles) within the municipality. Swartswood Road is signalized at its intersection with Mill Street. Portions of Swartswood Road had a 2003 traffic count of 3,142 vehicles.

4. County Route 663 – Hicks Avenue
Hicks Avenue, also known as Sussex County Route 663, covers approximately 11,633 linear feet (2.22 miles) within the municipality. Hicks Avenue is not signalized within the Town, but is recommended for signalization with the adoption of the Redevelopment Plan for the area. Portions of Hicks Avenue had a 2003 traffic count of 1,995 vehicles.

Local Roads

The remaining 19.9 miles (27 percent) of the 27.47 miles of roadway in Newton are classified as Local Roads.

Accident Data

Table 4.2 provides the number of accidents on roadways within the Town, arranged from most accidents to least. By far the greatest number of accidents occurs along US Route 206. The second highest incidence of accidents occurs along Sparta Avenue and the third highest along NJ Route 94. The greatest number of accidents also corresponds with the most highly traveled roadways (see traffic count data under Street Classifications above).

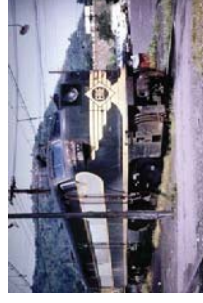
Table 4.2: 2005-2006 Accident Location Data

Location	Accidents	
	Number	Percent
US Route 206/Water Street	88	37.93%
Sparta Avenue	25	10.78%
NJ Route 94/High Street	21	9.48%
Spring Street	13	5.60%
West End Avenue	12	5.17%
Mill Street	10	4.31%
Madison Street	10	4.31%
North Park	7	3.02%
South Park	4	1.72%
Nelson Street	3	1.29%
Ryerson Avenue	3	1.29%
Swartswood Road	3	1.29%
Trinity Street	3	1.29%
Accident Locations with Less than 1% of total		12.93%
Total		100.00%

New Jersey Department of Transportation Congestion Management System

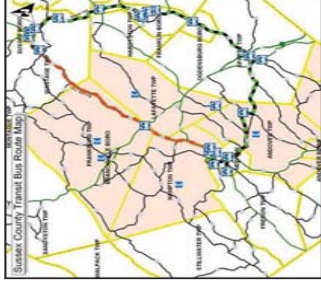
NJDOT's Congestion Management System ranks State and some County roadways with respect to their level of service and overall degree of congestion as low, medium and high. The section of US Route 206 in Newton from milepost 107.90 to 109.25 is ranked as a high congestion area and is considered a bottleneck area. The level of service from milepost 109.0 to 109.25 is classified as "F", the lowest possible ranking, where traffic speeds are severely reduced and frequent stopping and delays occur.

Rail Freight Lines



The abandoned Erie-Lackawanna Railroad right-of-way traverses the Town of Newton. A portion of this line, the Sussex Branch, was converted into a 9-mile rail trail, a portion of which is located in the Town. The Town of Newton owns the abandoned sections of railroad right-of-way, many sections of which traverse areas proposed as areas in need of redevelopment. Future use of the right-of-way shall maintain a pedestrian and bike right-of-way to allow for travel along the historic train route. This Master Plan proposes development of the right-of-way as a rail trail where it crosses open space and a pedestrian/bike path where it crosses developed land. The portion of the right-of-way which travels through areas designated in need of redevelopment should include provisions to allow equestrian access across the redevelopment areas, connecting both ends of the rail trail.

Existing Transit Services



Sussex County Transit provides four County-wide bus routes, which include routes from Newton to Hampton Township, Lafayette Township, Sussex Borough, Wantage Township, Hardyston Township, Franklin Borough, Ogdensburg Borough and Sparta Township. The bus service is available Monday through Friday from 5:30 a.m. to 6:30 p.m.

Sussex County also provides Para Transit for seniors and persons with disabilities. This service is a free on-demand service which runs Monday through Friday from 5:00 a.m. to 6:30 p.m. Door-to-door service is available in-County for a variety of local errands including: nutrition needs, medical appointments, shopping, hairdresser, bank, community services, education/training and employment needs. Out-of-County service is available for non-emergency medical appointments including: dialysis, therapy, radiation/chemo treatments, mental health appointments, specialized hospital visits and Veteran's facilities.

Recommended Comprehensive Circulation Plan

The Town has proposed approximately 2.8 million square feet of infill development and redevelopment in the Urban Design Plan. The Town recognizes the need to address potential traffic issues related to this growth as well as existing transportation issues as noted above. This Master Plan recommends a comprehensive Circulation Plan be developed for the Town which includes the following elements:

Roadway Inventory

An inventory of all roadways within the Town of Newton, including a narrative of the various roadways with accompanying maps to illustrate the classifications of roadways (i.e., Principal Arterials, Minor Arterials, Collectors, Local, etc.) and the jurisdiction of each roadway (i.e., Town, County or State). The inventory should include information regarding right-of-way widths, pavement widths, sidewalks and parking.

Traffic Data Collection

Traffic volume data should be collected for the major roadways and intersections within the Town of Newton. Manual traffic movement counts should be conducted at the following key intersections within the Town:

1. Route 206 / Woodside Avenue Intersection
2. Route 206 / Route 94 / Spring Street Intersections (all 4 locations)
3. Route 206 / Trinity Street Intersection
4. Route 206 / Clinton Street Intersection
5. Sparta Avenue / Diller Avenue Intersection
6. Sparta Avenue / Woodside Avenue Intersection
7. Sparta Avenue / Lower Spring Street Intersection
8. Sparta Avenue / Hicks Avenue Intersection
9. Spring Street / Union Place / Madison Street Intersection
10. Trinity Street / Union Place Intersection

The Town of Newton provides a Senior Shuttle Bus service Tuesday through Friday from 9 a.m. to 4 p.m. and Saturdays from 8 a.m. to noon for senior residents who are 62 years and older to locations within the Town limits.

Park and Rides



The Town currently has one Park and Ride Facility located behind the Shop-Rite on South Park Drive. Lakeland Bus provides service at Newton's Park and Ride to New York City via Route 206 and Interstate 80. The bus makes stops at Rockaway Mall, Dover Transit Station, Denville and Parsippany. Lakeland Bus also provides daily bus service to Atlantic City from Newton's Park and Ride Facility.

Traffic Data Analysis

An analysis of the existing traffic conditions should be prepared which includes the preparation of Level of Service calculations for key intersections within the Town. From these findings, an analysis of future traffic conditions within the Town should be prepared which examines future traffic conditions to reflect the increase in traffic volumes that may be encountered as a result of the Town's redevelopment plans.

Capital Improvement Plan

A list of potential traffic improvements should be developed to address the increase in traffic volumes that may occur with the Town's redevelopment efforts. Based on the needed improvements, a Capital Improvement Plan should be prepared which illustrates the improvements needed within the Town, outlines capital improvement districts for developer impact fees, and establishes a projected timeline for the improvements to be completed.

Street Typologies & Traffic Calming

A major aspect of the Town's Urban Design Plan is the establishment of neighborhood areas with defined streetscape typologies. The Circulation Plan should include streetscape typologies to be used throughout the Town as redevelopment plans are implemented. Additionally, traffic calming is needed in neighborhoods and along second tier streets where cut-through traffic is an issue.

Bicycle & Pedestrian Circulation

The Town of Newton is a pedestrian-friendly municipality with all local students being required to walk to the various schools located within the Town limits. The Circulation Plan should inventory all sidewalks within the Town limits and identify the locations of existing sidewalks, crosswalks, and key municipal and public facilities. This should also identify areas that are lacking in the same facilities. A Bike Path Plan is provided on the Alternative Transportation Plan Map.

Transit Modes of Transportation

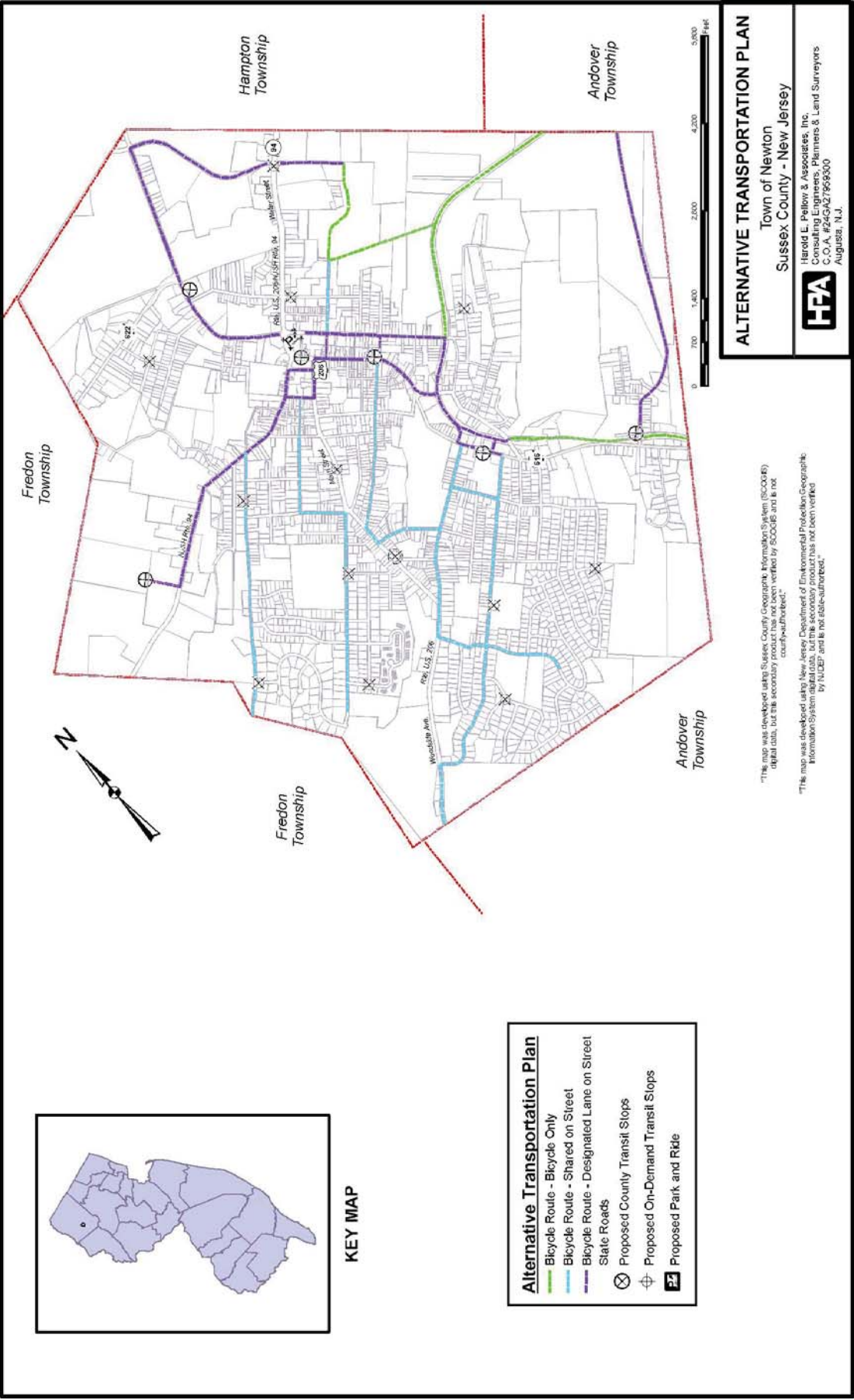
As the Town continues to grow, improving transit will be very important to the overall transportation system within the Town. Compact development will provide additional opportunities to provide transit in a more efficient manner. The Circulation Plan should examine existing transit modes of transportation in the Town. The Alternative Transportation Plan Map proposes locations for Transit Stops for two types of bus service and for the Newton regional Park and Ride facility.

Proposed Alternative Transportation



While a more comprehensive Circulation Plan is recommended to be completed following the adoption of this Master Plan, some preliminary recommendations for improvements to alternative modes of transportation are proposed within this Plan. The following map provides recommended designated bike paths, bike lanes and bike routes. Bike paths are designated paths for bikes that are not on roads. Bike lanes are designated lanes for bikes on existing roads. Bike routes are designated roads for bike traffic, without designated lanes. The proposed designated bike path includes continuing the Erie Lackawanna Rail Trail through the Town, with portions continuing on roads through redevelopment areas and returning to a designated trail in open space areas. Caution should be taken to ensure continued access along the trail by equestrian riders.

This Master Plan recommends partnering with the County Transit System to provide an On-Demand Transit System. This system utilizes current technology utilized by parcel delivery services to provide bus drivers with the most efficient routes for picking up and dropping off riders as they call in and order a transportation route. The On-Demand Transit System includes designated stops, which are numbered and located within 5 minutes walking distance from most locations in Town. The following map shows proposed On-Demand Transit stop locations. The County already uses RouteMatch Software to provide the Para-Transit program for Senior Bussing. This program would expand the service. The County runs County-wide bus service and in order to improve service in Newton and provide transit access to Neighborhood Cores and the Town Core, several County Transit stops are proposed throughout Town. Finally, the existing Park and Ride Facility is proposed to be relocated along Trinity Street to bring people into the downtown area. A parking garage with designated floors for park and ride users would need to be constructed.



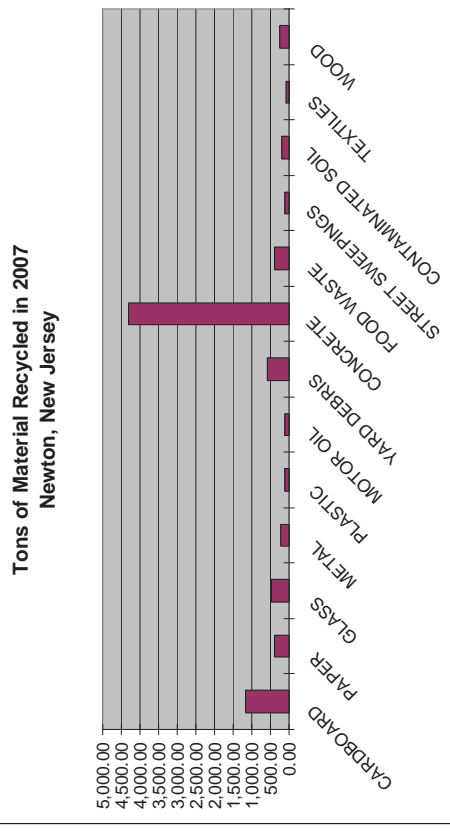


The New Jersey Municipal Land Use Law [40:55D-288 (12)] requires that municipalities prepare a Recycling Plan Element which incorporates the State Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance, and for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land.

The Town of Newton's recycling program began in 1988 with the adoption of the municipal recycling ordinance and the creation of a Town Recycling Center. The Town provides a recycling program and offers curbside pick-up of recyclables and yard debris in an effort to reduce municipal waste in the Town. The Town accepts commingled glass, plastic (#1 - #7) and aluminum. The Town recently began accepting chipboard, including cereal and food boxes and other types of grey paperboard. The Recycling Center is located on South Park Drive and is open on Thursday from 8 a.m. to 4 p.m., and Saturday from 8 a.m. to 1 p.m. Newton provides curbside pickup of recycling on Tuesdays. During the month of May, Newton provides a curbside brush pick-up. Each year in October, the Town conducts a bulk waste pick up. A leaf pick-up is done in November, requiring all leaves to be bagged in biodegradable bags and picked up curbside. During the month of January, the Town conducts a Christmas tree pick-up. Twice a year, the Town sends out its Recycling Newsletter to all residents to promote recycling education.

The Sussex County Municipal Utility Authority (SCMUA) accepts household hazardous waste from County residents at its facility in Lafayette Township in June and November each year. The SCMUA also holds electronic waste events four times per year.

The Town recycled 8,419 tons of materials in 2007, up over 544 tons from 7,875 in 2006.



Sussex County amended its Solid Waste Management Plan on August 27, 2007. The amended Plan contains several updated programs and information including: School Recycling Initiatives, Educational Outreach, Improved Recycling Tonnage & Information, Ten-Year Projection of Generated Waste Amounts, Recycling Initiatives, Source Reduction Strategies, Expanded Enforcement, Inventory of Solid Waste and Recycling Facilities, and Evaluation of Solid Waste Facility Requests to amend or be included in The Sussex County Solid Waste Management Plan. The Plan gives Sussex County municipalities six months from the date of NJDEP certification of the amended Plan to update their municipal ordinances so they are consistent with the County Solid Waste Management Plan. Of these new programs, the School Recycling Initiative involves the most interaction on the part of Municipal Recycling Coordinators. The County hopes to implement this program by actively involving the Municipal Recycling Coordinators to interact with local schools. The County is also working on a campaign to increase awareness among residents by working through the Municipal Recycling Coordinator to provide SCMUA brochures for local residents and businesses. Likewise, a Recycling Tonnage Grant workshop is also held on an annual basis with NJDEP to assist Coordinators in preparing more accurate and timely electronic reporting.

The Sussex County Waste Management Plan projects wastes will increase at a minimum of five percent per year in concert with projected growth for the County. Waste per capita in the County has been on the rise at a faster rate than the rest of the State. In order to address the growing waste stream in the County and attempt to reduce the per capita waste disposal, the County's goal is to meet the 50 percent recycling rate identified in the State Recycling Plan. Several residential, commercial and municipal initiatives are proposed to meet this goal. The municipal initiatives include increased education through the local schools, increased efficiency in municipal reporting and increased oversight of municipal contracted haulers. The latter would require municipalities to have contracts with haulers to require them to bring their waste to SCMUA. This would include mandating haulers to bring recyclables to the SCMUA landfill. This would provide for increased oversight and inspection of the waste stream and recyclables and include an integrated reporting of tonnages to create more accurate recycling tonnages for communities.

The Sussex County Waste Management Plan outlines the following responsibilities for municipalities:

I. Municipal Recycling Coordinators

- A. All Municipal Recycling Coordinators shall have all those duties as enumerated in the respective Municipal Recycling Plan Ordinance, as well as those duties enumerated under N.J.S.A. 13:1E-99.16, and designate one or more persons as the Municipal Recycling Coordinator (13:1E-99.16).
- B. All Municipal Recycling Coordinators shall also be responsible to perform those duties and functions as required by any interlocal services agreement for recycling between Sussex County and its municipalities.
- C. All Municipal Recycling Coordinators shall notify all generators of their source separation responsibilities (13:1E-99.16f) at least twice annually. The municipality must notify all occupants of residential, commercial and institutional properties of the requirements of the municipal recycling ordinance.
- D. All Municipal Recycling Coordinators are encouraged to provide any person applying for a construction/demolition (C&D) permit with an information sheet including the following:
 - Locations and hours of relevant recycling facilities; and
 - Money saved by separating recycling construction/demolition materials.
- E. All Municipal Recycling Coordinators must attend at least one County-hosted Recycling Coordinators meeting annually.
- F. All Municipal Recycling Coordinators shall also be responsible to perform in a timely manner, those duties and functions as enumerated in the Sussex County District Solid Waste Management Plan and amendments thereto.
- G. It is recommended that all Municipal Recycling Coordinators attend Rutgers Recycling Certification Courses and achieve certification.
- H. All Municipal Recycling Coordinators are to promote recycling as part of the general public consciousness in the municipality.
- I. Municipalities are encouraged to share services relating to recycling, including, but not limited to, advertisements, Recycling Coordinators, and reporting of tonnages.
- J. Municipal Recycling Coordinators are encouraged to educate schools and institutions concerning recycling within the municipality.

II. Other Municipal Responsibilities:

A. **Adopt a Mandatory Source Separation and Recycling Ordinance** (13:1E-99.16b. and 99.17). This ordinance must include, at a minimum: the designation of materials mandated for source separation and recycling from all residential, commercial and institutional generators; responsibilities of generators for the collection and recycling of those materials; method of enforcement for the mandate, including delegation of enforcement powers and penalties for non-compliance.

B. **Periodically review and update Municipal Land Use Master Plans and Development Regulations** (13:1E-99.16c.). The Master Plan and development regulations shall require, at a minimum, provisions for the storage and collection of designated recyclable materials in any development requiring site plan approval that involves the construction of 50 or more units of single family residential housing, any construction of multi-family residential construction, or commercial or industrial development for the utilization of 1000 square feet or more of land.

- Require site plans to show adequate storage for all solid waste between garbage pickups and recycling pickups (as per part of 40:55D-45.2d).

Recommendations for Recycling Initiatives



Town of Newton Recycling Center

C. **Enforce the Municipal Recycling Ordinance.** Municipalities shall act on recycling violation occurrences by either investigating and enforcing them in accordance with their local recycling and/or separation ordinance, or referring them to the SCDOH for action in accordance with Section 13 below.

D. **Submit an Annual Municipal Recycling Tonnage Report to the NJDEP** (13:1E-99.16e). The NJDEP provides an annual guidance document and on-line reporting forms for this requirement. This report must detail all recycling that occurred in the municipality, from all sectors (residential, commercial and institutional) subject to the ordinance. The NJDEP provides several reminders regarding this report and the Governing Body resolution which must accompany this report. Those municipalities which do not report are barred from receiving a recycling grant, may jeopardize receiving other NJDEP grants, and will be referred to NJDEP Enforcement for appropriate action.

E. **Prohibit, by ordinance, the placement of leaves for disposal as solid waste** (13:1E-99.22). The ordinance may either specify the on-site composting of leaves and grass (for residential generators only), or the placement of leaves for collection and composting as provided in the ordinance.

In order to better address the process of recycling, the Town of Newton needs to track its recycling efforts over time and evaluate methods for improving recycling within the Town. In 2003, Newton recycled 20 percent of its waste, in 2004 it recycled 10 percent and in 2005, it recycled 17 percent. The overall County data for the same time period showed 22 percent recycled in 2003, 26 percent recycled in 2004 and 29 percent recycled in 2005. Better tracking and analysis could bring out the reasons that Newton's recycling rate dropped and then climbed again, while the County recycling rate was on a steady incline. Overall, tonnages of recycling have been on the rise, but so too have overall tonnages of waste. The Town should, at a minimum, work to implement all of the recommendations of the Sussex County Waste Management Plan. In addition, the Town should work to increase recycling education in the Town and work to increase local compliance with recycling programs.

HISTORIC RESOURCES ELEMENT

The Historic Preservation Element is intended to establish and maintain policies for the conservation of the rich cultural fabric of the Town of Newton as it relates to its buildings, structures, districts and sites. Historic preservation efforts may be broadly or narrowly drawn. In this document, policies are guided by the Historic Preservation Goals and Objectives statements found earlier in the Master Plan document.

Background History and Architectural History

NEW TOWN PRECINCT

The Town of Newton is located south of the geographic center of the County of Sussex, being about nine miles north of the southern end of the County. The Town was originally formed as New Town Precinct, in Morris County, on March 27, 1751, according to the records of the General Sessions of the Peace Court of Common Pleas, 1740-1754 (Morris County).

The Precinct was set off to Sussex County when it was created on June 8, 1753. Portions of the Precinct were set aside in 1754 to create Wantage Precinct, 1762 to form Hardyston Precinct and again in 1797 to establish Frankford Township. The term "precinct" was officially dropped in 1798, when the state legislature passed the Township Act, which re-designated precincts as "townships."

That same year, a portion of New Town Township was ceded off to Byram Township, when that municipality was erected by an act of the legislature. In 1845, sections of the Township were given over to two new municipalities, Sparta and Lafayette Townships. The year 1853 witnessed yet another portion of the Township being annexed to expand Green Township.

Finally, the Township of Newton was abolished on April 11, 1864, when it was divided into Andover and Hampton Townships and the Town of Newton. Lands were ceded back to the new Town in 1869 from Andover Township, from Fredon Township in 1920, and again in 1927 from Andover Township.

A HAMLET BECOMES A TOWN

Newton grew up at the intersection of two early routes; the "Easton Road", and the "New York Road". The Easton Road ran from Easton, Pennsylvania to Goshen, New York. It entered Newton from the southwest by way of High Street and continued north on Water Street, following what is now State Route 94. The New York Road began at the Elizabeth, New Jersey waterfront and ran in a northwesterly direction to the Delaware Road at Milford, Pennsylvania. In Newton, the road entered Town from the south on Main Street (U. S. Route 206), and continued north past the County Courthouse to Culver's Gap by way of Mill Street.



This element sets out the framework for directing future efforts by both the public and private sectors to not only maintain the existing historic fabric of the Town, but to help reverse inappropriate alterations that have adversely affected historic structures within the community. Local efforts in the conservation of the historic substance of the Town fit into a legal and programmatic framework developed by the state and Federal governments that is designed to coordinate and promote preservation activities.

These two roads follow trails originally created by the Leni Lenape Indians. No structures survive from their villages, but rock shelters in the limestone ridges near Memory Park and the Woodside Avenue cemetery have produced significant quantities of artifacts over the years.

European settlers found the crossroads location attractive. Their settlement's growth from a quiet rural hamlet to a thriving modern town can be traced in several stages, each of which contributed characteristic building types and uses to the Town. The 1995 Historic Preservation Element of the Master Plan provided a concise summary of these stages, which has been modified as new research information has come to light in the past 13 years.

PALEO-INDIAN PERIOD (TO 1750)

About 12,000 years ago (10,000 B.C.), the first people arrived in Sussex County: men, women and children, carrying all of their worldly belongings. These were the stone-age hunters and gatherers that archaeologists refer to as the Paleo-Indians. These people arrived well after the last of the Wisconsin glacier had receded, but the climate was still colder and stormier than we know of today.

The Paleo-Indians found the countryside to still be ice-scoured ridges and valleys with rivers and lakes, a tundra-like mosaic of forests and grasslands. Mastodons and mammoths roamed the countryside, as well as caribou, musk-oxen, moose-elk, giant beavers, ground sloth and other cold adapted animals that fed on the lush vegetation.

These people coexisted with the animals in this rugged environment. They were not numerous and traveled in small bands. Spears with fluted stone points, knives and scrapers were just some of the tools and weapons the men carried with them. These bands lived in rudimentary skin-covered shelters.

By 8,000 B.C., the weather had become warmer. The period between 8,000 and 1,000 B.C. is referred to as the Archaic Period by archaeologists. Small bands of hunting and gathering people still roamed Sussex County, but many of their tools and weapons differed from those of the earlier Paleo-Indians. Their main hunting weapon was the spear.

Near the end of the period, two new groups of people with distinct cultures appeared on the scene: the Meadowood (1,200 – 500 B.C.) and the Orient (1,200 – 600 B.C.) people. The

Meadowood people came from northern New York, but were not numerous. The origin of the Orient people is somewhat obscure. They lived in small semi-sedentary groups and used a distinctive type of spear point not seen elsewhere.

The Woodland period, which lasted from 1,000 B.C. to A.D. 1,600, was one of change and development, with growing influences from outside cultures. During this period, horticulture was introduced, and the natives had a full complement of crops, including tobacco, corn, beans and squash. Deer was the most important game animal for these people, followed by elk, bear and turkey.

The Woodland Indians had a well developed culture with a language, religion and social order. They traded with neighboring groups and had a system of trails.

The first European colonists and traders found the local Indians peaceful and eager to trade. They called themselves Lenape, which means "common" or "ordinary" people. Most early accounts of the Indians in Sussex County were favorable.

The Lenape language was part of the Algonquin language family. In New Jersey, two Lenape dialects were spoken – with the Munsee dialect being spoken in the northern half of the state, including Sussex County. The English initially called the Lenape Indians "Delaware", but that name later applied to the Lenape in the southern portion of the state. The name Munsee stayed with those Indians in the northern part of New Jersey.

In 1750, when Henry Harelocker settled in what was to become New Town Precinct, the area was one of dense forests, rock shelters, rises of land and swamps. The surrounding woods were inhabited by the Munsee Indians, who both farmed and hunted seasonal game.

The Munsee moved from village to village with the change of the seasons. Rock shelters and overhangs offered cold weather shelter. Such shelters were the limestone ridges which rise out of the swamp near Memory Park, pass through the cemetery and extend to the Muckshaw and to Moody's Rock in Andover Township. During warmer weather, the Munsee probably camped on the perimeter of the swamp between Newton and Lafayette as this area would have proven to be an excellent hunting ground.

The French and Indian War (1754 – 1763) found the Munsee and Delaware as allies with the French fighting against the English settlers. During the War, numerous raids were made against settlers along the Delaware River and several communities on the eastern side of the Blue Ridge Mountains. In October, 1758, the Council of Easton successfully ended the Delaware Indian War and their alliance with the French. It also settled the Munsee claims that they had been wrongfully taken advantage of in the matter of land ownership, which included lands in Sussex County.

With the arrival of more and more European settlers in the County and the greater Newton area in particular, the Munsee moved further west, abandoning their traditional home ground they had occupied for hundreds of years.

EARLY SETTLEMENT PERIOD (c. 1761 – 1810)

The eventual emergence of New Town (later Newton) as a commercial hub and an activity center in Sussex County began with the act of the New Jersey legislature authorizing the establishment of the County Courthouse in the Village in 1761. The location of the Courthouse was set as being within one-half mile of the home of Henry Harelocker. His dwelling was located close to the bottom of the slope below the County Community College.

During this time period, New Town had no established identity and many early maps refer to the area simply as Sussex County Courthouse. On March 21, 1751, the area received the official appellation of New Town Precinct, and was one of four such vast Precincts comprising Sussex County when the County was formed from Morris County in 1753.

Following completion of the Courthouse in 1765, numerous enterprising individuals, realizing the potential of the area, began to settle in Newton. With time came the semblance of a concentrated settlement.

By 1780, the Courthouse area had 20 to 30 dwellings and businesses around it. The first church was built in 1786, the Presbyterian Church on Church Street. Newton's first private educational facility, a log schoolhouse, was erected in 1789 at Liberty and High Streets. Attempts to establish a Town newspaper were first made in 1796. The "Farmer's Journal and Newton Advertiser" began at that time, lasting a total of three years. In 1802, the Newton Academy was established on Division Street.

During the period of the American Revolution, the Village of New Town became an important center, with the County "Committee of Safety" meeting there monthly. Men and supplies that were raised by this group for the war effort were forwarded to various military posts. Henry Harelocker's tavern became a prime gathering point to hear news on the progress of the war.

By 1800, the Village of Newton was concentrated around High Street, Spring Street, Park Place, Main and Church Streets. Extant buildings were primarily two and a half story, detached frame structures (originally combining a residence with a store or office along Spring Street and other streets surrounding the Central Town Green). About 50 structures made up the community with businesses including general stores, a baker, a harness shop, law offices, taverns, a hotel, a doctor's office and a church.

Newton was beginning to experience expansion beyond the bounds of a small, self-sufficient village settlement and developing into a more complex service-oriented business and social center, catering to a growing and prosperous agricultural region located outside of the Town's immediate area.

COUNTRY TOWN PERIOD (c. 1810 – 1864)

Newton's transition from an early hamlet then village settlement to a substantial country town was sparked by the inception of the stagecoach era. In the first part of the 1800's, the first stagecoach began operation from Newton via Morristown to Elizabethtown Point. This

transportation improvement made Newton more accessible, and being the County Seat, people came from New York City, Philadelphia and Connecticut to do business.

With increased travel, the hotel business became an important part of the local economy. The Gold Eagle Hotel and Phillips Hotel began operation in 1817 and 1818 respectively, while in 1820, Jason King opened a tavern that later became the Hoppage House. The Cochran House was erected in 1842 on Spring Street and the Anderson and Ward Houses opened in 1852 and 1857, respectively.

During this period, the Town was principally an agricultural center where a considerable amount of business at the country stores was done by barter or trade. Farmers bringing in their products would trade them for supplies and the surplus would be transported by wagon or the Morris Canal to the cities to sell for cash.

By 1813, the Village had achieved the point of being able to sustain a regular weekly newspaper. The Sussex Register began publication that year in a small building in the rear of the Courthouse. The staff was comprised of the editor and one assistant who delivered the papers.

In 1820, a hat manufacturer was an important business in the Village. The factory, which was situated on Church Street, employed from ten to twenty people.

Another indication of the expansion of the Village as a commercial center was the establishment in 1818 of the Sussex Bank on Main Street. The bank relocated to the intersection of High and Church Streets in 1822, when a building erected specifically for the bank was completed. The brick for the building was made in a brickyard only one block away on Division Street, which had begun operation in 1818. Two years later, in 1820, a distillery was established and in full operation.

Educational and religious facilities expanded during this period of time. In 1825, a small classical school was established in the Episcopal rectory. The Newton Collegiate Institute was organized in 1850. Four churches were erected between 1823 and 1857: the Christ Episcopal Church at the corner of Main and Church Streets; the Methodist Episcopal Church on Coon Street, the Baptist Church on the corner of Main and Liberty Streets; and the Catholic Church on Halsted Street.

As Newton began to grow from a small country village into a bustling town, the residents began to feel the need for an organized firefighting service. The first fire company was formed in 1836, using a second-hand crank engine purchased by the Town. Several companies were subsequently formed and a firehouse was built on High Street in 1866. The following year, the companies disbanded, abandoning their equipment, and left the Town without any organized fire fighting protection. The sole fire fighting equipment readily available in case of an emergency was the tarred canvas fire buckets that hung on pegs in the basement of the County Courthouse.

However, in 1873, a disastrous fire destroyed many buildings on Spring Street and Main Street. A steamer-pumper from the City of Hoboken responded to the call for aid that had been sent out by telegraph. The steamer was loaded on a flatcar and was transported by rail to Newton. This so impressed the citizens of Newton that they immediately formed the Newton Steamer Company. It was from this start that the town Fire Department of today was formed.

During this period, Newton began to develop into the Town we know today. Shops and other businesses were housed in newly-built three story brick row buildings along Spring Street and Main Street. The residential streets were characterized by one-and-a-half and two story frame dwellings. The County Courthouse was rebuilt in 1847, following a major fire, in the majestic Greek Revival style that stands to this day.

During the first half of the nineteenth century, Newton grew from a village into a small town. With the arrival of the Sussex Railroad in December, 1854, the Town was poised to experience growth that had previously never been thought of.

INDUSTRIAL PERIOD (1864 – 1928)

In 1864, the Town of Newton was formally established as a distinct municipality within the County. By the end of the Civil War, in 1865, the Town was ready to fully blossom with industrial expansion. The Town would no longer be just an agrarian country town, but would be transformed into a thriving manufacturing center and market serving the central section of the County.

With the arrival of the Sussex Railroad came the opportunity of bringing in finished goods to the County that could not have been possible before. Likewise, it was now possible to ship out produce and finished manufactured goods to an urban market that was previously outside the grasp of local farmers, merchants and manufacturers. In 1871, the Sussex Railroad extended service to Branchville, which effectively increased railroad service that passed through the Newton rail yards.

One company that had the largest impact on expansion of the manufacturing base in Newton was the opening of the Merriam Shoe Co. factory on Sparta Avenue. Henry W. Merriam had made his fortune in New York City with the manufacturing of shoes and boots for the Union army and cavalry during the Civil War. After the war, Merriam switched to making ladies and children shoes. Local businessmen met with and encouraged Merriam to relocate to Newton, offering a previously untapped labor force available for factory work. Opening his facility in Town in 1873, the company grew over the years to a point in 1913, when the firm employed a total of 550 local residents. Raw materials were shipped by the Sussex Railroad to this site, with the finished product being shipped out by the same rail line.

Other large industries also began and grew in Town. Across Sparta Avenue from the Merriam Shoe Company was the Sussex Print Works (a.k.a. Sterling Silk Mill). Like the Merriam Shoe factory, the silk mill relied on the railroad for shipping both in and out. The mill also employed 150 workers (both men and women) at its peak of manufacturing in 1911. That same year, the Newton Shoe Company began operation and employed 90 workers.

With the expansion of manufacturing business in Newton, there was a resulting demand for housing and services. New streets were laid out and housing built to accommodate the need to house employees. New hotels were also erected to meet the needs of travelers who came to Town by the railroad on business. With these new homes and businesses came the need for a central water system and sewage treatment facilities. The Town acquired Morris Lake in Sparta Township and laid approximately ten miles of cast iron water main to reach the Town. In 1895, the

Town officially opened the water lines, thus replacing the individual water wells that had previously served the residents and businesses of the community. The Town also established a central sewage treatment facility close to the intersection of Sparta Avenue and Diller Avenue.

Between 1890 and 1905, the Town's growth continued in the southern end of Town, encompassing Orchard, Sussex, Pine, Ashford and Barrett Streets and Merriam, Mason and Woodside Avenues. Not surprisingly, the Town's population grew in proportion to the rate of industrial growth. In 1845 the Village of Newton had a population of 900 people, and by 1897, the Town of Newton's population had grown to 4,000.

With the increased population also came the need for expansion of the public school facilities. The Town's first public school was established in 1896, which greatly enhanced educational opportunities for the community's children. The Dennis Public Library, established in 1871, was an invaluable asset that was added to the Town. By 1896, the obsolete hand-lit Town gas lanterns were being replaced by electric lights installed by the Newton Light, Heat and Power Company.

The beginning of the 20th century found the town a prosperous County Seat and industrial market that had a social fabric and concentration of activity, rather urban in form, as compared to what it was a short fifty years prior.

MODERN PERIOD (1928 – PRESENT)

Technology and transportation modes were changing when Newton entered the Modern Period. Relocation of the Merriam Shoe Company from Newton to Baltimore in 1928 signaled the close of a significant chapter in Newton's history. Newton's era of industrial expansion was over.

Following World War II, changing cloth production technology made the print works uneconomical in the new synthetic market. With the shoe business gone and the shift manufacturers obsolete, smaller businesses began taking over the large industrial plant facilities.

Yet another signal of change was the termination of railroad passenger service to Newton on July 10, 1966, when the last passenger rail car rolled out of Newton toward Branchville. Shortly after, the track and passenger station were removed, indicating that freight hauling for manufacturing industries was no longer a viable enterprise in Newton.

Being the County Seat, the major expansion for Newton in recent years has been in the government sector and related business services. The County's decision to maintain and expand

the administrative, court/judicial system in Newton during the later 1970's and again in the mid-1990's solidified the Town's position as an important service center for the growing County.

Coupled with greater accessibility to the New York and northern New Jersey metropolitan region via Interstate Route 80 and State Routes 15 and 23, the opportunity for expansion of the business service sector of the local economy in Newton was enhanced.

Like other towns throughout the United States, Newton's development patterns have been altered significantly by the advent of the automobile and the development of the interstate highway system. The Courthouse and Town Green, which for over 200 years had been the cultural and civic center of a localized community, gradually became the urban center for a rapidly expanding suburban region of Sussex County.

NEWTON'S ARCHITECTURE

Newton's enduring charm is due largely in part to its dynamic mix of historic buildings and structures. The imposing and stately Courthouse fronting the green, the quaint Victorian houses flanking tree lined streets, the numerous churches, stores and old factory buildings all combine to contribute to the scale and welcoming character of the Town.

The Town of Newton boasts a wide variety of classic architectural styles. Originally settled in the middle of the 18th century, the Town is especially rich in 19th century Victorian architecture. The majority of the buildings in the Town's Historic Districts were built during the Town's heyday as a manufacturing and mercantile hub in the last half of the 19th and first decades of the 20th centuries.

The following is a sampling of examples of the numerous architectural styles that help to make Newton both architecturally diverse and distinctive within Sussex County and the northwestern portion of New Jersey.

GEORGIAN (1735 – 1790) and FEDERAL (1790 – 1820)

Only a few examples of Georgian style of architecture survive in town. Named for King George, this style was fashionable before the American Revolution and the Federal style that followed it during the early years of the new and expanding republic.

In both Georgian and Federal buildings, the emphasis is on symmetry and elegant proportions. The buildings tended to be massive, organized around a central front door (although the main entry was sometimes off-set on either the right or left sides of the front of the house.) These grand houses, representing the growing wealth and social status of individuals in the community, featured paneled wood doors flanked by simple pilasters, regularly spaced windows, dentilled cornices, and often four rooms on each floor. The urban version of this style tended to be narrower than the rural versions, with three bays instead of five.

While sharing similar forms and symmetrical and balanced designs, the primary difference between the two styles is one of emphasis. On Federal buildings the ornamentations tended to be more delicate, and there may be decorated elements such as swags or urns incorporated into the façade design. Roofs typically ended right at the end of walls – there being neither overhanging eaves nor dentilled cornices. Brick chimneys were often connected by parapets. The exterior of the building often had flush wood siding and chamfered joints imitating stone. Also, windowpanes were typically larger and sashes had thinner muntins. The larger panes of glass were the result of improvements in the manufacturing of sheet glass that came about around the turn of the 18th to 19th centuries.

GREEK REVIVAL (1820 – 1860)

The Greek Revival style of architecture was one of the most popular styles in this country from the end of the War of 1812 until the Civil War. Like the earlier Georgian and Federal styles, Greek Revival was based upon motifs drawn from ancient Greece and Roman, but the style's references to the architecture of ancient Greece democracies were felt to be appropriate for this new and growing democracy. The style was inspired by classical Greek temples, and incorporated many of their decorative features. The façade of some Greek Revival buildings, such as the Sussex County Courthouse, was designed to look like a Greek temple, with a triangulated pediment supported on columns. Simpler houses often had pilasters at the corners of the building and a deep cornice under the eaves that wrapped onto the gable end wall to suggest a pediment. To further suggest the use of a pediment in the design, Greek Revival houses were often built with a gable facing the street. The deeply-set front doorways of Greek Revival houses were often decorated with pilasters and were typically surrounded by small rectangular windows to permit the entry of daylight and illuminate the front hallway.



This stone dwelling, located at 1 Dunn Place, was erected 1770-71 by John Pettit as the parsonage for the Episcopal Church and was three bays wide. In 1832, Rev. Dunn enlarged the house to accommodate his English and Classical School. The house reflects the Georgian style of architecture.



The Sussex County Courthouse, erected in 1847, after the previous Courthouse was destroyed by fire, illustrates the temple form of the Greek Revival style of architecture. Amos A. Harrison of Newton designed this Courthouse to have a monumental portico that replicated the large temples in Greece.

GOthic REVIVAL (1840 – 1880)

By the 1840's, Americans started to feel that architecture based on pagan Greek temples was possibly inappropriate for a growing Christian nation, and looked for new ideas in building design. To the pious, medieval cathedrals provided a natural source of inspiration, particularly appropriate for churches and related buildings and structures. However, the style also had an influence on the design of private dwellings. With the development and introduction of mechanical band and jig saws, quite modest houses could enjoy a wealth of medieval details. These wood frame examples were often referred to as "Carpenter's Gothic," and were characterized by elaborate cut-outs on the bargeboards at the front edges of roofs at each gable end, on trimming for the porch posts and railings, and some times around windows.



Christ Episcopal Church, at 66 Main Street, was erected in 1868 in the Gothic Revival style. The buildings are constructed of native blue limestone, with Newark sandstone trimming the drip courses and watertable. The adjoining parsonage, Holley Hall, was erected in 1869 and is also in the Gothic Revival style.

ITALIANATE (1840 – 1885)

Renaissance Europe was another source of design inspiration for Newton's builders and architects in the middle of the nineteenth century. The palaces of royalty, merchant princes, and bankers provided an ideal architectural model for wealthy industrialists and merchants. Houses built in the Italianate style are characterized by low-pitched roofs with overhanging eaves supported by heavy scroll-cut brackets, often set in pairs. The tall windows typically have elaborate crowns, often in a shallow arch, and square towers and cupolas make their initial appearance.



This substantial brick dwelling, located at 22 Liberty Street, was designed by architect Chauncy Graham for Jacob L. Swayze in 1862. The home bears all of the hallmarks of the Italianate style. The roof has a very shallow pitch and the wide eaves are supported by pairs of heavy scroll-cut brackets.

SECOND EMPIRE (1860 – 1885)

Around the time of the Civil War, Italianate houses took on a French influence through the addition of the mansard roof. First developed by French architect Francois Mansart in the 17th century, mansard roofs were popular in Paris during the reign of Emperor Napoleon III (1852 – 1870), and the fashion spread to England and then the United States. Similar in detail to Italianate dwellings, these houses are known as Second Empire or Mansard style houses because of the roof construction. The mansard roof effectively opened what was formerly the attic area of a house into another fully useable floor. The steeply pitched roof sides could be concave, straight or convex in design, and was surmounted by a relatively flat roof that was not visible from the street. The dormers and roof crests were typically heavily ornamented.



The Hull House, located at the intersection of Main and Elm Streets, is an outstanding example of a Second Empire dwelling, with the Mansard roof effectively providing an additional story of living quarters.

QUEEN ANNE (1880 – 1910)

Perhaps the most popular architectural style in the late nineteenth century was the exuberant and very eclectic style known as Queen Anne. These houses were characterized by their irregular shape; full of projecting bays and wings, cross gables, dormer windows, turrets and elaborate porches. To these jumbled blocks were added a wide variety of surface ornamentation: fish scale and diamond shingled walls, carved brackets, decorative panels in gable peaks, and elaborate porch spindles and balusters; often accentuated in rich and vibrant colors. Decorative motifs were also borrowed from preceding and contemporary styles, as well as from non-architectural sources. The furniture designed by Charles Eastlake, as an example, influenced the design of many Queen Anne buildings, especially the front porch posts and brackets.



This house is located on Maple Avenue and incorporates the use of jerkin head roofs, multiple types of wood siding, a deep porch, and an asymmetrical house design – all typically found in the Queen Anne style of architecture.



This private home, located on Halsted Street, incorporates classical Queen Anne style elements, while the porch posts are highlighted with turned and scroll-cut brackets reflecting the influence of Charles Eastlake.

VERNACULAR VICTORIAN (C. 1870 – 1910)

The taste for ornamented dwellings influenced people in virtually all walks of life throughout America. Although few could afford to build very elaborate Queen Anne houses, most people could afford a few turned porch posts, or turned spindles for the different porch railings, a three paneled front door with a beveled piece of heavy glass in the upper half, a bit of decorative siding or an ornamentation placed in the gable ends of the house. These stylish touches were applied to both traditional and pattern-built worker's houses that gave them an up-to-date appearance.

RICHARDSONIAN ROMANESQUE (1880 – 1900)

The taste for things medieval did not disappear with the waning of the Gothic Revival style. Instead, it found a new outlet in the designs of architect Henry Hobson Richardson. In the 1880's, he and his followers began to design buildings based on Romanesque architecture of the 12th and 13th centuries. This style was characterized by massive rough-faced masonry walls, particularly on the ground floor, round-headed arches and recessed doorways. This style employed cut stone, brick or a combination of the two so as to create the impression of mass and substance.



Located at 156-160 Spring Street, the Margaret Cortelyou residence and store was built in 1896. It is the most prominent Romanesque Revival structure in Newton. The building is divided into three pavilions, with the central pavilion being recessed. The cut heavy limestone arches springing from squat columns and the use of yellow brick to form horizontal bandings are elements that denote this particular style.

CRAFTSMAN BUNGALOWS (1905 – 1930)

In the early decades of the twentieth century, a number of small one and a half story houses were built in Newton. Characterized by deep porches sheltered by the main roof, massive pillars, and masonry trim; houses of this type were termed “bungalows” and were widely advertised in the national magazines of the day. The style has roots in California, but was also influenced by the Prairie School architecture promoted by architect Frank Lloyd Wright and his adherents, and the simple oak furniture of Gustave Stickley.



This private home is located on Maple Avenue and is a one and a half story frame building, with a deep porch, massive columns supporting the porch roof, and a symmetrical façade. These features are typical of the early 20th century style known as bungalows.

COLONIAL REVIVAL (1880 – 1955)

The 1876 Centennial celebration sparked a renewed interest in colonial American architecture and furnishings. In the 1880's and 1890's, decorative elements from high-style Georgian and Federal style buildings were applied to houses that were essentially Queen Anne in their irregular mass and profusion of surface detail. Later structures conformed more accurately to their colonial prototypes, including a balanced façade and flat wall surfaces, to the ornamental details focused on the front door and the cornice, with the inclusion of an occasional palladian window. In the early part of the twentieth century, Colonial Revival styles also influenced the design of suburban dwellings: the Cape Cod cottage and the split-level both have their origins in this style.



This private home, located at the south end of Linwood Avenue, was constructed in the first quarter of the twentieth century, and reflects many of the elements embraced by the designers of Colonial Revival buildings.

Newton's Historic Preservation Efforts to Date

As well as each building's individual stewardship throughout the centuries, historic preservation efforts have included research and documentation; nominating significant properties to the New Jersey and National Registers of Historic Places; securing grant money for repairs and rehabilitation; and regulating alterations through a local historic preservation ordinance. A chronology is presented below:

1970:

The Henry W. Merriam House (1883), located at 133 Main Street, is threatened with demolition. In response to this threat, a local citizens organization is formed. This organization is responsible for helping to have the building and carriage house placed on the State Register of Historic Places on September 11th and on December 18th was included on the National Register of Historic Places.

1979:

Located at the intersection of High Street (State Route 94 and U.S. Route 206) and Spring Street, the Sussex County Court House, built in 1847, is included on the State Register of Historic Places on May 9th. On July 23rd, the Court House is added on the National Register.

On October 26th, the First Presbyterian Church of Newton, located at the intersection of High Street and Church Street, is included on the State Register of Historic Places.

1985:

Newton engages the services of the firm Raymond Parish Pine & Weiner, of Princeton, New Jersey to perform a Town-wide historic sites inventory, entitled "Historic and Cultural Resource Survey – Town of Newton, N.J." This inventory broke the Town down into three sections and provided an inventory of the individual historic buildings and structures within each section. The "Summary Report", which accompanied the inventory, provided specific recommendations for future actions by the Town, including the formal designation of Historic Districts and the establishment of a commission that would implement regulatory review of proposed alterations to or demolition of the buildings within those designated Historic Districts.

On May 13th, the Hill Memorial Building (Sussex County Historical Society building) was included on the State Register of Historic Places. On July 18th, the building was added to the National Register as well. The Hill Memorial Building, located at the intersection of Church Street and Main Street, is the oldest building in New Jersey that was built specifically for and in continuous use by a historical society.

1987:

In response to a proposal by the County Board of Freeholders to tear down a very old section of buildings on High Street, the Newton Town Council responded to demands from local residents to provide protection for these historic structures. On November 9, 1987, the Council established a local ordinance creating the Historic Preservation Commission, the boundaries of the locally

designated Historic District and the criteria to be used in reviewing applications to the Commission.

1988:

The first members of the Newton Historic Preservation Advisory Commission are appointed by the Town Council.

1990:

The Town of Newton petitions the State Office of New Jersey Heritage to become and is granted participation in the Certified Local Government Program. Through this program, the Town takes on additional responsibilities for reviewing and providing recommendations to the Office of New Jersey Heritage on projects funded or regulated by the Federal or State government agencies that may impact the historic resources in the community. The program also affords the Town the opportunity of obtaining grants to undertake numerous preservation planning programs and projects.

1991:

Funded by a grant from the State Certified Local Government Program, Wayne T. McCabe, P.P., A.I.C.P. prepared for the Historic Preservation Commission the publication "Procedural Guidelines – Historic Preservation Ordinance – Town of Newton, New Jersey." This booklet included a copy of the municipal historic preservation ordinance, a detailed description of the application procedure, a copy of the application form, a map of the local and National Historic Districts, a listing of properties listed on the State and National Registers of Historic Places, and a summary of the responsibilities of the Historic Preservation Advisory Commission.

1992:

Kevin W. Wright, a member of the Historic Preservation Advisory Commission, prepared the nomination application for the "Newton Town Plot Historic District." The District was entered on the State Register of Historic Places on September 24th and on the National Register on November 11th. The District included all of Church Street and Park Place, portions of High, Main, Spring and Moran Streets and no. 1 Dunn Place.

1993:

The State Office of New Jersey Heritage provided the Town with a grant under the Certified Local Government Program to undertake a municipal-wide archeological survey. Michael Gimigliano, Ph.D. of Environmental Consulting Associates, and Wayne T. McCabe, P.P., A.I.C.P. of Behre & McCabe, P.C. prepared the study entitled "Archeological Reconnaissance Survey – Town of Newton, Sussex County, New Jersey" in September of that year.

1995:

With funding made available through the State Certified Local Government Program, Gerry Lenaz, R.A., P.P., of the planning consulting firm of Lenaz, Mueller & Associates prepared the "Historic Preservation Plan – Master Plan Element, Town of Newton, New Jersey." This was the first time that a section of the Town's Master Plan included a section that specifically addressed the cultural resources in the municipality and how to go about preserving these resources.

Under that same grant, the planning consulting firm also prepared a publication entitled "Historic Preservation of Residential and Commercial Target Areas: Design Guidelines – Town of Newton, New Jersey." This report identified a residential and a commercial target study area and provided an evaluation, suggested design guidelines, and strategies for the implementation of regulations.

1996:

The Historic Preservation Advisory Commission, under a grant from the State Certified Local Government program, Newton contracted with McCabe & Associates, Inc. to produce a booklet and two slides shows entitled "Guidelines for the Preservation of Historic Structures within the Designated Local, State and National Historic Districts – Newton, New Jersey." The first slide show was designed to inform the public of the various architectural styles found in the community. The second slide show addressed the various preservation considerations and techniques that are available for the preservation, rehabilitation, restoration or reconstruction of historic buildings or structures.

1997:

Using a grant from the State Historic Preservation Office, the Historic Preservation Advisory Commission co-sponsored an information booth with the State agency at the Annual State League of Municipalities Convention in Atlantic City in November. The purpose of this booth was to distribute technical preservation information from the agency and to showcase the Town's efforts toward preserving the existing cultural resources.

1998:

Using a Certified Local Government grant from the State Historic Preservation Office, the Historic Preservation Advisory Commission again co-sponsored an information booth with the State agency at the Annual State League of Municipalities Convention in Atlantic City in November.

1999:

Employing a grant from the State Historic Preservation Office for the printing of the 26 page booklet, Historic Preservation Advisory Commission member Kevin W. Wright prepared the publication entitled "Around the Green – Newton, New Jersey." This publication provided a brief summary of each building or structure that stands around the green in the middle of Town, along with buildings on sections of Main, High, Spring and Church Streets.

2000:

Kate Gordon and Wayne T. McCabe, P.P., A.I.C.P. with the firm McCabe & Associates, Inc. were engaged by the Town through a Certified Local Government Grant, and prepared a walking tour booklet entitled "Historic Newton, NJ – Map & Guide".

2007:

Working in concert with local businesses and the Sussex County Board of Chosen Freeholders, the Town of Newton applies to the State Department of Community Affairs to be designated a participant in the State Main Street Program. The application is granted. The organization Main Street Newton, Inc. is incorporated with a Board of Directors. A Search Committee is created to select the first Executive Director of the organization. Carola L. Hartley is ultimately hired for the position.

2008:

As a part of the preparation of this Master Plan Update, this Historic Preservation Element was prepared by Wayne T. McCabe, P.P., A.I.C.P.

Benefits of Historic Preservation

There are five main benefits that come from pursuing the objectives for historic preservation. The positive aspects of historic preservation are maximized by a comprehensive approach to historic preservation that includes a strong educational component. The benefits include in more detail:

- Civic Accomplishment. A well-maintained Historic District and landmark buildings emphasize the values held by a community. They demonstrate to its citizens and visitors that the community has made a commitment in policies, funds, and resources to historic preservation.
- Cultural Awareness. Historic preservation is a means of recognizing and acknowledging the historical influences that shaped a community. These cultural resources are part of the physical heritage of a place that add to the quality of life.
- Knowledge. An appreciation of history leads to a more informed public that can

State and National Historic Registers

The Historic Sites Act of 1935 was enacted by the United States Congress largely to organize the myriad of Federally-owned parks, monuments, and historic sites under the National Park Service and the Secretary of the Interior. However, it is also significant in that it declared for the first time "...that it is a National policy to preserve for public use historic sites, buildings, and objects of National significance. Thus, it is the first assertion of historic preservation as a government duty, which was only hinted at in the Antiquities Act of 1906. The 1935 Act also established the National Register of Historic Places.

The National Historic Preservation Act of 1966 established a very broad and encompassing Federal policy for preserving the country's cultural heritage. This marked the first time that a comprehensive Federal policy on historic preservation was articulated. Funding was made available throughout the country to identify, map, and preserve historic and pre-European structures and sites. Much of the identification and organizing work was delegated to the State level through the establishment of State Historic Preservation Officers (SHPOs). The State Historic Preservation Officer is the official liaison between local officials or groups and the Federal Department of the Interior, the agency responsible for administering Federal historic preservation efforts.

The Federal program became the impetus for the State Legislature's passage of New Jersey Register of Historic Places Act of 1970. Under this Act, a New Jersey Register of Historic Places was established in the Division of Parks, Forestry and Recreation of the Department of Environmental Protection to consist of a permanent record of areas, sites, structures and objects within the State determined to have significant historical, archeological, architectural or cultural value.

The Federal and State acts established the National and State Registers of Historic Places, respectively. In New Jersey, the State Historic Preservation Officer and staff are part of the Department of Environmental Protection. The SHPO is responsible for maintaining the State

acknowledge past trends that have led to this point in time. An understanding of the stylistic changes in buildings and landscapes that have occurred throughout history promotes a larger knowledge of the earlier lives of people and the forces of technological change. Historic preservation provides the visual history of a place that enlivens accounts of earlier eras.

- Economic Prosperity. Well documented studies point to the stabilizing effect of local Historic Districts in distressed areas and the steady appreciation of property values in prosperous ones - in many cases exceeding that of newer neighborhoods. Historic preservation can be an effective business revitalization tool in Town centers.
- Aesthetically Pleasing Design. A local Historic District ensures that alterations and additions visible from the street are not inappropriate designs - thereby preserving the details of architectural styles from earlier eras for future generations.

Register and evaluating petitions for inclusion on the list, as well as submitting requests for inclusion on the National Register.

Sites listed on the Registers are afforded a comprehensive level of review and protection whenever a Federal or State project is proposed that may have an impact on the historic property. The State also requires that its political subdivisions - counties and municipalities and their agencies - conduct an analysis of the effect of a development proposal whenever there is public financing involved. Historic sites on a Register are also given first priority if funding for the maintenance or restoration of buildings, structures or sites is appropriated. This recently occurred with the establishment of the Garden State Preservation Trust Act that in addition to providing funding for open space acquisition, earmarked specific money for the preservation of historic buildings and sites.

Registration of historic building, structures, and landscapes only provides protection from the actions of governments. If a private individual wanted to alter or demolish a building on the National and State Registers, no protective measures exist unless some governmental funding is involved. Only at the local level may historic buildings and sites be preserved from being inappropriately altered or demolished by the action of private individuals. This regulatory structure underscores the importance of a locally delineated Historic District for preservation purposes.

A local Historic District and the identification of individual sites not within a District also serve the purpose of identifying places of local history that are less important to State or National history or culture but are significant to the development and history of the Township. In the same vein, sites and building may be placed on the State, but not the National, Registers for those places of only State-wide interest. This hierarchy reinforces the notion of a bottom-up process that begins with the interest of a group of local people that coalesces around the desire to preserve the history of their area and in turn protect buildings of State and even National importance.



The following is a listing of those buildings, structures, sites, streetscapes and Historic Districts in Newton that have been included on both the State and National Registers of Historic Places or which have received a Determination of Eligibility, a Certification of Eligibility or a SHPO Opinion:

First Presbyterian Church of Newton (ID#2611)

High and Church Streets
S R: October 26, 1979

Hill Memorial (ID#2612)

82 Main Street
S R: 5/13/1985
N R: 7/18/1985 (N R Reference #: 85001565)

Horton Mansion (ID#4678)

College Hill (Sussex County Community College)
COE: 1/27/1992

Henry W. Merriam House (ID#2613)

131 Main Street
S R: 9/11/1970
N R: 12/18/1970 (N R Reference #: 70000396)

Merriam Shoe Factory (ID#2614)

69-75 Sparta Avenue
SHPO Opinion: 6/25/1987

Newton Town Plot Historic District (ID#2615)

Church, High, Main, Moran, and Spring Streets; Park Place and 1 Dunn Place
S R: 9/24/1992
N R: 11/12/1992 (N R Reference #: 92001521)

Pine Street Streetscape (ID#2616)

SHPO Opinion: 6/25/1987

Sterling Silk Mill (ID#2617)

Sparta Avenue
SHPO Opinion: 6/25/1987
(Demolished)

Sussex County Court House (ID#2618)

Corner of High and Spring streets
S R: 5/9/1979
N R: 7/23/1979 (N R Reference #: 79001523)

Sussex Street Streetscape (ID#2619)

Sussex Street between Sparta Avenue and Pine Street
SHPO Opinion: 2/5/1993



Certified Local Government Program

This Program was established by the NJ Historic Preservation Office to implement Federal legislation to involve local communities more fully in historic preservation efforts. Municipalities (and counties) may petition the State for inclusion in this Program, the Certified Local Government Program (CLG). In order to be accepted as a CLG participant, the local government is required to meet certain criteria. These include four broad areas:

- Establishing a local Historic Preservation Commission in accordance with the Municipal Land Use Law;
 - Initiating or continuing progress towards completion of a comprehensive survey and inventory of local historic resources;
 - Designating and protecting local landmarks and Historic Districts; and
 - Developing a process which ensures public participation in the local historic preservation Program.
- The benefits to the Program include eligibility to apply for limited funding for historic resources surveys and historic preservation planning. In 2008, about \$60,000 was available as pass-through funding from the Federal government to CLG's in New Jersey, on a non-matching basis. Once certified, a local Historic Preservation Commission is required to meet a set of responsibilities, including education, and the Governing Body must execute a memorandum of understanding with the NJ Historic Preservation Office related to preservation of historic property.
- As noted previously, the Town of Newton has been a very active participant in this Program since 1990. It is through this Program that the Town has been able to secure funding for numerous educational outreach programs and special studies and inventories.

Historic Preservation Advisory Commission

The Town of Newton established a Historic Preservation Advisory Commission via ordinance on November 9, 1987. The duties and responsibilities of the Historic Preservation Advisory Commission per the ordinance are to:

- a. To review historical survey material and, if necessary, to update said material at least every other year to incorporate any newly acquired historical documentation and to reflect changes to a resource's integrity or condition.
- b. To recommend to the Planning Board and the Town Council any additional sites to be designated as historic landmarks in accordance with the procedures established in section 20A-9.
- c. To conduct research on and, if necessary, to nominate any additional significant resources to the State and National Register of Historic Places
- d. To recommend to the Planning Board guidelines for review to be utilized in determination of historic landmark status and for review of projects affecting historic landmarks or improvements within Historic Districts. The Planning Board may recommend modifications to the guidelines and shall make the final decision as to their adoption.
- e. To advise the Planning Board and Zoning Board on how development and zoning applications affect historic landmarks in accordance with the procedure established in sections 20A-11.
- f. To review all major actions, including those involving building permit applications, which affect the exterior architectural appearance of historic landmarks or improvements within a Historic District. To advise the Planning Board on the approval of said requests in accordance with the procedure established in Section 20A-12.
- g. To review all major actions and applications for actions affecting the exterior architectural appearance of an historic landmark or an improvement within an Historic District and to make recommendations to the Planning Board in accordance with the criteria outlined in Section 20A-13.
- h. To assist other public bodies in aiding the public in understanding historic resources' significance and methods of preservation.
- i. To advise the Town Council on the relative merits of proposals involving public lands to restore, preserve and protect historical buildings, places and structures, including the preparation of a long range plan; therefore securing State, Federal and other grants in aid to assist therein and monitoring such projects once underway.
- j. To secure the voluntary assistance of the public and (within the limits of the budget established by the Town Council for the Historic Preservation Advisory Commission's operation) to retain consultants and experts and incur expenses to assist the Historic Preservation Advisory Commission in its work.

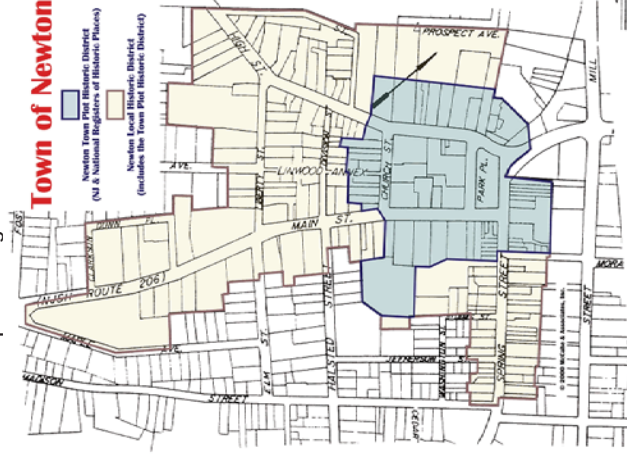
- k. To cooperate with local, County, State or National historic societies, governmental bodies and organizations to maximize their contributions to the intent and purposes of this ordinance.
- l. To request the Town Council to seek, on its own motion or otherwise, injunctive relief for violations of this ordinance or other actions contrary to the intent and purposes of this ordinance.
- m. To advise and assist the Planning Board during the preparation and/or update of an historic preservation plan element of the Master Plan and six year capital improvement program.
- n. To prepare and distribute an Historic District guideline handbook to be utilized for application reviews and to foster appropriate rehabilitation within the Historic Districts.
- o. To consult with the Newton Historic and Preservation Society on all matters pertaining to the protection of the Town's historic resources.
- p. To advise and assist property owners and other persons and groups, including neighboring organizations who are interested in historic preservation.
- q. To undertake educational programs, including (1) the preparation of publications aimed at stimulating interest in and sensitivity to historic preservation, and (2) the placing of historic markers on structures.
- r. To report at least annually to the Town Council on the State of historic preservation in the Town, and recommend measures to improve same.
- s. To collect and disseminate material on the importance of historic preservation and techniques for achieving same.
- t. To advise all municipal agencies regarding goals and techniques of historic preservation.
- u. To adopt and promulgate such regulations and procedures, consistent with this ordinance, as are necessary and proper for the effective and efficient performance of the duties herein assigned.
- v. To perform any other lawful activities which shall be deemed necessary to further the purposes of this ordinance.

As noted previously, the Town Historic Preservation Advisory Commission also participates in the Certified Local Government (CLG) Program administered by the National Park Service (NPS) through the New Jersey Historic Preservation Office (HPO). Participation in the CLG Program has afforded the Town opportunities to review and comment through Section 106 of the National



Historic Preservation Act of 1966 as consulting parties on Federally funded, licensed, permitted, or otherwise assisted projects having potential to affect historic properties in the Town. CLG status also makes the Town eligible to compete for grant funds for a variety of educational and preservation activities. Over the past two decades, the Town has been granted more than \$90,000 to compile and update survey information on historic and archaeological properties, and to prepare and print guidelines and other publications, to assist citizens in rehabilitating and maintaining historic buildings in the Town. The Commission also produced a fifteen minute movie about the history of the Town.

Map 1: Existing Historic Districts



Additionally, with the adoption of the ordinance in 1987, the Council also designated a local Historic District which the Commission would have the responsibility to oversee. **Map no. 1 – Existing Historic Districts**, shows the Newton Town Plot Historic District (State and National Register District) and the locally designated Historic District.

The Historic Preservation Advisory Commission meets monthly to review applications for a Certificate of Appropriateness and to provide technical information to local property owners contemplating work on their historic homes or buildings. In accordance with the New Jersey Municipal Land Use Law, the Commission has five regular and two alternate members, who serve without compensation. Staff for the Commission is provided from the Town's Community Development Department.

Historic District & Streetscape Recommendations

Based on the background materials described in this report which summarizes the Town's historic evolution and its historic resources, additional areas for consideration as locally designated Historic Districts, local District streetscapes and individual buildings are advanced as part of this Master Plan element.

The Municipal Land Use Law's provision for a Historic Preservation Plan Element to be incorporated as part of a municipal Master Plan is the enabling basis for updating this element of Newton's Master Plan. The Town has undertaken a comprehensive review and update of the planning process to address other elements of its Master Plan. This will permit the integration of the Historic Preservation Plan Element within the overall new Master Plan program of the Town.

While there are a number of locally important streetscapes, buildings and sites, it is important to note that the Town's historic preservation planning efforts have capitalized on a strategy to seek preservation of its oldest and most significant historic resources. Building on this central preservation strategy would be the logical expansion of the Local Historic District to those areas east, west and north of the current Local Historic District. These areas exemplify the Town's significant post-1800 to 1900 period of growth. The areas are of historic resource interest for their example of pre-modern growth before the advent of contemporary neighborhood planning, a feature which is evidenced by a variety of house sizes, setbacks and lot sizes.

Based on the recommendations of the 1995 Historic Preservation Element of the Town Master Plan, and continuing discussions held by the members of the Historic Preservation Advisory Commission various staff members, the exploration of three additional locally designated districts is recommended. **Map 2 - Proposed Expansion of Historic District** illustrates the three areas for consideration for expansion of the existing Local Historic District. These three districts are identified as the Newton East, Newton West and Newton North areas.

The existing locally designated Historic District should be expanded to include the three proposed districts outlined below. Alternatively, in order to emphasize the historical and architectural importance and contribution to the Town's growth and to promote awareness of distinct periods of architectural style, each recommended District could be considered for implementation on a staged basis as a discrete and separate locally designated Historic District. Prior to any district expansions, complete studies should be done as to how the designation will impact property owners, development and redevelopment within the proposed expansion area.

A. Newton East Local District

The proposed Newton East District, which lies to the east of Main Street and to the west of the Newton Cemetery, is a District comprised of several residential streets which developed after 1855. The streets include Halsted, Madison, between Halsted to the north and up to and including the house at No. 82 to the south; Elm Street, Maple Avenue, Adams, Jefferson and Washington Streets. It contains approximately 125 houses, one church, and one school.

This District is important for several reasons: first, it contains a large collection of post-1800 to 1872 architecture which, although vernacular, represents a variety of styles and historic lifestyles. The collection also represents a significant period of growth in Newton's history - the initiation of a time of expansion beyond a core (Newton Town Plot District) which had remained intact for one hundred years. Finally, the area is of interest as an example of pre-modern growth before the advent of neighborhood planning, a feature which is evidenced by the variety of house sizes, setbacks, and lot sizes.

The structures in this District are of various sizes and styles, showing the wide range in taste during the Victorian era, the extent of the period of development, and the fact that this was an area which housed people of varied financial means.

Most of the houses on the tree-lined streets are vernacular Victorian structures. Many exhibit the stylistic characteristics of various popular 19th century styles: Greek Revival, Gothic Revival, Italianate, Second Empire, Queen Anne, and Colonial Revival. A few later houses are evidence of the development of the Prairie and Craftsman styles.

The aesthetic character of the area is marked by uniform residential setbacks, mature street trees aligned on a regular spacing, creating a shaded canopy for pedestrian activity. Sidewalks interconnect residential blocks and street widths are modest in width (e.g. less than 28 feet) which visually gives the impression of a quiet and self-contained residential neighborhood.

Several structures in these proposed districts have architectural merit. One is the Second Empire house at No. 58 Halsted. The only one-story Second Empire residence in Newton, it is noteworthy because it has retained all of its major original features. Another is No. 20 Maple Avenue, the best example of the Gothic Revival style in Newton. This building, which once served as the coachman's house on the Merriam Estate, is National Register listed as part of that complex. Also on Maple is a Queen Anne house (No. 27) which is in pristine condition. An unusual feature of this T-shaped structure is the elongated windows on three sides of the first story. Another noteworthy T-shaped house is the one at No. 20 Halsted Street which has exceptional details, including an outstanding Victorian porch.

The Newton East area's largest structure, one which heralded increased development in the area, is St. Joseph's Roman Catholic Church, which was erected in 1871. The steeple of this Gothic Revival structure rises above the level of the surrounding two-story houses, providing a landmark for the area. This church building, which replaced an earlier one on Jefferson Street, has housed a congregation whose prosperity has inadvertently caused the area's major intrusion, a modern school for children of the parish, located opposite the church.

Some of the structures have been altered slightly in recent years, and not all alterations have been compatible with the existing architecture. Although the properties are well maintained, homeowners, as well as the community at large, can benefit from a program of preservation information and technical services.



B. Newton West Local District

The proposed Newton West Area District lies west of Main Street and south of Church Street and is an area comprised of several residential streets developed after 1800 to 1872. The streets include High Street from Academy to Hillside, Division, Linwood, Linwood, Clarkson, Dunn Place, Ashford, Foster from Franklin to Ryerson, and Ryerson from Foster to Barrett Avenue.

As with the Newton East District, the Newton West District is important for similar reasons: it contains a large collection of post-1800 to 1872 architecture; it represents a significant period of growth in Newton's history expansion beyond the initial core (Newton Town Plot District); and, the area is of interest as an example of pre-modern growth before the advent of neighborhood planning in the 1920's, a feature which is evidenced by the variety of house sizes, setbacks, and lot sizes.

Linwood Avenue is a significant streetscape in itself and is central to this area. It is significant because it is representative of the typical middle-to-upper middle class lifestyle of a rural County Seat during the Victorian period. The houses were custom built with some attention to detail, signifying that the owners were people who, while not rich, could afford to live comfortably. The street is pleasant and gracious, yet unpretentious, indicating that the inhabitants of these houses were probably the middle class "backbone" of the community.

The houses, which stand on well landscaped, generous lots, represent the popular architectural styles of the period. Although the Queen Anne and Colonial Revival styles predominate, a few of the earlier structures exhibit characteristics of some of the romantic revivals of mid-century. The largest and one of the earliest is No. 8, the Italianate J.J. Edwards House. It was placed sideways on the lot so that the owner, no doubt, could enjoy a view of the Town below. The residence at No. 21, the only brick house, is one of Newton's few examples of the Second Empire style. Other vernacular houses suggest other styles; for example, Nos. 10 and 15 have delicate entrance surrounds, a characteristic of the Greek Revival Style.

In the Newton West Area, the house at Dunn Place is reputed to be the oldest house in Newton and one of the finest examples of the Georgian style to be found in the Town.

C. Newton North Local District

The proposed Newton North Area District lies north of Spring Street and east of Moran Street and is comprised of several residential and commercial streets associated with the industrialization period of Newton developed between 1856 and 1900. The streets include Trinity Street from Moran to Union Place, Union Place between Trinity and Spring Streets and Spring Street from Union Place to Lower Spring Street.

The District area is significant for two reasons. First, the residential structures are an example of middle-income family residences related to the County Seat and commercial expansion period of downtown Newton. Second, the commercial structures are related to the industrial expansion spurred by the advent of railroad service in Newton.

While there have been significant intrusions and contemporary redevelopment of existing structures along Spring Street from Union Place to Lower Spring Street, this portion of the proposed District is important more for its association with the historical development of the railroad depot and the industrialization area growth of Newton than for extant residential structures. A variety of new commercial enterprises located along this portion of Spring Street in response to the business opportunities created by the railroad. Into the first half of the twentieth century, newer commercial buildings have replaced older residential structures.

Of unique interest within this proposed Newton North District is the Trinity Street streetscape located between Town Hall and Union Place. This area is representative of late 19th century residences built for middle-income residents. This streetscape is described in detail below in Section 5.d. "Local Streetscapes" of this report.

D. Local Streetscapes

There are several streetscapes which are identified because they are the best representations of a period in the Town's history. **Map 3 - Historic Sites/Buildings** generally locates the significant streetscapes that are discussed below. They are residential in nature and are related to various income and lifestyles ranging from upper middle class to the middle class working family, the latter who were employed in the various shoe and mill factories which dominated the Town's mid-nineteenth century economy. **Map 4 - Proposed Historic Streetscapes** identifies the geographic extent of the three streetscapes. The streetscapes identified include:

Pine Street (part)

The Pine Street streetscape consists of one block of turn-of-the-twentieth century frame houses which stand along a tree-lined level street on the southeast side of Newton. All but one (No. 4-6), which was moved to this location, are vernacular single-family structures built for members of the middle class, some of whom may have been associated with the Merriam Shoe Company since this is part of the area developed by the Newton Land Company after the factory began operation in 1873.

All but No. 4-6 are front-gabled, and many have a stained glass window or transom in either the living room or dining room, a feature which represents an attempt on the part of the builder to include an element of style. All have porches, most with turned or chamfered posts and balustrades.

Although there has been much use of synthetic siding here, most of the original detail is intact. There have been no inappropriate additions, and there are no significant intrusions into the integrity of the area. In addition, the properties have been extremely well maintained. The streetscape represents the lifestyle of the middle class working man and his family. Some of the former owners of these houses were probably white collar workers or foremen at the shoe factory nearby. It is of interest that this block has never experienced the conversions that are found on adjacent streets but rather has remained an unspoiled example of late-Victorian middle class life.

No threat is apparent at this time. It should be noted that there are similar structures adjacent to the streetscape on Woodside Avenue. They were not included because the character of Woodside, which is a heavily trafficked street, is so different. Woodside Avenue in this vicinity contains smaller lot frontages. The lots back onto a cemetery. The neighborhood is not self-contained in appearance like the Pine Street streetscape since Woodside Avenue is a major collector street, wider in roadway width than Pine Street. Major commercial modern day structures are immediately adjacent this portion of Woodside Avenue. For local planning purposes, however, they could be considered an extension of the streetscape because of the architecture style of the residences which are similar in character to the Pine Street streetscape buildings.

Sussex Street (part)

The Sussex Street streetscape, which lies between Sparta Avenue and Pine Street, consists of one block of late-nineteenth century workers' housing. It includes 18 houses on Sussex Street plus 2 houses on Pine Street at the corner of Sussex.

This District/streetscape is significant for two reasons. The houses were built in the early 1890's as part of an area developed by the Newton Land Company. The Merriam Shoe Company began production in its Sparta Avenue factory, less than a block away, and there was a need to provide housing for its employees. The establishment of the Merriam Factory ushered in a golden age of manufacturing in Newton which resulted in significant development. This street is representative of that period.

Seven double houses (duplex style residences), six of which are located on the western side, dominate the streetscape. They are two two-story, gable across houses which have twin front gables. They were constructed of clapboard with variegated shingle in the gable peaks, a chimney at each gable end, a slate roof, two-over-two sash, two center entrances, and a full-facade porch with turned posts.

The other two house types of the streetscape are 3 bay, front-gabled houses of modest size. Some, which have a lower cross gable on one side (detached, single-family residence), are a builder's house common in Newton. Others are simple bay houses. A few structures are variants of these types. Nos. 30 and 31, are among the best examples in Newton due to exceptional architectural detail and their well preserved state. No. 15 is an excellent example of the 3 bay, front-gabled house, having retained its original architectural features with a minimum amount of late 20th century alterations.

Although each duplex residence has been altered in some way (e.g. chimney removed, porch posts replaced, etc.), they retain most of their original features. Because there have been no intrusions, one can readily visualize the street as it appeared when the shoe factory was in operation.

Some of the structures have been altered slightly in recent years, and not all of the alterations have been compatible with the existing architecture. Although the properties are well maintained, homeowners as well as the community at large, would benefit from a program of preservation information and technical services.



Trinity Street (part)

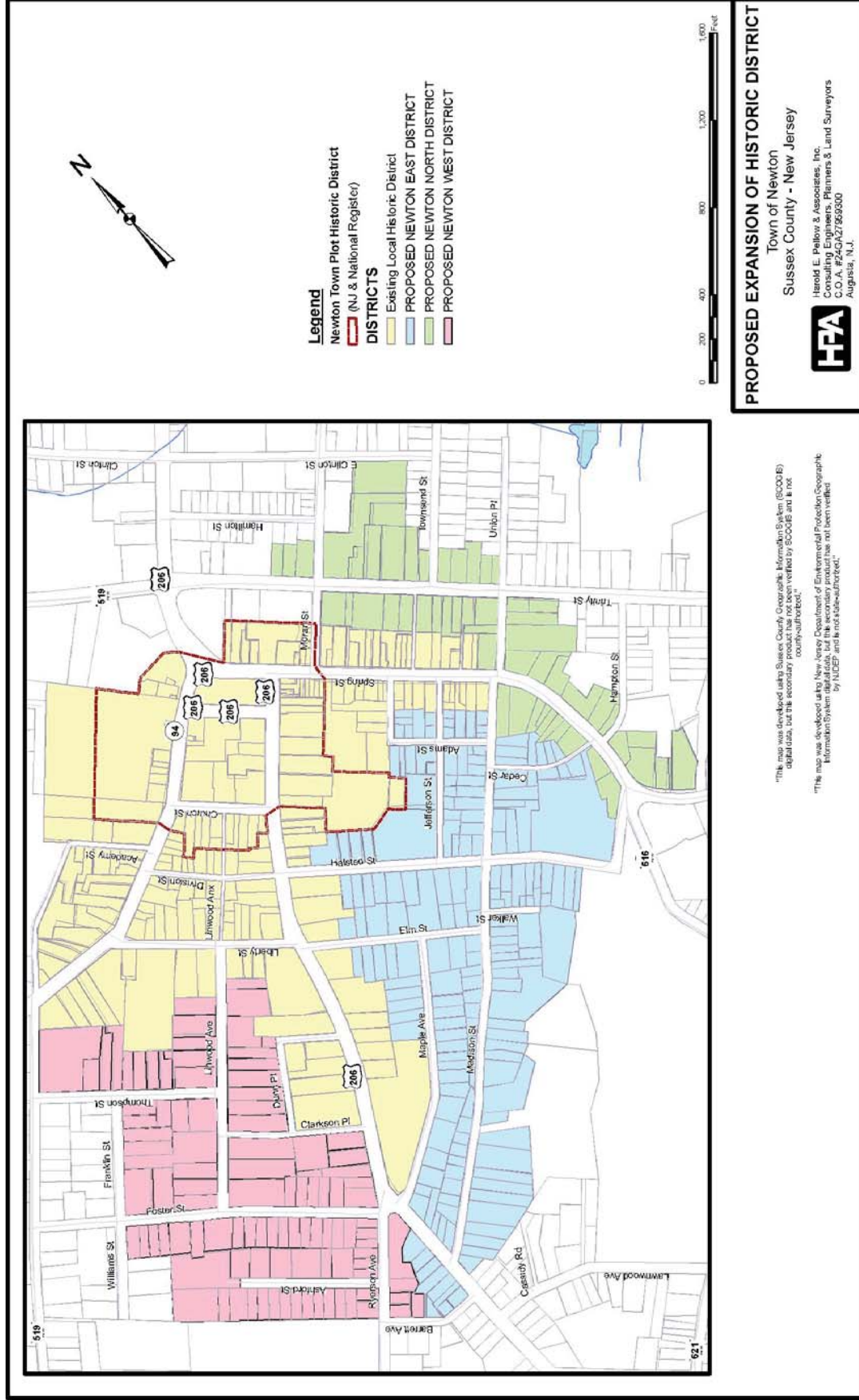
The Trinity Street streetscape, which lies between Town Hall and Union Place, consists of little more than one block of late 19th century residences built for obviously middle-income residents. The streetscape ends on an exceptional Greek Revival dwelling at the corner of Union Place and Trinity Street.

The Trinity streetscape is significant as an example of middle-income family residences related to the County Seat-commercial expansion period of downtown Newton. While the western portion of the street (west of Town Hall) has had significant intrusions related to the commercial expansion of the downtown, the area denoted still resembles a Victorian ambience with ample sidewalks and mature foliage.

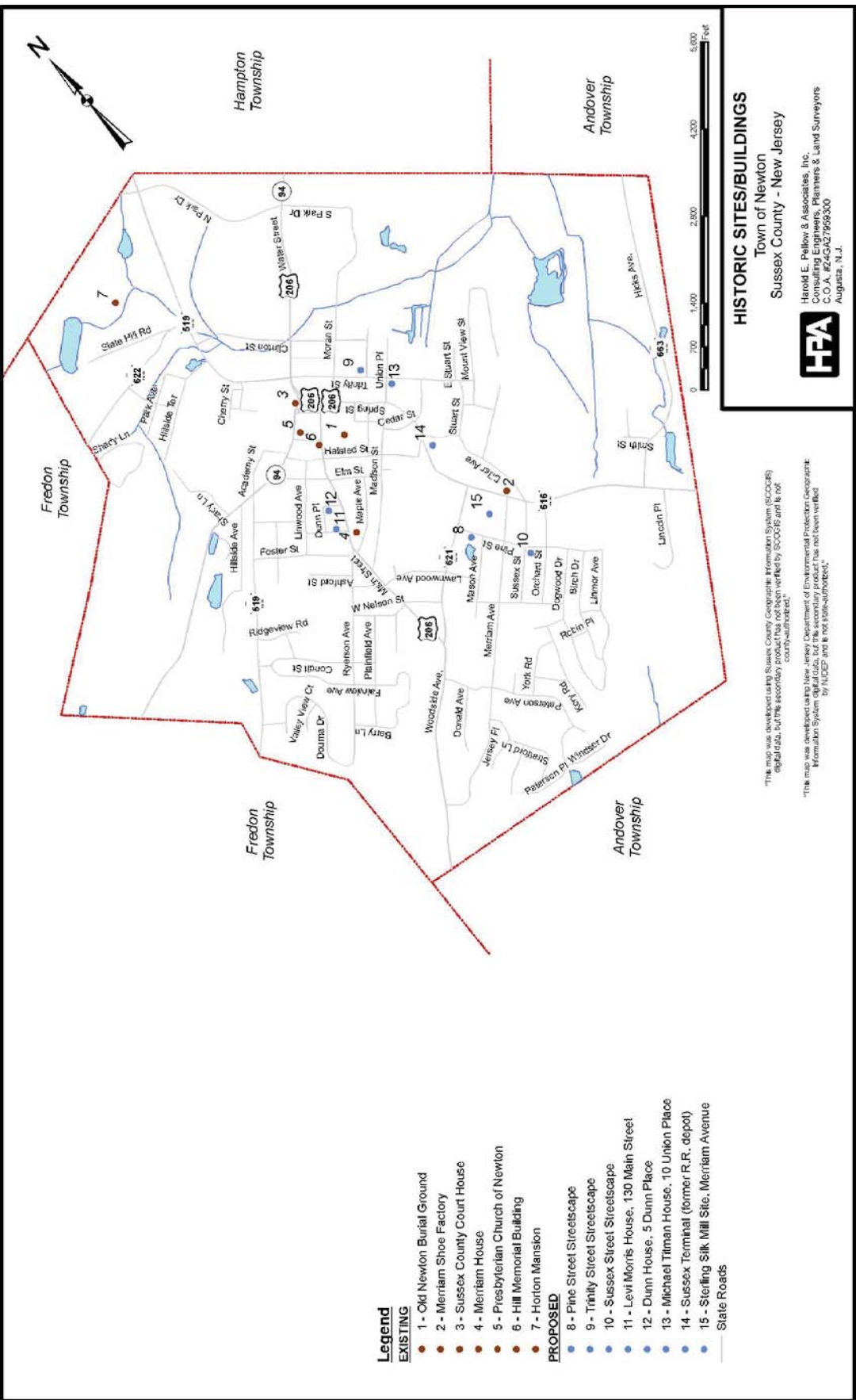
The residences in the streetscape reflect some exceptional three-story units, semi-octagonal bay clapboard enclosed porch across facade style residences. Also, a front gable with a bay is an example of the 1880 period style.

This is a heavily-trafficked street which acts as a parallel service street to the Central Business District which is located one block south of Trinity Street along Spring Street and portions of Main Street. Some of the structures have been altered and such alterations are not necessarily compatible with the original architecture.

Map 2 – Proposed Expansion of Historic District



Map 3 – Proposed Historic Sites and Buildings



Map 4 – Proposed Historic Streetscapes



Historic Commission Recommendations

Besides the expansion of the locally designated Historic District, the Town of Newton should give active consideration to revising the historic preservation ordinance, as it has not been thoroughly reviewed for well over 15 years. New materials, technology and general philosophy in the field of historic preservation have been developed and evolved during this time, and the current ordinance does not reflect these changes. It is further recommended that the Commission secure the appropriate funding and undertake a new historic sites inventory. The current inventory was conducted in 1985 – 23 years ago. The State Historic Preservation Office recommends that inventories be updated once every ten years. The reason for updating the inventory is to allow for the re-evaluation of those buildings that were less than 50 years old when the previous inventory was conducted. Additionally, an updated inventory will also allow for a comprehensive evaluation of the condition of the buildings, structures and sites that were identified during the previous inventory. Such updated information will be of inestimable use and value to the Town, the Commission and both the Planning and Zoning Boards as the community enters this new phase of planning and revitalization in Newton.

In addition to the exploring the designation of an expanded Historic District, it is recommended that the Commission and Town consider exploring the designation of individual buildings, structures or sites that are of significant architectural, historical or archaeological importance. These individually-designated buildings, structures or sites would be identified through the new historic site inventory, which would be far more comprehensive in evaluating the individual resources than the previous inventory.

Further, it is recommended that the Commission develop a comprehensive educational outreach program within the Town. Education of the community about the need to preserve the rich cultural heritage that still exists here is critical to the future of Newton.

Here, separate outreach components could be developed to target students in each of the three school levels. Additionally, a component should be developed to work with the Main Street Program and the business community in general. Yet another outreach component that is very critical is to address the informational needs of the individual home owners. This last component does not necessarily have to be confined to only those homeowners within the designated Historic District. Rather, it should be more broadly based to reach all owners of homes that were built from just after World War II and earlier.

These outreach programs should include, but not be limited to: published fliers geared to each of the targeted population; illustrated lectures; hands-on demonstrations and seminars on the numerous preservation, rehabilitation and restoration techniques that would help home and commercial property owners. These seminars can also showcase some of the new and ever expanding number of materials that can be used on a historic building, while still maintaining the proper appearance of the structure.

Another part of a comprehensive outreach program could be to develop a series of articles that could run in the local newspapers. These articles could address a wide variety of historical facts about Newton, including historic images. Historical information could also be placed in the official newsletters that the Town sends to property owners throughout the year. The Commission should explore as many avenues as possible for disseminating information that will help educate the public and taxpayers of the Town about the importance of saving and restoring the historic buildings and structures that are the tangible remains of Newton's historic past.

"How will we know it's us without our past?" John Steinbeck – "The Grapes of Wrath"