

TOWN OF NEWTON PLAN ENDORSEMENT ASSESSMENT



Prepared for:

The Town of Newton
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Contents

1.	Introduction	1
2.	Existing Conditions.....	2
2.1	Location and Regional Context	2
2.2	Inventory of Key Characteristics	4
2.3	Redevelopment Areas.....	9
2.4	Status of Planning	25
3.	Community Vision & Public Participation.....	35
3.1	Community Vision.....	35
3.2	Public Participation.....	37
4.	Recent and Upcoming Development Activities	38
4.1	Pending Major Subdivision and/or Site Plan Applications	38
4.2	Recently Approved Subdivision and/or Site Plan Projects	39
5.	Statement of Planning Coordination.....	43
5.1	Coordination Efforts	43
5.2	Consistency with State, County, and Municipal Plans and Regulations	44
6.	State, Federal, and Other Programs, Grants and Capital Projects.....	49
7.	Sustainability and Resiliency Statement.....	51
8.	Consistency Section	54
8.1	Local and Regional Planning.....	54
8.2	State Plan: Goals, Policies, and Indicators	62
8.3	State Plan: Center Criteria and Policies.....	67
8.4	State Plan: Planning Area Policy Objectives	69
9.	Mapping.....	74
9.1	Figure 1: Town of Newton Map.....	74
9.2	Figure 2: Location & Context Map	75
9.3	Figure 3: Sewer Service Infrastructure	76
9.4	Figure 4: Redevelopment Areas.....	77
9.5	Figure 5: Newton & Adjacent Townships' Zoning Map	78
9.6	Figure 6: Town of Newton Zoning Map.....	79
10.	State Agency Actions	80
11.	State Agency Assistance/Expected Benefits	82
12.	Conclusion.....	83

1. Introduction

The Town of Newton is seeking a renewal of its Plan Endorsement and its designation as a Regional Center. As discussed in detail in Section 8.2 of this report, the Town of Newton’s goals and objectives are significantly consistent with all eight (8) of the State Development and Redevelopment Plan (“SDRP”) goals and numerous policy categories. Specifically, Newton’s downtown revitalization efforts, conservation measures, economic growth initiatives, public facility availability, housing variety, cultural and historic preservation efforts, and sound and integrated planning efforts directly complement the goals of the SDRP.

The Town Center District consists of Spring Street and its surrounding areas. The area has seen significant improvements over the last decade, including new businesses, building renovations, a wider selection of housing choices, and an increase in amenities. With Plan Endorsement and Regional Center Designation, Newton seeks to maintain this momentum and continue its proactive approach in the revitalization of downtown Newton and the rest of the municipality. A thriving Newton is beneficial regionally as the Town is the Sussex County Seat and a hub for economic development.

No planning area or center boundary changes are proposed as part of this process.

The Town of Newton is seeking a waiver for the Public Participation requirement of this Municipal Self-Assessment. An extensive community visioning process was completed in December 2021 as part of the Town’s application for the Department of Community Affairs Neighborhood Preservation Program grant, which was ultimately awarded to the Town. This engagement process provided valuable insight into how many members of the community envision the Town of Newton.

Through this report, the Town of Newton demonstrates that its Master Plan and planning efforts are consistent with the State Development and Redevelopment Plan and is requesting Plan Endorsement and Regional Center Designation from the Office of Planning Advocacy.



Newton Green

2. Existing Conditions

2.1 Location and Regional Context

The Town of Newton is the County Seat of Sussex County, New Jersey. Located in the northwestern part of the state, Newton is located in the Ridge and Valley Region, situated west of the Highlands Region. Bordering municipalities include Hampton Township to the north, Andover Township to the south and east, and Fredon Township to the west. Together, **Figure 1** and **Figure 2** illustrate the location and regional context of Newton. U.S. Route 206 is a major throughfare that runs north to south through Newton. Within the Town limits, Route 206 is also called Water Street, Main Street, and Woodside Avenue from north to south, respectively. Other major roads include High Street, which becomes Route 94 to the west, and Spring Street, which serves as a main anchor for the Town’s historic core and central business district. Significant green spaces include Memory Park and the Newton Cemetery.

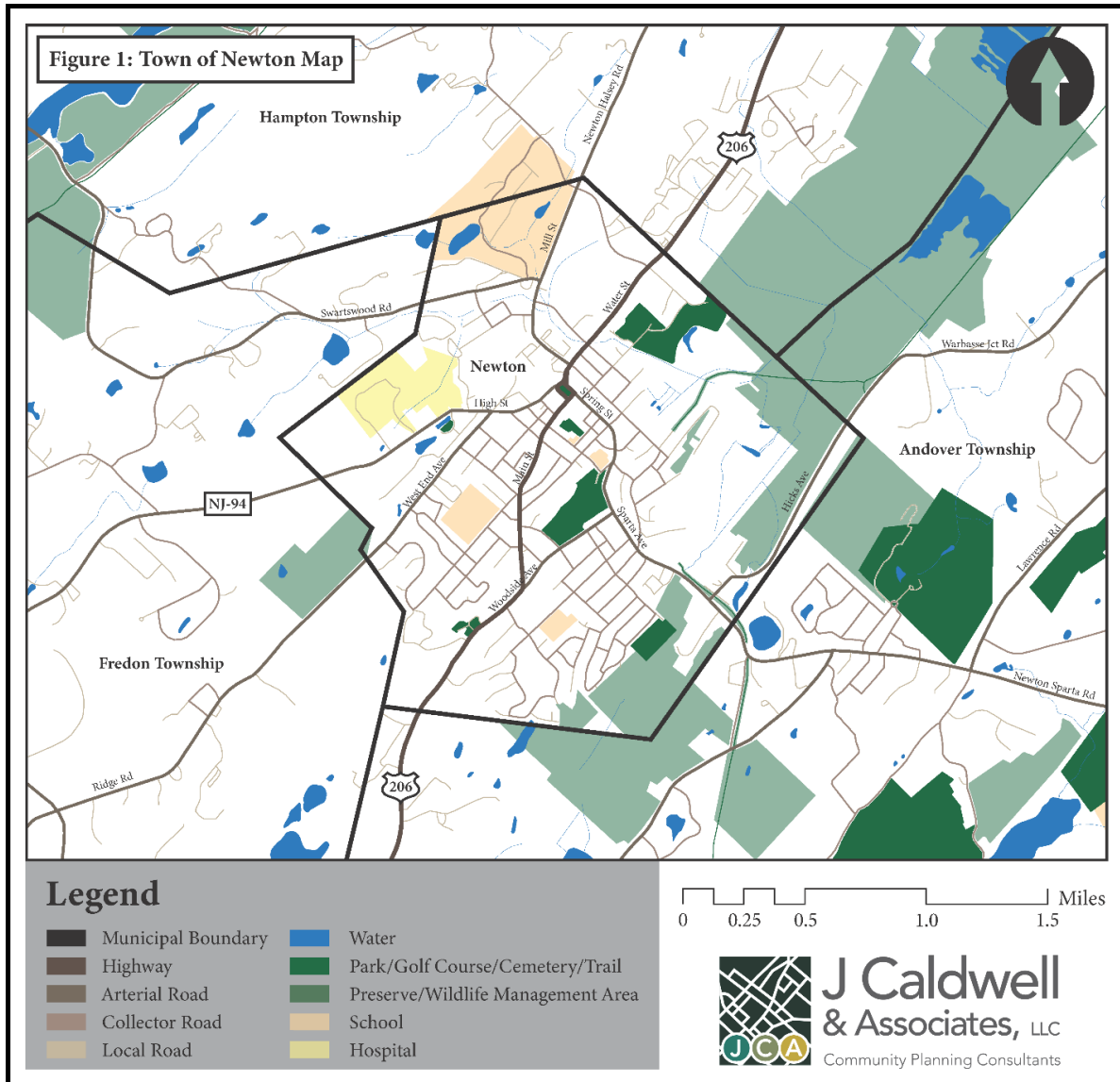
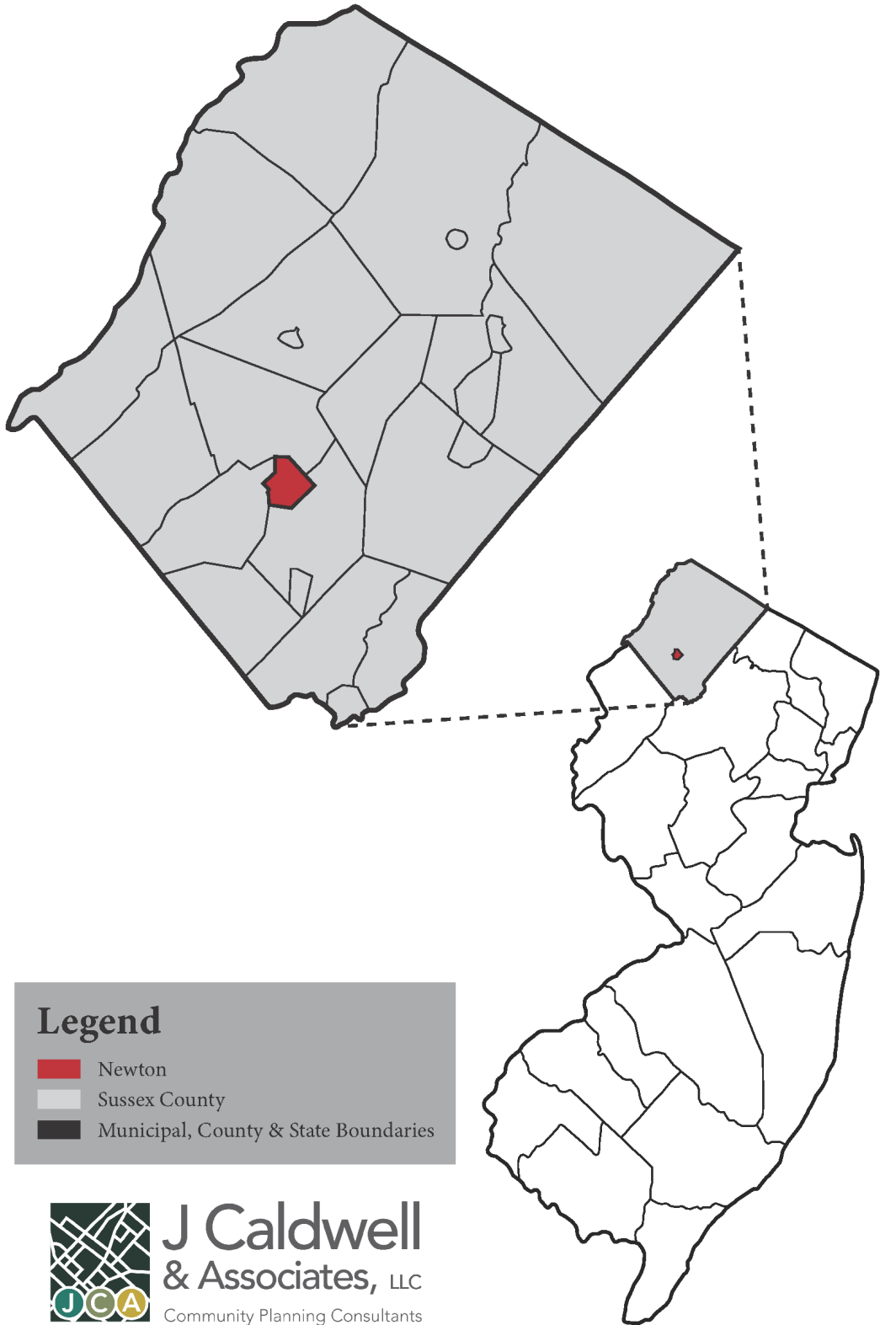


Figure 2: Location & Context Map



2.2 Inventory of Key Characteristics

2.2.1 Square Footage of Commercial Properties

According to 2023 New Jersey Tax Assessment records, the Town of Newton has 224 parcels designated as Property Class 4A, which refers to “Commercial Property.” Below are tables that list the block, lot, address, zone, and acreage of each commercial parcel. Together, the total commercial land acreage for Newton is 201.71 acres, or 8,786,609.57 square feet, which accounts for 9.4% of Newton’s total land.

Table 1. Newton Commercial Property Parcels

List #	Block	Lot	Property Location	Zone	Acreage	List #	Block	Lot	Property Location	Zone	Acreage
1	1.01	4	175 HIGH ST	N/A	N/A	36	5.01	24	59 HIGH ST	T-6	0.16
2	1.01	4	175 HIGH ST	HS	N/A	37	5.01	25	63 HIGH ST	T-5+	1.16
3	1.01	12	157 HIGH ST	SD-1	2.226	38	5.01	26	67 HIGH ST	T-6	0.467
4	1.01	15	171 HIGH ST	SD-1	2.75	39	5.05	17	2 CLINTON ST	T-5	0.142
5	1.01	16	179 HIGH ST	SD-1	1.14	40	5.05	18	62 - 64 WATER ST	T-5	0.155
6	1.01	17	181 HIGH ST	SD-1	1	41	5.05	19	60 WATER ST	T-5	0.857
7	1.01	18	183 HIGH ST	SD-1	5.07	42	5.05	20	50 WATER ST	T-5	0.145
8	1.01	19	249 HIGH ST	SD-1	7.89	43	5.05	21	46-48 WATER ST	T-5	0.448
9	1.02	2	222 HIGH ST	SD-1	6.4	44	5.05	24	55 MILL ST	T-4	1.326
10	1.02	3	200 HIGH ST	SD-1	4.65	45	7.03	5	94 HIGH ST	T-3	0.387
11	2.02	6	40 SWARTSWOOD RD	T-3	0.509	46	7.05	9	18 CHURCH ST	T-6	0.235
12	2.02	13	86 MILL ST	T-4	0.492	47	7.06	3	90 MAIN ST	T-5	0.211
13	2.02	15	80 MILL ST	T-4	0.6	48	7.06	9	14-16 CHURCH ST	T-6	0.128
14	2.02	16	78 MILL ST	T-4	0.5	49	7.07	4	94 MAIN ST	T-5	0.254
15	2.02	17	70-72 MILL ST	T-4	0.44	50	7.08	14	116 MAIN ST	T-4	0.695
16	3.03	1	136 WATER ST	SD-3	0.691	51	7.09	5	122 MAIN ST	T-4	0.304
17	3.03	2	134 WATER ST	SD-3	1.435	52	7.11	13	156 MAIN ST	T-4	0.67
18	3.03	5	6 NORTH PARK DR	SD-3	1.969	53	7.15	1	42 FOSTER ST	T-3	0.621
19	3.03	5	8 NORTH PARK DR	SD-3	2.486	54	8.01	4	4 PARK PL	T-6	0.261
20	3.04	14	11 NORTH PARK DR	SD-3	11.957	55	8.01	5	30 PARK PL	T-6	0.763
21	3.04	15	7 NORTH PARK DR	SD-3	17.785	56	8.01	6	40 PARK PL	T-6	0.311
22	3.04	16	126 WATER ST	SD-3	1.91	57	8.03	2	1 LEGAL LN	T-5+	0.249
23	3.04	16	128 WATER ST	SD-3	0.55	58	8.03	3	SPRING ST	T-5+	0.72
24	3.04	18	124 WATER ST	SD-3	1	59	8.03	3	83 SPRING ST	T-6	0.72
25	3.04	19	122 WATER ST	SD-3	2.068	60	8.03	3	83 SPRING ST	T-6	0.72
26	4.05	21	1 SUMMIT AVE	T-3	0.49	61	8.03	3	83 SPRING ST	T-6	0.72
27	5.01	11	20 WATER ST	T-5+	2.6	62	8.03	6	9 MORAN ST	T-6	0.041
28	5.01	12	1 MILL ST	T-5	0.759	63	8.03	7	111 SPRING ST	T-6	0.068
29	5.01	14	9 HIGH ST	T-6	0.03	64	8.03	8	115 SPRING ST	T-6	0.053
30	5.01	16	11 HIGH ST	T-6	0.099	65	8.03	9	103 SPRING ST	T-6	0.035
31	5.01	17	17 HIGH ST	T-6	0.021	66	8.03	10	93-95 SPRING ST	T-6	0.231
32	5.01	18	35 HIGH ST	T-6	0.015	67	8.03	11	71-75 SPRING ST	T-6	0.046
33	5.01	21	51 HIGH ST	T-6	0.036	68	8.03	12	65-67 SPRING ST	T-6	0.147
34	5.01	22	53 HIGH ST	T-6	0.064	69	8.03	13	57-61 SPRING ST	T-6	0.218
35	5.01	23	55-57 HIGH ST	T-6	0.09	70	8.03	14	TRINITY ST	T-5+	0.441

Table 1. Newton Commercial Property Parcels (continued)

List #	Block	Lot	Property Location	Zone	Acreage	List #	Block	Lot	Property Location	Zone	Acreage
71	8.04	1	28 TRINITY ST	T-5	0.396	106	8.08	13	17 MAIN ST	T-6	0.171
72	8.04	6	185 SPRING ST	T-6	0.091	107	8.08	14	9-11 MAIN ST	T-6	0.027
73	8.04	7	181-183 SPRING ST	T-6	0.091	108	8.08	15	7 MAIN ST	T-6	0.022
74	8.04	8	179 SPRING ST	T-6	0.09	109	8.08	16	3 MAIN ST	T-6	0.064
75	8.04	9	173 SPRING ST	T-6	0.117	110	8.08	17	1 MAIN ST	T-6	0.029
76	8.04	10	169 SPRING ST	T-6	0.108	111	8.08	18	108-110 SPRING ST	T-6	0.047
77	8.04	11	163-165 SPRING ST - REAR	T-6	0.184	112	8.08	19	112 SPRING ST	T-6	0.044
78	8.04	12	155-157 SPRING ST	T-6	0.104	113	8.08	20	116 SPRING ST	T-6	0.044
79	8.04	13	149-153 SPRING ST	T-6	0.117	114	8.08	21	120 SPRING ST	T-6	0.044
80	8.04	14	145 SPRING ST	T-6	0.128	115	8.08	22	124 SPRING ST	T-6	0.051
81	8.04	16	131 SPRING ST	T-6	0.266	116	8.08	23	132 SPRING ST	T-6	0.068
82	8.04	17	127-129 SPRING ST	T-6	0.041	117	8.08	24	144 SPRING ST	T-6	0.126
83	8.04	18	123 SPRING ST	T-6	0.134	118	8.08	26	156-160 SPRING ST	T-6	0.147
84	8.05	1	189-191 SPRING ST	T-6	0.312	119	8.08	27	166-168 SPRING ST	T-6	0.022
85	8.05	5	52 TRINITY ST	T-5	0.197	120	8.08	28	170 SPRING ST	T-6	0.062
86	8.05	6	54 TRINITY ST	T-5	0.179	121	8.08	32	13 ADAMS ST	T-5	0.414
87	8.05	10	223 SPRING ST	T-6	0.096	122	8.09	5	180 SPRING ST	T-6	0.089
88	8.05	11	221 SPRING ST	T-6	0.165	123	8.09	6	188 SPRING ST	T-6	0.129
89	8.05	12	219 SPRING ST	T-6	0.091	124	8.09	7	196 SPRING ST	T-6	0.172
90	8.05	13	211-213 SPRING ST	T-6	0.214	125	8.09	8	200 SPRING ST	T-6	0.158
91	8.05	14	201 SPRING ST	T-6	0.171	126	9.01	11	27 TRINITY ST	T-5	0.506
92	8.06	5	214 SPRING ST	T-6	0.062	127	9.01	13	23 TRINITY ST	T-5	0.172
93	8.06	6	216 SPRING ST	T-6	0.055	128	9.01	14	15 TRINITY ST	T-5	0.993
94	8.06	7	218 SPRING ST	T-6	0.056	129	9.02	1	63 WATER ST	T-5	0.66
95	8.06	8	220 SPRING ST	T-6	0.076	130	9.02	2	7 E CLINTON ST	T-5	0.475
96	8.06	10	234 SPRING ST	T-6	0.288	131	9.02	4	21 E CLINTON ST	T-5	0.415
97	8.07	2	19 JEFFERSON ST	T-5	0.085	132	9.02	20	3 HAMILTON ST	T-5	0.115
98	8.07	3	17A JEFFERSON ST	T-5	0.06	133	9.03	1	61 WATER ST	T-5	0.207
99	8.07	4	17 JEFFERSON ST	T-5	0.052	134	9.03	2	67 WATER ST	T-4	0.053
100	8.07	5	15A JEFFERSON ST	T-5	0.151	135	9.03	3	69-71 WATER ST	T-4	0.114
101	8.07	6	15 JEFFERSON ST	T-5	0.067	136	9.03	4	77 WATER ST	T-4	0.31
102	8.08	1	91 MAIN ST	T-5	0.098	137	9.03	9	89 WATER ST	T-4	1.552
103	8.08	2	89 MAIN ST	T-5	0.141	138	9.03	11	101 WATER ST	SD-3	0.91
104	8.08	4	83 MAIN ST	T-6	0.086	139	9.03	13	105 WATER ST	SD-3	0.625
105	8.08	12	21 MAIN ST	T-6	0.164	140	9.03	14	115 WATER ST	SD-3	0.651
141	9.03	15	117 WATER ST	SD-3	0.472	176	14.06	8	248 SPRING ST	T-5	0.109
142	9.03	16	119 WATER ST	SD-3	8.624	177	15.01	1	51 TRINITY ST	T-5	0.189
143	9.03	16	119 WATER ST	N/A	N/A	178	15.01	15	TOWNSEND ST	T-5	0.18
144	9.03	25	99 MORAN ST	T-5	1.667	179	15.01	18	85-1/2 TRINITY ST	T-5	16.67
145	9.03	26	20 E CLINTON ST	T-5	1.353	180	15.01	22	91 TRINITY ST	T-5	0.198
146	9.03	27	2-10 E CLINTON ST	T-5	2.304	181	15.01	32	59 TRINITY ST	T-5	0.207
147	9.04	1	36 E CLINTON ST	T-5	0.317	182	15.01	51	57 TRINITY ST	T-5	0.115
148	9.04	5	40 MORAN ST	T-5	0.106	183	15.01	53	55 TRINITY ST	T-5	0.288
149	9.06	1	29 TRINITY ST	T-5	0.611	184	15.02	19	4 HAMPTON ST	T-5	1.36
150	9.06	2	26-30 MORAN ST	T-5	0.627	185	15.02	21	267 SPRING ST	T-5	0.273
151	9.06	11	45 TRINITY ST	T-5	0.126	186	15.02	23	271 SPRING ST	T-5	0.435
152	9.06	12	43 TRINITY ST	T-5	0.35	187	15.02	25	277 SPRING ST	T-5	0.661
153	9.06	14	33 TRINITY ST	T-5	0.218	188	15.03	1	237 SPRING ST	T-5	0.321
154	10.01	3	10 SOUTH PARK DR	SD-3	2.1	189	15.03	2	4 UNION PL	T-5	0.884
155	10.01	5	125 WATER ST	SD-3	4.75	190	15.03	3	8 UNION PL	T-5	0.265
156	11.01	12	208 WOODSIDE AVE	SD-7	0.085	191	15.03	13	15 HAMPTON ST	T-5	0.86
157	11.01	14	216 WOODSIDE AVE	SD-7	0.57	192	15.03	14	257 SPRING ST	T-5	0.109
158	13.03	6	51 RYERSON AVE	T-3	0.189	193	15.03	16	249 SPRING ST	T-5	0.648
159	13.05	1	MAIN & NELSON ST	T-5	0.313	194	15.03	18	241 SPRING ST	T-5	0.305
160	13.05	2	187 MAIN ST	T-5	0.19	195	18.01	2	40 SPARTA AVE	T-5	0.809
161	13.05	5	181 MAIN ST	T-4	0.158	196	18.02	1	274 SPRING ST	T-4	1.098
162	13.05	25	11-15 NELSON ST	T-3+	2.37	197	18.02	3	4 DILLER AVE	T-4	4.56
163	13.06	1	197 MAIN ST	T-5	0.215	198	18.02	4	20-26 DILLER AVE	T-4	0.812
164	13.06	17	227 MAIN ST	T-4	0.138	199	18.02	8	38 DILLER AVE	T-4	0.744
165	13.07	9	204 MAIN ST	T-4+	0.77	200	18.02	14	75 SPARTA AVE	T-5	0.459
166	13.07	13	212 MAIN ST	T-4	0.217	201	18.02	16	65 SPARTA AVE	T-5	0.433
167	13.07	18	104-106 WOODSIDE AVE	T-4	0.627	202	18.02	18	51 SPARTA AVE	T-5	1.188
168	13.07	21	136 WOODSIDE AVE	T-3	1.274	203	18.02	30	19 SPARTA AVE	T-4	0.051
169	14.01	5	113 MAIN ST	T-5	0.739	204	18.02	31	280 SPRING ST	T-4	1.613
170	14.01	6	105 MAIN ST	T-5	0.489	205	18.03	3	19 WOODSIDE AVE	T-4	0.999
171	14.03	2	97 MAIN ST TO ELM	T-5	0.795	206	18.03	6	7 WOODSIDE AVE	T-4	0.667
172	14.03	3	93 MAIN ST	T-5	0.49	207	18.03	7	5 WOODSIDE AVE	T-5	0.751
173	14.05	11	262 SPRING ST	T-5	0.22	208	18.03	8	46 SPARTA AVE	T-5	0.235
174	14.05	12	270 SPRING ST	T-5	0.284	209	18.03	10	64 SPARTA AVE	T-5	0.516
175	14.06	5	238 SPRING ST	T-5	0.48	210	19.01	2	1 STUART ST	T-3	1.221

Table 1. Newton Commercial Property Parcels (continued)

List #	Block	Lot	Property Location	Zone	Acreage
211	19.01	8	291 SPRING ST	T-3	0.247
212	19.04	9	77 MOUNT VIEW ST	T-3	2.274
213	19.05	13	2 NEW HAMPSHIRE ST	T-3	0.2364
214	20.01	4	76-80 MOUNT VIEW ST	SD-8	4.74
215	22.02	8	72-74 SPARTA AVE	T-4	0.5294
216	22.04	3	55 DILLER AVE	T-4	3.704
217	22.04	7	DILLER AVE REAR	SD-4	0.732
218	22.04	10	105 SPARTA AVE	SD-4	1.732
219	22.04	12	95 SPARTA AVE	T-4	0.543
220	22.05	11	98 SPARTA AVE	T-3	0.367
221	22.05	13.01	104 SPARTA AVE	SD-4	1.71
222	22.1	17	40-46 ORCHARD ST	T-3	1.441
223	24.01	1	128 SPARTA AVE	T-3	0.321
224	24.05	11	172 SPARTA AVE	T-3	0.413
Total Commercial Property Acreage					201.7128

2.2.2 Number of Households

According to the U.S. Census 2018-2022 ACS 5-year estimates, the Town of Newton has 3,516 households, with an average of 2.25 persons per household. The estimated percentage of persons age 1 year+ living in the same house 1 year ago is 89.1%.

2.2.3 Acreage of Vacant Lands

According to 2023 New Jersey Tax Assessment records, the Town of Newton has 67 parcels designated as Property Class 1, which refers to “Vacant Land”. Below is a table that lists the Block, Lot, Address, Zone, and Acreage of each vacant parcel. Together, the total vacant land acreage for Newton is 161.52 acres, which accounts for 7.5% of Newton’s total land.

Table 2. Newton Vacant Land Parcels

List #	Block	Lot	Property Location	Zone	Acreage	List #	Block	Lot	Property Location	Zone	Acreage
1	1.01	4	175 HIGH ST	SD-1	21.49	35	9.03	5	79 WATER ST	T-4	1.511
2	1.01	5	SHADY LN	SD-1	4.989	36	9.03	17	SOUTH PARK DR REAR	SD-3	0.352
3	1.01	9	131 HIGH ST	SD-1	23.08	37	9.03	19	119 WATER ST REAR	SD-3	0.172
4	1.01	11	151-155 HIGH ST	SD-1	3.84	38	9.06	3	34 MORAN ST	T-5	0.275
5	1.01	13	163 HIGH ST	SD-1	0.331	39	11.01	11	204 WOODSIDE AVE	SD-7	0.38
6	1.01	14	165 HIGH ST	SD-1	0.391	40	12.01	1	CARRIAGE LN	T-3	3.1
7	1.01	20	SHADY LN	SD-1	N/A	41	12.09	1	CARRIAGE LN	T-3	6.8
8	1.02	4	HIGH ST	SD-1	5.3	42	13.03	10	PLAINFIELD AVE	T-3	0.258
9	1.02	14	WEST END AVE	T-2	N/A	43	13.04	7	4-A BARRETT AVE	T-3	1.014
10	2.02	1	PARK AVE	T-3	0.788	44	13.04	18	W NELSON ST	T-3	0.318
11	3.01	20	21 SLATE HILL RD	T-2	1.78	45	15.01	16	UNION PL	T-5	2.66
12	3.02	1	PLOTS RD	SD-3	0.545	46	15.01	38	26 UNION PL	T-5	0.504
13	3.02	2	MILL ST	SD-3	0.238	47	16.01	1	221 WOODSIDE AVE	T-2	14.17
14	3.03	4	4 NORTH PARK DR	SD-3	6.75	48	16.04	1	STRATFORD LN	T-3	0.7
15	3.03	5	6-10 NORTH PARK DR	SD-3	1.854	49	18.03	9	54 SPARTA AVE	T-5	0.139
16	3.04	1	1127 MILL ST TO WATER	SD-3	26.24	50	18.03	11	56 SPARTA AVE	T-5+	5.63
17	4.02	20	HIGH ST REAR	T-3	0.04	51	19.04	6	35-39 MOUNT VIEW ST	T-3	0.368
18	4.05	12	7 SUMMIT AVE	T-3	0.62	52	19.04	7	41-45 MOUNT VIEW ST	T-3	0.298
19	5.02	2	12 CHERRY ST	T-4	0.119	53	19.05	2	8 HOWARD ST	T-3	0.187
20	5.03	4	2 CHERRY ST	T-4	0.06	54	19.05	17	14 NEW HAMPSHIRE ST	T-3	0.173
21	5.04	5	7 CHERRY ST	T-2	3.728	55	19.05	32	84-90 MOUNT VIEW ST	T-2	5.38
22	5.06	20	12 EMMONS AVE	T-3	0.417	56	19.05	33	82 MOUNT VIEW ST	SD-8	0.358
23	5.07	5	EMMONS AVE	T-3	0.196	57	21.04	27	75 PATERSON AVE	T-3	0.25
24	5.07	6	EMMONS AVE	T-3	0.375	58	22.04	6	DILLER AVE REAR	SD-4	2.58
25	5.07	7	94 WATER ST	T-4	0.461	59	22.04	8	DILLER AVE REAR	SD-4	0.45
26	5.07	8	WATER ST	T-4	0.37	60	22.05	13.02	100 SPARTA AVE	SD-4	N/A
27	5.07	10	72 WATER ST	T-4	0.94	61	22.05	13.02	100 SPARTA AVE	SD-4	N/A
28	6.01	1	120 WEST END AVE	T-3	1.1	62	22.06	2	27 LINMOR AVE	T-3	1.17
29	6.03	17	33 FAIRVIEW AVE	T-3	0.585	63	22.09	7	27 ORCHARD ST	T-3	0.344
30	8.03	5	MORAN ST	T-6	N/A	64	24.02	4	17 SMITH ST	T-4	0.358
31	9.01	1	45-47 WATER	T-5	0.344	65	24.02	8	19 SMITH ST	T-3	1.633
32	9.01	2	8 HAMILTON ST	T-5	0.086	66	24.05	8	LINCOLN PL	T-2	0.869
33	9.01	12	25 TRINITY ST	T-5	0.207	67	24.05	9	LINCOLN PL	T-2	1.178
34	9.02	3	15 E CLINTON ST	T-5	0.68						
Total Vacant Land Acreage											161.523

2.2.4 Water and Sewer Infrastructure

Newton receives its water supply from Morris Lake reservoir (also sometimes referred to as the Newton Reservoir), which is located in Sparta Township. The reservoir is located about 7.5 miles from the Town’s center and has been Newton’s water source since the early 1900s. Newton currently has 2,745 accounts served by the water/sewer system and operated in 2023 with a \$4.95 million budget. The 2024 Water and Sewer Rates, according to the Water & Sewer Utility, are listed in the table below. The combined rate per quarter will increase to \$84.76 in 2025. The rates will also increase for usage of more than 4,000 gallons per quarter.

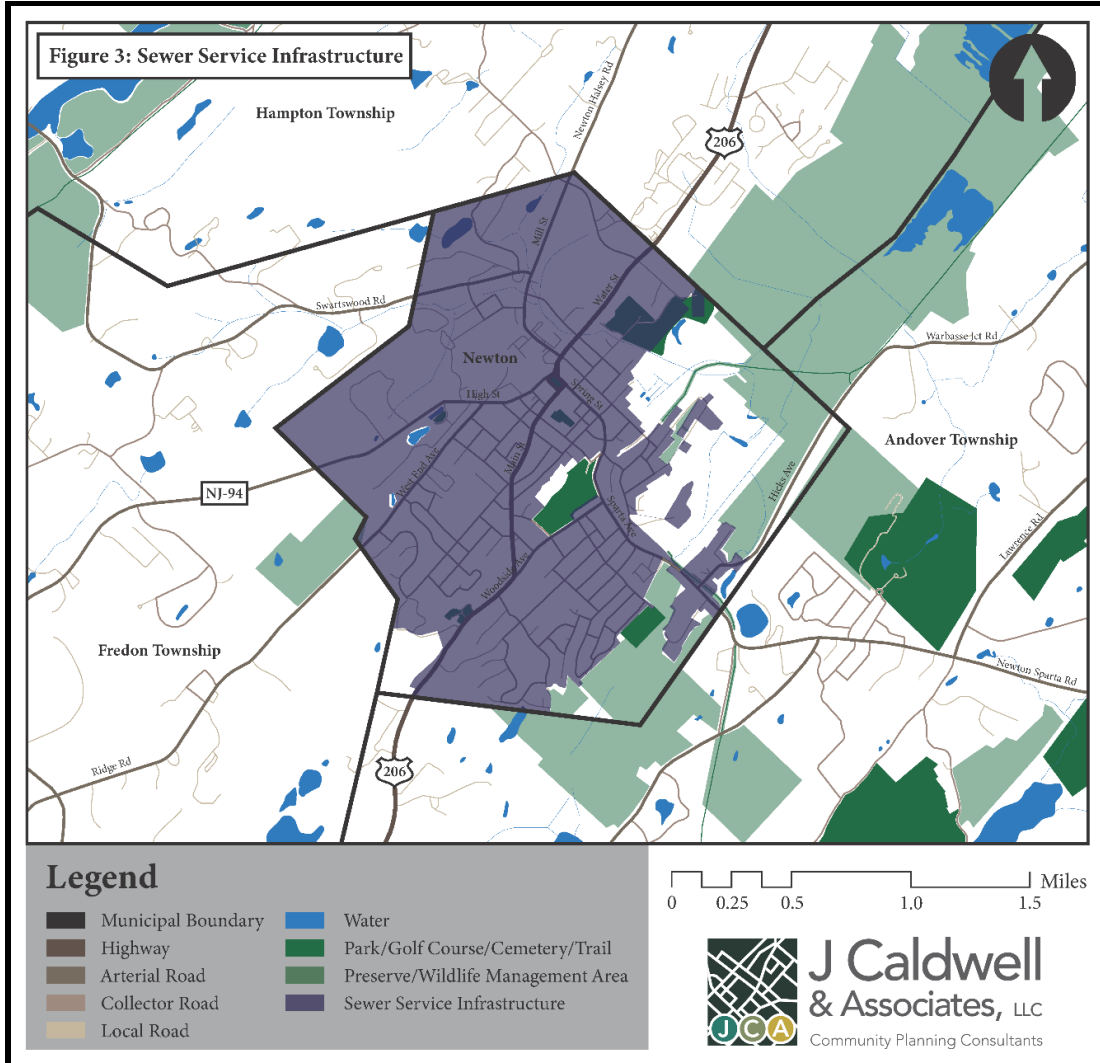
Table 3. Newton 2024 Water and Sewer Rates

Gallons per Quarter	Water Rate	Sewer Rate	Combined Water/Sewer Rate
0 to 4,000	\$33.08 minimum	\$49.61 minimum	\$82.69 minimum
Over 4,000	\$15.98/M ⁽¹⁾	\$8.26/M ⁽¹⁾	\$24.24/M ⁽¹⁾

Note:

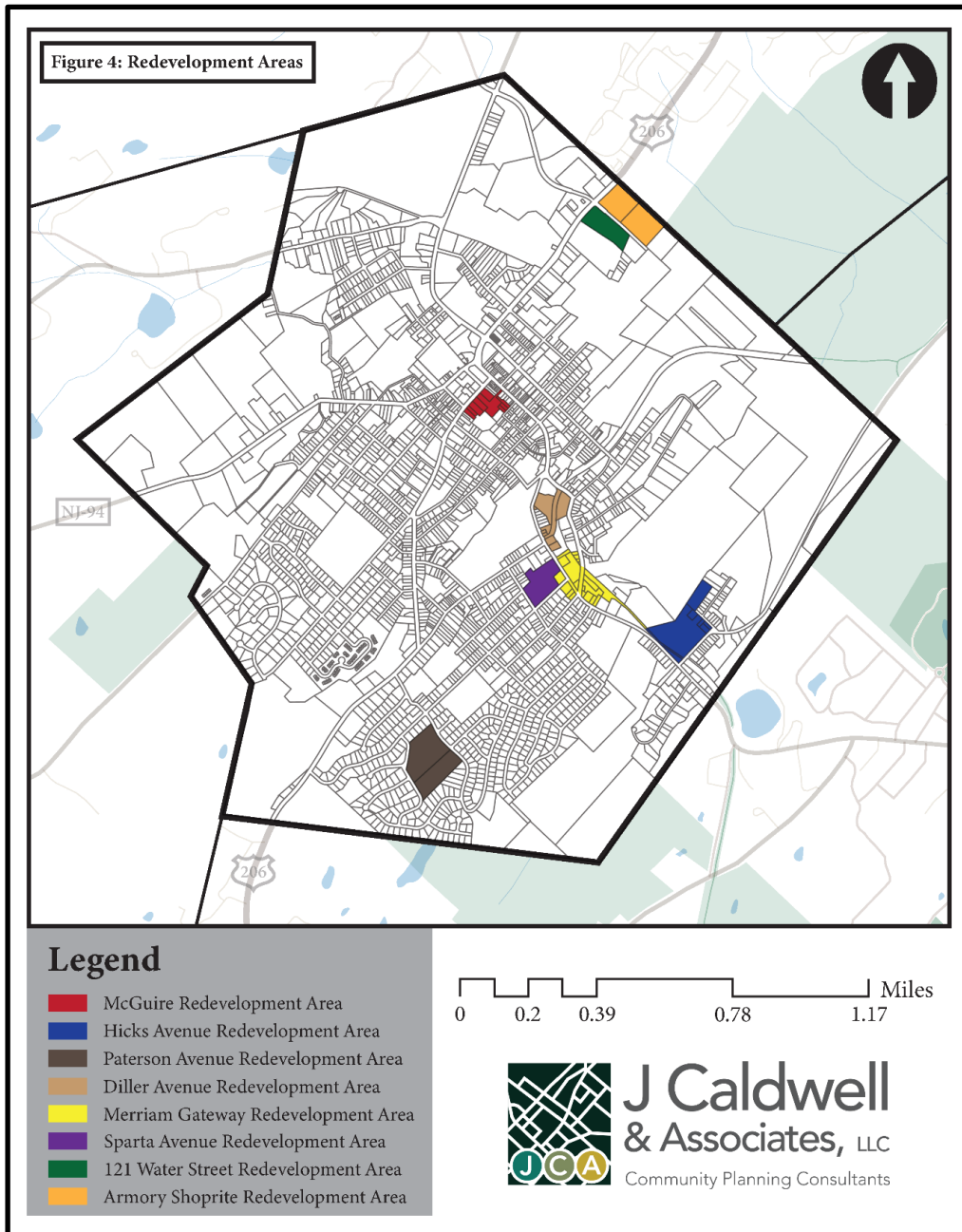
(1) M = 1,000 gallons.

Figure 3 below illustrates the Town of Newton’s Sewer Service Infrastructure. Nearly all of the Town’s residents are serviced by municipal sewer lines. The pockets of land without sewer infrastructure are primarily not residential uses, and instead are preserved land and open space.



2.3 Redevelopment Areas

The Town of Newton has adopted a variety of Redevelopment Plans and conducted Areas in Need of Redevelopment Studies. These include the following eight (8) Redevelopment Areas: McGuire Redevelopment Area; Hicks Avenue Redevelopment Area; Paterson Avenue Redevelopment Area; Diller Avenue Redevelopment Area; Merriam Gateway Redevelopment Area; Sparta Avenue Redevelopment Area; 121 Water Street Redevelopment Area; and the Armory ShopRite Redevelopment Area. The location of these Redevelopment Areas is illustrated in **Figure 4** below. Following the illustration are summaries of each Redevelopment Plan or Area in Need of Redevelopment Study.



2.3.1 McGuire Redevelopment Plan



McGuire Redevelopment Plan Illustrative Concept Design

Adopted in 2015, the McGuire Redevelopment Plan is the regulating plan for the McGuire Redevelopment Area. This Redevelopment Area, as defined below, is a key component of the downtown revitalization effort in the Town of Newton. The redevelopment designation of the McGuire Redevelopment Area stemmed from a Strategic Vision Plan that focused on downtown Newton and uncovered underutilized and vacant parcels.

The Redevelopment Area is located in the center of downtown Newton, which includes a historic main street district hosting a mix of commercial and residential uses. The Newton Green, a County Park, is the centerpiece of the downtown and is located just one block to the north of the Redevelopment Area. County offices surround the Newton Green, with the Sussex County Administration Building to the northeast and the historic County Courthouse, new County Courthouse and County Jail to the northwest of the Green. To the southeast of the Newton Green is Spring Street, which is the Town’s downtown shopping district.



Aerial Photo with the Area Shown in Red

The Redevelopment Area consists of nine (9) contiguous parcels, Lots 6, 7, 8, 9, 10, 11, 29, 30 and 31 in Block 8.08. Lots 6, 29, 30, 31, and a portion of 10 are in the Local Historic District and Lots 7, 8, 9, 11, and a portion of 10 are in the National & State Historic District. The total size of the Redevelopment Area is 4.17± acres with frontage along Main Street/US Route 206, Spring Street and Adams Street. Regarding utilities, the area has access to municipal water and sewer systems.

Table 4. McGuire Redevelopment Area Parcels

McGuire Redevelopment Area				
Block	Lot	Address	Owner	Acreage
8.08	6	79 Main St	Sussex County Historical Society	0.30
8.08	7	75 Main St	Sussex County Historical Society	0.20
8.08	8	63 Main St	Sussex County Community College	0.53
8.08	9	59 Main St	Sussex County Community College	0.47
8.08	10	41-47 Main St	Sussex County Community College	1.58
8.08	11	39 Main St	United States Postal Service	0.48
8.08	29	1 Adams St	Town of Newton	0.27
8.08	30	3 Adams St	Town of Newton Parking Authority	0.18
8.08	31	11 Adams St	Town of Newton	0.16

The permitted uses for the Redevelopment Area include:

1. Mixed-Use, Commercial and Office uses;
2. Hotels and Associated Accessory uses;
3. Residential: includes long-term habitation (rental or ownership); excludes boarding houses, condominiums, lofts, or apartments and live/work units;
4. Mixed-Use Parking Garages: Parking garages with liner buildings; and
5. Parks and Plazas.

Accessory Uses and Structures:

1. Outdoor markets and events;
2. Parking garages;
3. Outdoor dining areas;
4. Engineered green roofing systems;
5. Off-street surface parking/loading areas;
6. Kiosks, signs and awnings;
7. Decks and balconies;
8. Fences and walls;
9. Photo-voltaic (solar) panels;
10. Gazebos, trellises and planters;
11. Fountains and public art;
12. Roof-top amenities;
13. Trash/recycling enclosures;
14. Lampposts, flagpoles, access drives, paths, bicycle racks and sidewalks; and
15. Other uses deemed by the Planning Board to be customary and incidental to the principal uses permitted.

The overall redevelopment area should include at least three principal permitted use categories, i.e., commercial, residential, and hotel. If the area is developed in phases, each site should include at least three principal permitted use categories or show that construction of the additional uses is not hindered by the proposed development. However, in implementing these uses, there are some recommendations as to how the uses may be integrated into a development as follows:

- a. At least 50 percent of the building frontage on Main Street should be mixed-use, with the exception of the hotel use and with the exception of development proposed on Lots 6 and 7.
- b. Buildings fronting onto Adams Street may be mixed-use or single use and may have residential or office on the first floor.
- c. A plaza is strongly recommended to be provided in the approximate center of the frontage along US Route 206/Main Street. The plaza should be a minimum of 15,000 square feet.
- d. The overall redevelopment area should include mixed-use, a hotel, and a parking garage.

Regarding mixed-use building and hotel design aspects, step backs should be utilized to provide continuity of pedestrian experience along Main Street. Step backs offer opportunities for terraces and rooftop gardens. Brick and stone are preferred exterior materials. The use of awnings and horizontal variations along the building also add interest.

2.3.2 Hicks Avenue Redevelopment Plan

Adopted in 2008 and amended in 2014, the Hicks Avenue Redevelopment Plan is the regulating plan for the Hicks Avenue Redevelopment Area. The Redevelopment Area is located in the eastern portion of Newton along Sparta Avenue/County Route 616 and Hicks Avenue/County Road 663.



Aerial Photo with the Redevelopment Area Shown in Blue

The Redevelopment Area consists of eight (8) contiguous parcels, Lots 1, 2, 3, 4, 5, 6, 7 and 8 in Block 24.02. The total size of the Redevelopment Area is 13.65± acres. Regarding utilities, the area has access to municipal water and sewer systems.

Table 5. Hicks Avenue Redevelopment Area Parcels

Hicks Avenue Redevelopment Area				
Block	Lot	Address	Owner	Acreage
24.02	1	155 Sparta Ave	Private	0.41
24.02	2	5 Hicks Ave	Town of Newton	0.32
24.02	3	9 Hicks Ave	Private	6.55
24.02	4	17 Smith St	Private	0.36
24.02	5	9 Smith St	Private	0.15
24.02	6	17 Hicks Ave	Private	0.28
24.02	7	19 Hicks Ave	Private	0.17
24.02	8	19 Smith St	Private	1.63

The permitted uses for the Redevelopment Area involve Commercial, Mixed-Use, and Residential in a 200-foot-deep section along Sparta Avenue in addition to Residential in the remaining portions:

1. Residential: long-term ownership or rental, limited to townhouses, paired villas/duplexes, multi-family flats, residential above mixed-use commercial, and single-family dwellings;
2. Commercial: Free standing commercial structures with one or more commercial uses as permitted in the T-4 Neighborhood Services Zone; and
3. Open Spaces, Parks, and Playgrounds: Public or private open space and/or recreational areas.

Accessory Uses and Structures:

1. Gazebos;
2. Decks;
3. Mailboxes, lampposts, flagpoles, driveways, paths, and sidewalks;
4. Fences and walls;
5. Signs;
6. Solar energy panels;
7. Trellises;
8. Parks; and
9. Limited recreational facilities.

2.3.3 Paterson Avenue Redevelopment Plan

Adopted in 2008 and amended in 2016, 2018, and 2020, the Paterson Avenue Redevelopment Plan is the regulating plan for the Paterson Avenue Redevelopment Area. The Redevelopment Area is located in the southern portion of Newton off of Marriam Avenue between Paterson Avenue and Jersey Place.



Aerial Photo with the Redevelopment Area Shown in Green

The Redevelopment Area consists of two (2) contiguous parcels, Lots 6 and 7 in Block 16.03. The total size of the Redevelopment Area is 12.57± acres. Regarding utilities, the area has access to municipal water and sewer systems.

Table 6. Paterson Avenue Redevelopment Area Parcels

Paterson Avenue Redevelopment Area				
Block	Lot	Address	Owner	Acreage
16.03	6	52 Paterson Ave	Private	7.43
16.03	7	56 Paterson Ave	Private	5.13

The permitted uses for the Redevelopment Area include:

1. Residential: Includes premises available for long-term human habitation by home ownership or rental; excludes all boarding houses and rooming houses. Residential uses limited to single-family dwellings,

duplexes, and townhouses. Twenty percent (20%) of units if for-sale must be set-aside for low- and moderate-income households; 15% if units are for-rent;

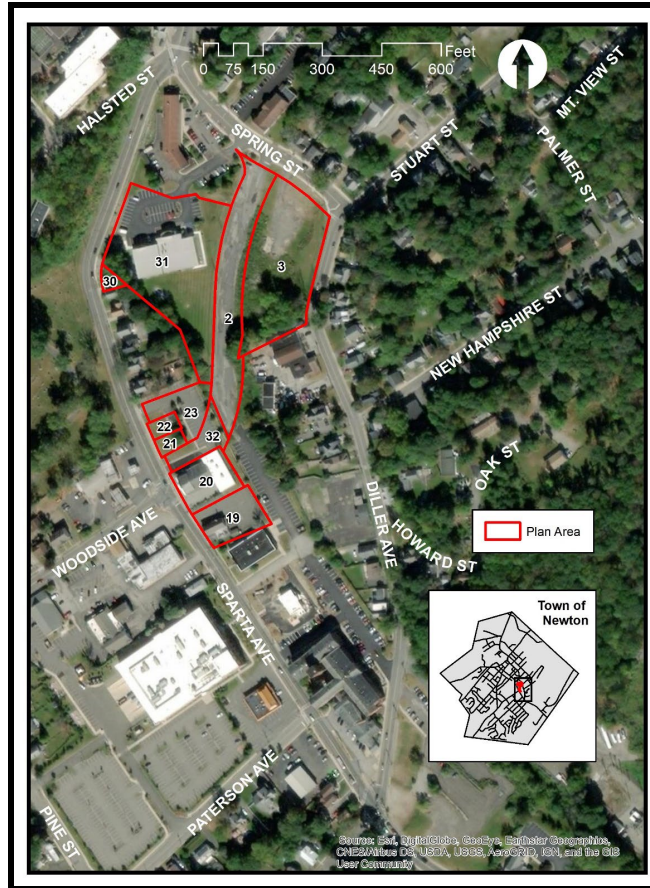
2. Home offices;
3. Parks and Playgrounds;
4. Craft Breweries;
5. Craft Distilleries; and
6. Food and Beverage Production.

Accessory Uses and Structures:

1. Gazebos;
2. Garages;
3. Sheds;
4. Decks;
5. Mailboxes, lampposts, flagpoles, driveways, paths, and sidewalks;
6. Fences and walls;
7. Signs;
8. Solar energy panels;
9. Trellises;
10. Ornamental ponds;
11. Limited recreational facilities such as playgrounds located in a common area;
12. Silos;
13. Outdoor seating for tasting/sampling rooms associated with a permitted use; and
14. Special events pursuant to 2015 Amendment.

[2.3.4 Diller Avenue Redevelopment Plan](#)

Adopted in 2018, the Diller Avenue Redevelopment Plan governs the Non-Condensation Area in Need of Redevelopment, designated by a resolution adopted by the Town Council of the Town of Newton on December 10, 2018. The Redevelopment Area is located just southeast of the Town's central business district and is bounded by Diller Avenue to the north and east, Sparta Avenue to the west, and Spring Street to the north. The primary goal of the Redevelopment Plan is to promote vibrancy in an underutilized neighborhood, which acts as a gateway to Newton's central business district. Currently, the area is partially developed as campus for ThorLabs, a major economic driver in Newton.



Aerial Photo with the Redevelopment Area Shown in Red

The Redevelopment Area consists of 10 contiguous parcels, Lots 2, 3, 19, 20, 21, 22, 23, 30, 31 and 32 in Block 18.02. The total size of the Redevelopment Area is 6.1± acres. Regarding utilities, the area has access to municipal water and sewer systems.

The permitted uses for the Redevelopment Area include:

1. Public, private, or parochial school;
2. Institutional use;
3. Plaza/square/piazza;
4. Cultural uses (museum/gallery/library);
5. Park/playground;
6. House of worship;
7. All public buildings and uses;
8. Government or public utility use (not including storage uses and garages);
9. Governmental administrative/institutional uses;
10. Law enforcement;
11. Public works;
12. Community center/senior center;
13. Antique stores;

14. Appliance stores;
15. Arts and crafts stores;
16. Bakeries;
17. Banks;
18. Beauty salons, spas, and barber shops;
19. Bed-and-breakfasts;
20. Bookstores (excluding adult bookstores);
21. Camera and photographic supply stores;
22. Candy and ice cream shops;
23. Clothing apparel and shoe stores;
24. Child-care centers;
25. Coffee shops;
26. Computer supplies and software stores;
27. Cosmetic stores, beauty supply stores, and perfumeries;
28. Delicatessens;
29. Department stores;
30. Diners, cafes, and restaurants;
31. Drugstores;
32. Electronics, audio, and cell phone stores;
33. Farmers' market;
34. Florists;
35. Food (health) and supplement stores;
36. Furniture stores;
37. Garden supply stores;
38. Grocery stores and specialty food stores;
39. Hobby, toy, and game stores;
40. Home goods, furnishings, and accessories stores;
41. Jewelers and watch stores (excluding pawn shops);
42. Luggage and leather goods;
43. Meat markets;
44. Musical instruments and supplies stores;
45. Optical goods stores;
46. Package goods stores/liquor stores;
47. Paint, wallpaper, and/or hardware stores;
48. Pet grooming, pet shops, and pet supplies;
49. Pharmacies;
50. Photographers and picture framers;
51. Recreational facilities, i.e., gym, bowling alley;
52. Souvenir shops;
53. Sports and recreation stores (excluding gun stores);
54. Stationery, office supply, and card stores;
55. Taverns and bars;
56. Tattoo parlor;

57. General and professional offices;
58. Business services;
59. Laboratory (medical/dental);
60. Office (dental, medical, veterinary, administrative);
61. Research and development;
62. Warehouse and storage;
63. Light manufacturing;
64. Product filling and assembly;
65. Artisanal workshop;
66. Food and beverage production;
67. Single-family detached residential;
68. Duplex residential;
69. Age restricted residential;
70. Residential Apartments over commercial;
71. Apartments (Flats or Lofts);
72. Group care (elder-care, extended care, special care);
73. Live/work;
74. Club, lodge, or fraternal organization;
75. Parking structure as principal use;
76. Surface parking as principal uses; and
77. Temporary uses.

Accessory Uses and Structures:

1. Accessory apartment;
2. Carport;
3. Private garage;
4. Storage shed;
5. Surface parking lot;
6. Parking structure;
7. Sidewalk café (March 1-Dec. 1 provided snow and ice are not present);
8. Street furniture; and
9. Outdoor display (March 1-Dec. 1 provided snow and ice are not present).

2.3.5 Merriam Gateway Redevelopment Plan

Adopted in 2010 and amended in 2012, 2015, 2017, and 2020, the Merriam Gateway Redevelopment Plan is the regulating plan for a portion of the Town of Newton Rehabilitation Area. The Redevelopment Area is located on the adjacent street rights-of-way of portions of Sparta Avenue, Diller Avenue, Sussex Street, and Railroad Place.



Aerial Photo with the Redevelopment Area Shown in Yellow

The Redevelopment Area consists of 20 contiguous parcels: Lot 10 in Block 18.03; Lots 8, 9 and 10 in Block 22.02; Lots 9, 10, 11, 12, 14, 15, 16 and 17 in Block 18.02; and Lots 1, 2, 3, 4, 5, 13, 14 and 15 in Block 22.04. The total size of the Redevelopment Area is 10.18± acres and is divided into three (3) sub-areas: A, B and C with the parcels within Block 22.04 comprising Sub-Area A, the parcels within Block 18.02 comprising Sub-Area B, and the parcels within Blocks 18.03 and 22.02 comprising Sub-Area C. Regarding utilities, the area has access to municipal water and sewer systems.

The permitted uses for the Redevelopment Area include:

1. Mixed Use Commercial
 - a. Ground floor Commercial Retail Services or Business/Office/Professional Uses with Commercial Retail Services
 - b. Business/Office/Professional or Light Industrial Uses on floor above; and
2. Single-Use Commercial
 - a. Encompasses buildings with a single-use including Commercial Retail Services
 - b. Business/Office/Professional Uses or Light Industrial Uses.

Accessory Uses and Structures:

1. Parking;
2. Accessory storage of products or for maintenance of the property;
3. Sidewalk cafes and outdoor displays; and
4. Drive-through facilities.

2.3.6 Sparta Avenue Redevelopment Plan

Adopted in 2009 and amended in 2010, the Sparta Avenue Redevelopment Plan is the regulating plan for an Area in Need of Redevelopment adopted by the Town Council of the Town of Newton on April 25, 2005. The plan also governs a portion of the Town of Newton Rehabilitation Area, namely the public streets and rights-of-way of Sparta Avenue, Merriam Avenue and Pine Street. The Area is located approximately one half of a mile south of the Central Business District in Newton and is surrounded by residential and commercial uses.



Aerial Photo with the Redevelopment Area Outlined in Red

The Redevelopment Area is irregularly configured and consists of one (1) parcel, Lot 21 in Block 1104. The total size of the Redevelopment Area is 5.63± acres. Regarding utilities, the area has access to municipal water and sewer systems.

The permitted uses for the Redevelopment Area include:

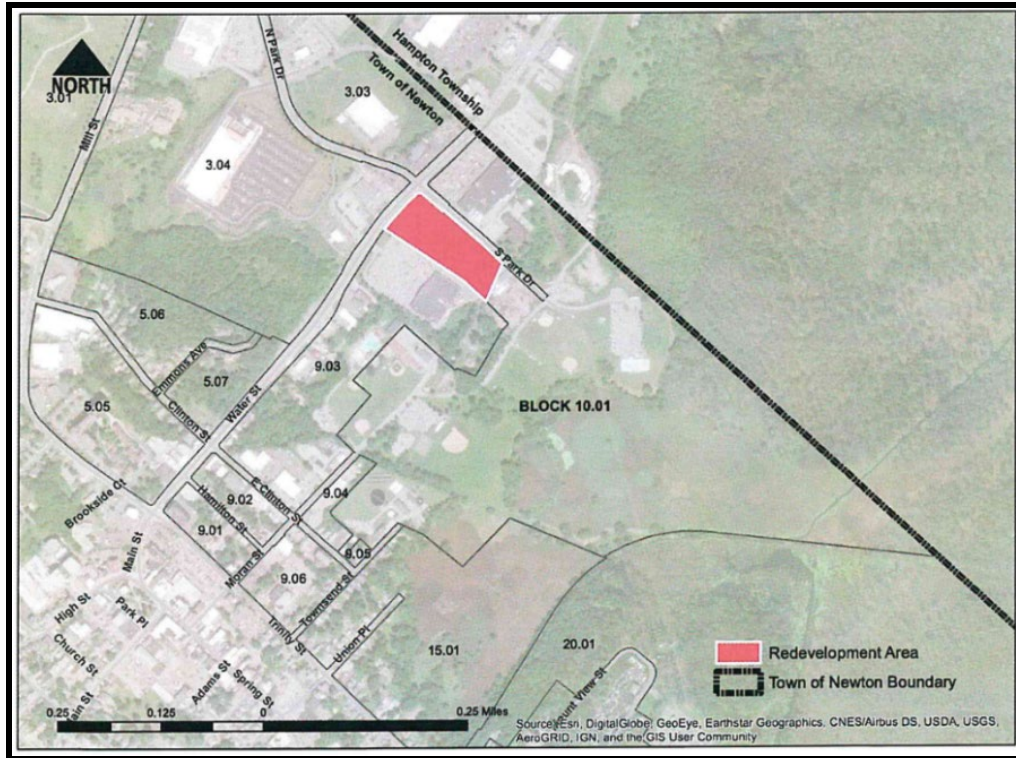
1. Mixed-Use Commercial
 - a. Ground floor commercial, retail or services, with commercial, office and/or services located on floors above. Bulk shall be limited as per the Building Regulating Plan found further in this Plan. Appropriate commercial uses include: general office, research & development, retail, personal services, restaurants, cafes, galleries, convenience groceries and delicatessens (excluding ‘drive-through’ retail establishments);
2. Commercial
 - a. Office/ Light Industrial/ Research & Development: Professional offices, technology-based office and laboratory space, research and light manufacturing facilities, including associated storage, in a campus and/or neighborhood center setting; and
3. Open Spaces, Parks and Playgrounds
 - a. Open spaces which may be utilized by development in the Area and/or the public. These may include passive recreational facilities and pedestrian amenities including pedestrian-scaled lighting, benches, trash receptacles (wild-life proof), sidewalks, paths and playground equipment.

Accessory Uses and Structures:

1. Engineered green roofing systems;
2. Off-street parking and garages;
3. Kiosks;
4. Decks;
5. Fences and walls;
6. Signs;
7. Photo-voltaic (solar energy) panels;
8. Gazebos and trellises;
9. Limited recreational facilities;
10. Parks and Plazas; and
11. Mailboxes, lampposts, flagpoles, driveways, paths, and sidewalks.

[2.3.7 121 Water Street Redevelopment Plan](#)

Adopted in 2020, the 121 Water Street Redevelopment Plan is the regulating plan for the Water Street Redevelopment Area. The Redevelopment Area is located near the northeastern border of the Town on Route 206, approximately 2/3 of a mile from the Town’s historic center, at the southeast corner of the intersection of US Route 206 (Water Street) and S. Park Drive. The Area was identified as a catalyst for expanded support and revitalization of the Town’s well-loved downtown and commercial corridors. The Water Street Lofts were recently completed in this Redevelopment Area.



Aerial Photo with the Redevelopment Area Shown in Pink

The Redevelopment Area consists of one (1) parcel, Lot 4 in Block 10.01. The total size of the Redevelopment Area is 5.28± acres. Regarding utilities, the area has access to municipal water and sewer systems.

The permitted uses for the Redevelopment Area include:

1. Antique Stores;
2. Appliance Stores;
3. Artisanal Workshop;
4. Arts and Crafts Stores;
5. Bakeries;
6. Banking / Financial Services;
7. Bookstores (excluding Adult Bookstores);
8. Brewery;
9. Business Services;
10. Community Center/Senior Center;
11. Candy and Ice Cream Shops;
12. Cellular Antenna;
13. Clothing Apparel and Shoe Stores;
14. Childcare Centers;
15. Coffee Shops;
16. Cultural Uses;
17. Delicatessens;

18. Diners, Cafes, and Restaurants;
19. Duplex;
20. Flats or Lofts (elevator fed);
21. Florists;
22. General Stores;
23. Hardware Stores (including paint and equipment rental or sale);
24. Hobby, Toy, and Game Stores;
25. Home Stores (e.g. furniture, cabinets, tiles, etc.)
26. Hotel
27. Light Industrial;
28. Live/Work;
29. Medical, Physical Therapy, Massage;
30. Motor Vehicle Showroom (only new car sales);
31. Music Supply Store;
32. Office;
33. Optical Goods Stores;
34. Package Goods Stores/Liquor Stores;
35. Pet Grooming, Pet Shops, and Pet Supplies;
36. Pharmacies;
37. Park/Playground;
38. Plaza/Square;
39. Public, Private or Parochial School;
40. Recreational Facilities;
41. Residential over Parking Garage;
42. Retail Services;
43. Shipping Stores;
44. Specialty Food Stores;
45. Sporting Goods Store;
46. Taverns and Bars;
47. Tattoo Parlors;
48. Vitamins and Supplements Stores; and
49. Wireless Stores (i.e. telecommunications)

Accessory Uses and Structures:

1. Automotive Share;
2. Drive-through facility (limit 2);
3. Outdoor Display;
4. Private Garage;
5. Roof Deck;
6. Sidewalk Cafe;
7. Street Furniture;
8. Surface Parking Lot;
9. Any other use determined to be customary and incidental to permitted principal uses.

2.3.8 Armory ShopRite Redevelopment Area

In June 2012, an Area in Need of Redevelopment Study was conducted for the Newton Armory & ShopRite. The Redevelopment Area is located along the Town's northeastern border with the Township of Hampton and includes a ShopRite grocery store and the former Newton Armory. The investigation found that the study area meets the statutory criteria to qualify as an Area in Need of Redevelopment and recommended that the site be designated by the Town of Newton as an Area in Need of Redevelopment pursuant to N.J.S.A. 40:A-12A-1 et seq (Redevelopment Law). More specifically, the investigation found that the study area meets Criteria "a", "c", "d", "e", "h" and Section 3 of N.J.S.A. 40A:12A-1 et seq.

The ShopRite was constructed in 1971 and has frontage along US Route 206 and South Park Drive. The Newton Armory was constructed sometime after 1956 when the State of New Jersey assumed ownership of the land from the Town of Newton and functioned as a National Guard Training Center until it was abandoned by the State of New Jersey in 2008. The Newton Armory is located to the southeast of the ShopRite and has frontage along South Park Drive only.



Aerial Photo with the Redevelopment Area Shown in Red

The Redevelopment Area consists of two (2) contiguous parcels, Lots 5 and 6 in Block 10.01. The total size of the Redevelopment Area is 10.33± acres. Lot 5 (5.58 acres) is the location of the ShopRite and fronts on US Route 206 and South Park Drive. Lot 6 (4.75 acres) is the location of the former Newton Armory and fronts on South Park Drive only. Regarding utilities, the area has access to municipal water and sewer systems.

The permitted uses for the Redevelopment Area follow the standards for the SD-3-Retail-Manufacturing District as part of Newton's Form-Based Code adopted in March 2012. The plan also outlines landscaping, fencing and buffer standards.

The permitted uses for the Redevelopment Area include:

1. Research/Warehouse;
2. Large Scale Retail;
3. Retail;
4. Hotels;
5. Live/Work;
6. Drive-Through Retail;
7. Parking Garage; and
8. Parking Garage with Liner Buildings.

2.4 Status of Planning

The Town of Newton adopted a complete update to its Master Plan in June 2023. Prior to that was a complete update in August 2008 and a Reexamination of the Master Plan in July 2019. In 2009, the Town adopted a Circulation Element of the Master Plan. The Town received Plan Endorsement from the State Planning Commission on May 15, 2013. Also, in 2013, the Town Council adopted a Strategic Vision Plan for the downtown. As part of the 2013 Plan Endorsement process, the Town of Newton agreed to develop and adopt a Natural Resource Inventory, Conservation Element of the Master Plan and Open Space and Recreation Element of the Master Plan. A Master Plan Reexamination was also adopted in December 2014, to propose and adopt amendments to the Master Plan required through the Plan Endorsement process with the State Planning Commission. Additionally, a Master Plan Reexamination Report was adopted in September 2016, specifically to address changes in affordable housing requirements in the State and adopt an updated Housing Element and Fair Share Plan. This plan includes a Natural Resource Inventory to inform the Master Plan and a Conservation Element and Open Space and Recreation Plan Element of the Master Plan.

2.4.1 Planning Documents

2023 Master Plan Update

The 2023 Master Plan Update was adopted June 21, 2023. It includes a Natural Resource Inventory, Conservation Element, and Open Space and Recreation Plan.

The Natural Resource Inventory provides a foundation for identifying and preserving the existing environmental and cultural resources. Specifically, this NRI includes a review of Newton's geology, groundwater, forest, plant and wildlife habitats, open space, known contaminated sites, and soils.

The goals of the Conservation Plan Element are as follows:

1. To conserve and protect environmentally sensitive areas (e.g. steep slopes, floodplains, and important habitats);
2. To prevent the degradation of the environment through improper use of land;
3. To utilize modern water runoff control techniques to improve local drainage patterns; and
4. To promote green building techniques, low impact development, energy efficient buildings and the use of alternative energy.

The following are conversation recommendations for consideration during the planning process:

1. Continue to encourage green infrastructure to meet groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards. Utilize the NJDEP's Best Management Practices as guidance;
2. Limit additional land development in sensitive groundwater recharge areas;
3. Run awareness and education campaigns to encourage residents and visitors to protect important habitats;
4. Proactively protect the existing ecologically sensitive areas; and
5. Connect environmentally sensitive areas through bike paths, when possible, to encourage alternative modes of transportation.

The goals of the Open Space and Recreation Plan are as follows:

1. Implementation: Coordinated planning and adequate funding for the management and maintenance of the Town's open space resources;
2. Maintenance and Improvement: Maintained and improved open space recreation resources (i.e., athletic fields, parks, playgrounds, trails, hard courts, dog parks, and other recreational facilities). Natural areas with intact native habitats, limited invasive species, maximized native plants, maintained or reestablished natural hydrology, and improved water quality. Optimized extent and health of the Town's tree canopy;
3. Accessibility: Maximized accessibility of Newton's Outdoor Recreation Facilities and Natural Open Spaces;
4. Minimized Gaps in the Availability of Open Space Resources: New and improved open space resources in areas of greatest need including, but not limited to, Environmental Justice areas, areas affected by heat island effects, and areas lacking certain types of local open space resources;
5. Connectivity: Linked open space resources with accessible paths, bike lanes, and trails; and
6. Protection: Protected and expanded open space resources.

The action plan for the Open Space and Recreation Plan is as follows:

1. Short-Term:
 - a. Adopt the Open Space and Recreation Plan as an Element of the Town of Newton Master Plan;
 - b. Submit the final OSRP to the New Jersey Green Acres Program for participation in the state's Planning Incentive Program;
 - c. Town of Newton Council and representatives to consider options for enhancing use of existing open space and recreational areas;
 - d. Adequately maintain existing facilities to provide for long term use; and
 - e. Promote eco-tourism for open space and recreational areas in the Town to help spur additional economic development in and around the Town Center District (downtown Newton).
2. Long-Term:
 - a. Consider a ballot item for voter approval establishing a local purpose tax dedicated to open space, farmland preservation, historic preservation, and recreation. Work with the Recreation

- Advisory Commission to educate residents on the need for and benefits of such a tax, including the financial benefits;
- b. Town of Newton Recreation Advisory Commission to develop and present formal recommendations for consideration by the Town Council for the additional recreational facilities and streetscape enhancements recommended by this OSRP;
 - c. Maintain a list of properties in the Town that have the potential to be acquired and developed as parks or open space;
 - d. Expand parklands with active recreation facilities to meet the present and future needs of Newton. Develop linear linkages between parks to promote alternative transportation opportunities between neighborhoods; and
 - e. Periodically survey and update the recreation inventory and needs analysis to anticipate needs rather than react to deficiencies.
3. Ongoing:
- a. Prioritization of water mitigation and drainage needs at the Babe Ruth Field at Memory Park in order to make the site more accessible and usable for residents. Town officials have taken advantage of a State Department of Environmental Protection (NJDEP) grant to transform the field into a more enjoyable amenity through the redirection of water run-off, expansion of the rain garden, and drainage of Moore's Brook.

2023 Affordable Housing Status Update

The Town of Newton has completed Affordable Housing Status Updates in 2018, 2019, 2020, 2021, 2022, and most recently, in 2023. A Declaratory Judgment was granted by the Superior Court of New Jersey, Law Division, SSX-L-418-15, by Order on May 27, 2016, finding that the Town of Newton is in compliance with its constitutional obligations for affordable housing and provides a realistic opportunity for low- and moderate-income housing. The Court approved the Town of Newton's Housing Element and Fair Share Plan dated December 2015. The Town is immune from builder's remedy litigation and exclusionary zoning challenges for a period of 10 years from the date of the Order, and received the judicial equivalent of substantive certification; and its Spending Plan, 2015-2025 was approved by the Court. As of December 13, 2023, the Town's Affordable Housing Trust Fund balance was \$593,000.

The Town of Newton has completed the following actions since the 2015 Housing Element and Fair Share Plan approval to address the conditions set forth to further achieve the Town's affordable housing obligations:

1. November 9, 2023: Resolution #248-2023 is approved, which authorizes the disbursement of \$25,000 from the Affordable Housing Trust Fund to Katie's House, Inc. to purchase a residence located at 18 Donald Avenue for use as a group home;
2. May 23, 2022: Resolution #148-2022 is approved, which approves bills and vouchers for Payment.
3. September 17, 2021: Resolution #186-2021 is approved, which authorized the Town of Newton to Enter into an Agreement with CGP&H LLC for Administrative Agent Services Related to Affordable Housing;

4. March 10, 2021: Resolution #79-2021 is approved, demanding the New Jersey State Legislature accept its responsibility to administer the provisions of the Affordable Housing Act and stay further action until such times as it has promulgated rules governing its implementation;
5. June 8, 2020: Resolution authorizing Newton to enter into agreement with CGP&H, LLC for administrative agent services related to affordable housing;
6. December 10, 2018: Resolution #248-2018 is approved, finding that the development proposal submitted by CCI Foundation, Inc. to construct a supportive and special needs group housing project on Madison Avenue (Block 14.03, Lot 1) meets or will meet an existing housing need & the Town pledges \$60,000 from the Affordable Housing Trust Fund for the project;
7. November 26, 2018: Town of Newton Ordinance 2018-20, Amending Newton Town Code Section 100-19 regarding water and sewer connection fees;
8. April 25, 2018: Town Centre Senior Housing Grand Opening;
9. January 22, 2018: Community Options, Inc. will enter into a Memorandum of Understanding and Agreement for Payment in Lieu of Taxes with the Town of Newton;
10. December 21, 2016: Final site plan approval for Grande Villaggio/Martorana Enterprises; and
11. September 21, 2016: Reexamination of the Town of Newton Master Plan with respect to adoption of a revised Housing Element and Fair Share Plan.

2019 Master Plan Reexamination Report

The 2019 Master Plan Reexamination Report was conducted on July 17, 2019. It included thorough descriptions of how the Town of Newton has addressed or not addressed the 17 general goals and objectives from the 2008 Master Plan. In addition, the Reexamination Report recommends a variety of Master Plan and Ordinance changes such as the inclusion of a statement on Smart Growth in the Land Use Element, Zoning Updates, the inclusion of a Stormwater Management Plan Update, and the incorporation and coordination of Newton's Redevelopment Plans. The following 19 updated Master Plan Goals and Objectives were also listed:

1. 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;
2. To secure safety from fire, flood, panic, and other natural and man-made disasters;
3. To provide adequate light, air, and open space;
4. To ensure that the development of the Town does not conflict with the development and general welfare of neighboring municipalities, the County, and the State as a whole;
5. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities, and regions and preservation of the environment;
6. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
7. To provide sufficient space in appropriate locations for a variety of residential, recreational, commercial, and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all the citizens of Newton;
8. 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;

9. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
10. 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;
11. 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;
12. To encourage senior citizen community housing construction;
13. To encourage development of affordable housing within the Town of Newton;
14. To encourage coordination of the various public and private procedures and activities shaping land development;
15. To promote utilization of renewable energy resources;
16. 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;
17. To balance market rate and affordable housing within neighborhoods;
18. To encourage municipal policies and development that considers smart growth strategies including the consideration of potential locations to install electric vehicle charging stations; storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure; and environmental sustainability;
19. To promote and encourage an interconnected green infrastructure network in development and redevelopment throughout the Town to mitigate stormwater runoff and flood hazard, improve groundwater quality, and provide social, recreational, public health, and economic benefits.

2013 Strategic Vision Plan

The 2013 Strategic Vision Plan utilizes strategic planning to focus the Town's vision in a way that can be easily implemented by creating a matrix of achievable short-term and long-term goals. The vision for Newton, was first described in the 2005 Town of Newton Urban Design Plan, which stated, "*A holistic vision of a place 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 2013 Vision Plan is also unique in combining planning techniques with a marketing study to link the Town's economic development with the vision. The plan looks at the entire Town but focuses on creating a vibrant downtown, as a means for improving the overall health of the Town.

1. The Strategic Vision Goals and Vision Implementation Matrix of the Vision Plan included:
 - a. Goal 1: Improve Condition of Buildings and Hardscape in the Downtown
 - i. Results
 - Improve appearance of building exteriors and signage;
 - Increase marketable retail space within the downtown;
 - Improve condition and quality of residential units in the downtown;
 - Connect residential space with retail space;
 - Maintain hardscape improvements and improve where necessary; and

- Maintain landscaping, planters and reduce litter and garbage.
- ii. Evidence of Success
 - Reductions in numbers of building code and maintenance violations; increase number of buildings in compliance;
 - Visual improvements to building exteriors;
 - Decrease in number of vacant storefronts;
 - Increase in market-rate residential units;
 - Increase in building permits/zoning permits for improvements in downtown;
 - Adoption of redevelopment studies and plans;
 - Approval of redeveloper agreements for redevelopment areas; and
 - Increase in number of site plan/development applications in downtown.
- b. Goal 2: Create a Vibrant Downtown
 - i. Results
 - Increase foot traffic and activities in the downtown, i.e. number of shoppers, diners, etc.;
 - Increase the variety of shopping, dining, arts and entertainment experiences in the downtown; and
 - Development an ongoing entity to coordinate and implement Strategic Vision in the downtown.
 - ii. Evidence of Success
 - Formation of a Special Improvement District (SID);
 - Increase in the number of arts and entertainment events downtown;
 - Increased pedestrian activity in the downtown;
 - Decreased number of vacant commercial space;
 - Increased interaction between large local businesses and organizations and downtown;
 - Increased variety of restaurants, retail, arts and entertainment available in the downtown;
 - Increased investment in existing commercial businesses in the downtown;
 - Increase in building permits/zoning permits for improvements in downtown; and
 - Increase in number of site plan/development applications in downtown.
- c. Goal 3: Improve Quality of Life in the Downtown
 - i. Results
 - Increased perception of safety in the downtown; and
 - Decrease criminal activities/loitering in the downtown.
 - ii. Evidence of Success
 - Reduction in crime in the area;
 - Increased pedestrian activity in the downtown; and
 - Increased perception of safety in the downtown.

2008 Master Plan

The 2008 Master Plan, prepared by Harold E. Pellow & Associates, Inc., was the first complete overhaul of the Master Plan since March 1996. As such, the Master Plan includes the following sections: Introduction & History of Planning, Master Plan Goals & Objectives, Location and Regional Context, Demographics, Existing Conditions, Community Facilities, Underutilized Land, Land Use Plan Element, Circulation Plan Element, Recycling Element, and a Historic Resources Element.

As part of the Goals & Objectives of the Master Plan, it lists the vision for the future of the Town (from the Urban Design Plan), which is, “a holistic vision of a place 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.” In addition, it proposes a broader general development goal for Newton as a Regional Center, which 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.” The following 17 General Goals & Objectives are also listed:

1. 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;
2. To secure safety from fire, flood, panic, and other natural and man-made disasters;
3. To provide adequate light, air, and open space;
4. To ensure that the development of the Town does not conflict with the development and general welfare of neighboring municipalities, the County, and the State as a whole;
5. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities, and regions and preservation of the environment;
6. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
7. To provide sufficient space in appropriate locations for a variety of residential, recreational, commercial, and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all the citizens of Newton;
8. 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;
9. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
10. 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;
11. 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;
12. To encourage senior citizen community housing construction;
13. To encourage development of affordable housing within the Town of Newton;
14. To encourage coordination of the various public and private procedures and activities shaping land development;

15. To promote utilization of renewable energy resources;
16. 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; and
17. To balance market rate and affordable housing within neighborhoods.

The Master Plan also included more specific Goals and Objectives for the following topics/sections:

1. Residential Goals and Objectives
 - a. Encourage development and improvement of industrial, commercial and public service uses which complement Newton's role as a Regional Center in the County;
 - b. 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;
 - c. Emphasize infill, revitalization and redevelopment of housing in the downtown area;
 - d. Promote "live where you work" housing; and
 - e. Create and maintain buffers where residential development abuts more intense uses.
2. Historic Preservation Goals and Objectives
 - a. 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;
 - b. 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;
 - c. Retain and enhance the Town's historic resources for the education, enjoyment and welfare of Newton's residents;
 - d. Insure that impacts from new development do not threaten directly or indirectly any Historic District, historic site or landmark within the Town;
 - e. Encourage architectural design that complements historic buildings in the Town;
 - f. 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;
 - g. Discourage the unnecessary demolition of historic resources;
 - h. Encourage appropriate improvements to historic landmarks and buildings when needed;
 - i. Encourage adaptive re-use and proper maintenance and design of historic buildings and their settings; and
 - j. 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.
3. Economic Goals and Objectives
 - a. Encourage further improvement and consolidation of Main Street and Spring Street commercial areas as the effective Central Business District (CBD) of Newton;

- b. 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;
- c. Focus revitalization, code enforcement and rehabilitation efforts;
- d. Promote adequacy, variety and convenience of shopping for local residents; and
- e. Encourage light industrial development subject to performance standards that would be compatible with the "Regional Center" development concept of Newton.

4. Circulation Goals and Objectives

- a. 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;
- b. 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;
- c. 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; and
- d. Support the development of rail service connecting to the Town of Newton or within reasonable proximity of the Town with transit connections.

5. Environmental / Conservation Goals and Objectives

- a. Conserve and protect environmentally sensitive areas (e.g. steep slopes, wetlands, and floodplains) in Newton;
- b. Utilize modern water runoff control techniques to improve local drainage patterns from new development and to enhance the environment;
- c. Provide for an adequate range of open space and public facilities to accommodate the needs of existing and future residents of Newton;
- d. 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;
- e. Make the most efficient use of both school and Town recreational facilities through joint programming of after-school sports and recreational activities;
- f. 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;
- g. 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;
- h. Promote green building techniques, low impact development, energy efficient buildings and the use of alternative energy; and
- i. 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.

2.4.2 Center Designation

The Office of Planning Advocacy endorsed Newton’s Petition Materials for Plan Endorsement on May, 15, 2013, which included a variety of documents that outline and describe Newton’s current and future plans, ordinances, and other data. The Town of Newton became a Designated Regional Center of the State Plan on September 24, 2003 and this designation expired on May 15, 2023.

2.4.3 Grants

Neighborhood Preservation Program (NPP)

The Neighborhood Preservation Program (NPP) of the Department of Community Affairs began in 2022 for the Town of Newton. Newton has been awarded \$125,000 for two (2) consecutive years (with an additional \$25,000 matched by the Town every year) and is in the process of requesting funds for a third year. Newton has completed a variety of projects in the Town Center District (the Town’s historic central business district) such as façade and signage improvements and the installation of a sound system on Spring Street. Of notable and recent NPP implementation was a 60-foot by 14-foot mural designed by the Olmsted Mural Group and painted by hundreds of volunteers in the community. The mural process was covered by multiple news entities and ignited community excitement and hopefulness about Newton’s future. Below is a photo of the mural, which was formally unveiled in October 2023. For 2024, continuing planters and façade/signage improvements, the installation of public art, and improving wayfinding between the Town’s municipal lots and Spring Street has been proposed for the NPP.



Neighborhood Preservation Program Newton Mural (Completed October 2023)

3. Community Vision & Public Participation

3.1 Community Vision

In 2013, the Town of Newton prepared a Strategic Vision and Vision Matrix, which built upon the 2007 Urban Design Plan. This 2013 Strategic Vision was prepared as part of the Town's Plan Endorsement process at that time. The Urban Design Plan stated the Town of Newton's vision as follows: "*A holistic vision of a place 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 2013 Strategic Vision Plan affirmed the above statement and further emphasized the importance of the downtown area, stating that the Strategic Vision for the Town of Newton is, "*Sussex County's downtown: a charming, unique place to live and visit that is compact, attractive, and offers arts, entertainment, dining, shopping, and activities for all ages.*"

The most recent Master Plan Reexamination Report was prepared in 2019 and provided numerous recommended Master Plan Goals and Objectives, which remain consistent with these earlier visions established in 2007 and 2013. Relevant goals that reflect the Town's vision are as follows:

1. 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;
2. 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;
3. 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;
4. 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;
5. 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;
6. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
7. 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;
8. 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;
9. To encourage development of affordable housing within the Town of Newton;
10. To encourage coordination of the various public and private procedures and activities shaping land development;
11. To balance market rate and affordable housing within neighborhoods;

12. To encourage municipal policies and development that considers smart growth strategies including the consideration of potential locations to install electric vehicle charging stations; storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure; and environmental sustainability; and
13. To promote and encourage an interconnected green infrastructure network in development and redevelopment throughout the Town to mitigate stormwater runoff and flood hazard, improve groundwater quality, and provide social, recreational, public health, and economic benefits.

3.1.1 Statewide Goals, Strategies, and Policies

The Town of Newton's vision, as described above, is consistent with the goals and policies set forth in the 2001 New Jersey State Development and Redevelopment Plan (SDRP). Newton is primarily in Planning Area 5 (PA5), the Environmentally Sensitive Planning Area, but with smaller areas in Planning Area 2 (PA2), the Rural Environmentally Sensitive Area.

Below are the Statewide goals with which the Town of Newton's goals, strategies, and policies are particularly consistent:

1. Revitalize the State's Cities and Towns;
2. Conserve the State's Natural Resources and Systems;
3. Promote Beneficial Economic Growth, Development, and Renewal for All Residents of New Jersey;
4. Protect the Environment, Prevent and Clean Up Pollution;
5. Provide Adequate Public Facilities and Services at a Reasonable Cost ;
6. Provide Adequate Housing at a Reasonable Cost ;
7. Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value; and
8. Ensure Sound and Integrated Planning and Implementation Statewide.

In addition to these broader goals, the Town of Newton's vision is consistent with numerous Statewide policies. The following is a list of these policy categories advanced by Newton's vision:

1. Equity;
2. Comprehensive Planning;
3. Public Investment Priorities;
4. Economic Development;
5. Urban Revitalization;
6. Housing;
7. Transportation;
8. Historic, Cultural, and Scenic Resources;
9. Planning Regions Established by Statute; and
10. Design.

Further discussion on these policies is located in Section 8, Consistency of this document.

4. Recent and Upcoming Development Activities

The Town of Newton has had a variety of major recent development activities including new residential apartments, commercial expansions, cannabis retail, large warehouse distribution, solar and electric vehicle charging, drive-thru chains, and gas stations, among others. Below are descriptions of each pending or approved major subdivision and site plan applications/projects. Of notable large scale recent development is the Punctuated Equilibrium, LLC preliminary and final site plan approval for a warehouse distribution facility operated by Thorlabs, Inc., an optical equipment company. Another notable development is the 121 Water Holdings, LLC minor subdivision and site plan approval for three (3) commercial tenants and a 100-unit apartment complex called the Water Street Lofts. Together, these developments have, and will continue to, have an enormous impact on Newton's population growth and economic activity. These projects, in addition to many of the others explained below, have made sustainable design and resiliency a priority in their plans, construction, and current operation.

4.1 Pending Major Subdivision and/or Site Plan Applications

[4.1.1 4 Grace Ave, LLC \(PB-7-2023\)](#)

This is a pending site plan application located at 85.5 Trinity Street, which is Block 15.01, Lot 18 in the T-5 Town Core Support Area / Neighborhood Cores Zone. The Applicant is seeking to convert an existing group home facility into four (4) residential apartments.

[4.1.2 4 Grace Ave, LLC \(PB-9-2023\)](#)

This is a pending site plan application located at 43 Trinity Street, which is Block 9.06, Lot 12 in the T-5 Town Core Support Area / Neighborhood Cores Zone. The Applicant is seeking to convert an existing mixed-use building into three (3) apartments.

[4.1.3 113 Main Street, LLC \(PB-5-2023\)](#)

This is a pending site plan application located at 113 Main Street, which is Block 14.01, Lot 5 in the T-5 Town Core Support Area / Neighborhood Cores Zone. The Applicant is seeking to convert an existing office building into four (4) residential apartments.

[4.1.4 4 G and A Fuel, Inc. \(PB-1-2024\)](#)

This is a pending site plan application located at 86 Mill Street, which is Block 2.02, Lot 13 in the T-4 Neighborhood Services Zone. The Applicant is seeking to add a canopy over existing fuel pumps at an existing gas station/convenience store.

4.2 Recently Approved Subdivision and/or Site Plan Projects

[4.2.1 Marotta-Godkar, LLC \(PB-8-2023\)](#)

This is an approved site plan application located at 59-61 High Street, which is Block 5.01, Lot 24 in the T-6 Town Core Zone. The Applicant is seeking to convert an existing mixed-use building into nine (9) residential apartments.

[4.1.2 Analytical Science and Technology Group \(PB-6-2023\)](#)

This is an approved site plan application located at 20 Water Street, which is Block 5.01, Lot 11 in the T-5 Town Core Support Area / Neighborhood Cores Zone. The Applicant is seeking to add a nitrogen storage tank to the loading dock of the existing building.

[4.2.3 Sussex County Community College](#)

This was a courtesy review regarding Sussex County Community College located at 1 College Hill Road, which is Block 3.01, Lot 1 in the SD-2 College District. The Community College is seeking to construct a 2,500 square foot addition to an existing Optics Center, known as Building R.

[4.2.4 Sussex Realty Investments, LLC \(PB-11-2021 & PB-4-2023\) – January 2022; Amended March 2022 \(PB-11-2021\); Pending \(PB-4-2023\)](#)

This is an approved preliminary and final site plan and variance application regarding the properties located at 122 Main Street (Block 7.09, Lot 5) and 124 Main Street (Block 7.09, Lot 3) in the T-4 Neighborhood Services Zone. PB-11-2021 was approved to convert existing residential apartments into 4 apartments (124 Main Street) and 5 residential apartments (122 Main Street).

PB-4-2023 is a pending application for reconsideration and modification of an amended preliminary and final site plan and variance application to construct four (4) additional apartments attached to 124 Main Street (Block 7.09, Lot 3).

[4.2.5 Curiosity Cannabis, LLC \(PB-3-2023\) – May 2023](#)

This is an approved preliminary and final site plan application for cannabis retail located at 70-72 Mill Street, which is Block 2.02, Lot 17 in the T-4 Neighborhood Services Zone. The Applicant will reduce impervious coverage on the site by approximately 2,600 square feet and include one (1) EV parking spot for their Class 5 cannabis retail facility.

[4.2.6 Releaf Newton LLC \(PB-2-2023\) – April 2023; Amended May 2023](#)

This is an approved preliminary and final site plan application for cannabis retail located at 78 Mill Street, which is Block 2.02, Lot 16 in the T-4 Neighborhood Services Zone. The Applicant received conditional use approval and bulk variance relief for a Class 5 Retailer License for the retail sale of cannabis products to serve about between 125 and 150 people daily.

[4.2.7 Punctuated Equilibrium, LLC \(P-15-2020 & PB-1-2023\) – January 2021; February 2021 \(P-15-2020\); January 2023; Amended March 2023 \(PB-1-2023\)](#)

This is an approved preliminary and final site plan application located at 1 Brooks Plaza, which is Block 20.01, Lot 1 and Block 22.04, Lots 3 & 6 in the SD-4 Industrial/Manufacturing District. The Applicant, which is also known as ThorLabs Quantum Realm, constructed a warehouse distribution facility upon the granting of bulk and “C” variance approval for first-floor story height. It is a 153,000 square foot building along with loading areas and hundreds of parking spaces. The property is about 70 acres, has frontage along Diller Avenue, and was constructed in two phases. It was designed for its roughly 200 employees (some work in the office and others in the warehousing and distribution section) to drive, walk, or take the bus. 200 parking spaces were constructed and 257 additional spaces (which are required by the ordinance) were granted to remain as greenspace banked but with grading retaining walls and infrastructure storm drainage. Lighting was designed with brackets and are located in areas that do not disturb neighbors. Wayfinding signage and crosswalks were added to incorporate the site with an existing bike path. Stormwater runoff is collected in underground storm detention basin chambers, before being treated and discharged over the land and through the wetland area, which as a whole, greatly reduces the peak rate of flow that would otherwise be discharged from the site at once. PB-1-2023 was approved to move the Phase I building (on Block 20.01, Lot 1) 58 feet due to wetlands issues and NJDEP requirements along with a variety of proposed changes as required. The project will provide EV charging stations and the movement of the Phase I building will result in less impervious coverage and the structure no longer located in the riparian area.

[4.2.8 YHK Realty, LLC \(PB-6-2021\) – December 2022; Amended January 2023](#)

This is an approved preliminary and final site plan application located at 61 Water Street, which is Block 9.013, Lot 1. The Applicant will consolidate the lots for a baking facility and a retail bagel shop. Specifically, the Applicant will concert a former automotive repair facility and adjoining building into a bagel store as the primary use and an accessory baking facility. The project will remove an above-ground oil tank and add a landscape screening near the parking spaces.

[4.2.9 Newton CB, LLC \(PB-5-2022\) – August 2022](#)

This is an approved site plan, variance, and conditional use application located at 117 Water Street, which is Block 9.03, Lot 15 in the SD-3 Retail/Manufacturing District. The Applicant will use existing retail space for a Class 5 Retailer license (cannabis retail). The property contains an existing 4,478 square feet building and the Applicant intends to use only 2,500 square feet. The project will improve the stormwater collection on the site.

[4.2.10 Thorlabs, Inc. \(PB-2-2022\) – August 2022](#)

This is an approved preliminary and final site plan application located at 56 Sparta Avenue, which is Block 18.03, Lot 11 in the Sparta Ave Redevelopment District. The Applicant will expand an outdoor chemical storage shed.

[4.2.11 Above Grid Solar Carport 2020 LLC \(PB-8-2021\) – October 2021; Amended January 2022](#)

This is an approved site plan application located at 175 High Street, which is Block 1.01, Lots 3, 4, and 5 in the SD-1 Hospital District. The Applicant will install eight (8) solar carports with solar arrays in various parking lots at Newton Medical Center. The solar arrays total approximately 2,300 solar panels and 56,000 square feet in area. They will generate one (1) megawatt of power. The intension of the project is to provide and support the electrical demand of Newton Medical Center, which will benefit from reduced electrical bills and a transition to clean, renewable energy. In addition, the previous impervious asphalt will be replaced by a canopy, which will improve the water quality for the site in general. The ground beneath the canopies will be lit by directional LED lighting.

[4.2.12 121 Water Street Holdings, LLC \(PB-4-2021\) – May 2021; Amended June 2021](#)

This is an approved minor subdivision and site plan application for a multi-use development located at 121 Water Street, which is Block 10.01, Lot 4. The area was declared by the Governing Body an Area in Need of Redevelopment, which became part of the 121 Water Street Redevelopment District. The project was designed to be consistent with the Master Plan and the approved 121 Water Street Redevelopment Plan as a public private partnership between the Town of Newton and the developer. The Applicant subdivided the property into two (2) lots consisting of one (1) commercial and one (1) residential lot. Both lots have now been fully constructed and are in operation as of 2023. The commercial lot consists of a standalone Panera Bread with a drive-thru and another building with Chipotle Mexican Grill and Starbucks with a drive-thru. Together, the restaurants are providing about 70 new jobs to the Town of Newton. The residential buildings are four (4) stories tall comprised of 100 residences total, with one- and two-bedroom floor plans and include a landscaped roof terrace, lofty perch, and outdoor plaza for social gathering and lounging. The parking lot has nine (9) EV charging stations for residents. Trees were planted along the primary sidewalk between the buildings to provide a canopy and a more comfortable pedestrian environment, which is in line with the sustainability goals of the Redevelopment Plan.

[4.2.13 Angelina Louis & Alfred Stewart, Jr. \(PB-14-2020\) – February 2021; Amended March 2021](#)

This is an approved site plan application located at 137 Mill Street, which is Block 3.04, Lot 3 in the SD-3 Retail/Manufacturing District. The Applicant received a “d” variance to convert a two-family dwelling into a three-family dwelling and convert an accessory structure into another dwelling unit resulting in four (4) total units. The project provides more affordable housing to the Town and balances market rate in the neighborhood, which is consistent with the Master Plan. An amended resolution was granted consisting of both a “d” variance and a “c” variance.

[4.2.14 Weis Markets, Inc. \(P-3-2020\) – July 2020](#)

This is an approved use variance and preliminary and final site plan application located at 119 Water Street, which is Block 9.03, Lot 16 in the SD-3 Retail/Manufacturing District. Bulk variances were granted to construct a “Gas N Go” drive-through facility with a 204 square foot kiosk, a 24-foot by 94.5-foot canopy, and six (6) fueling positions. The gas station has been constructed and is located along U.S. Route 206 within the parking lot of Weis Markets.

[4.2.15 Martorana Enterprises, LLC \(PB-8-2019 & P-14-2020\) – September 2019; Amended October 2019; Amended January 2021](#)

This is an approved site plan and subdivision application located at 104 Sparta Avenue, which is Block 22.05, Lots 13.01 & 13.02 in the SD-4 Industrial/Manufacturing District. An amended resolution was granted to the final site plan and final subdivision approval to allow the Applicant to commence construction of various improvements at the project, including the residential buildings and units. An additional amended resolution was granted to allow the modification of two (2) units.

[4.2.16 Kwest Properties, LLC \(PB-3-2019\) – September 2019; Amended October 2019](#)

This is an approved subdivision and preliminary site plan application located at 134 Spring Street, which is Block 8.08, Lots 10 & 23 in the T-6 Town Core Zone. The Applicant demolished a one-story building and constructed a four-story building with commercial on the 1st floor and 9 apartments on the 2nd, 3rd, and 4th floors. An amended resolution was granted.

[4.2.17 Thorlabs \(PB-1-2019\) – May 2019; Amended September 2019; Amended October 2019](#)

This is an approved preliminary and final site plan application located at Lower Spring Street, Diller Avenue, and Sparta Avenue, which is Block 18.02, Lots 2, 3, 19-23, 31 & 32. The Applicant constructed a new light industrial/manufacturing three-story building and renovated the Old Camp Iliff building for warehouse and office uses. An amended resolution was granted to condition No. 32 of the preliminary & final site plan approval.

5. Statement of Planning Coordination

5.1 Coordination Efforts

The Town of Newton has historically worked closely with various municipal, state, and county agencies through shared service agreements and more general collaborative efforts. The Town also frequently coordinates with private and non-profit agencies.

5.1.1 Private and/or Non-profit

The following are services which Newton shares with private various entities.

1. School Resource Officer
 - a. Town of Newton Board of Education
2. On-site EMS Services for Events (Newton First Aid Squad)
 - a. King's Karate;
 - b. Newton High School;
 - c. PBA;
 - d. Sussex County Community College; and
 - e. Sussex Stags Football.

5.1.2 Municipal

The Town of Newton is surrounded by Andover Township, Hampton Township, and Fredon Township, all of which are situated in Sussex County. Newton shares numerous services and coordinates with a number of these municipalities as well as others that are not immediately adjacent. Below is a current list of these shared services and coordination efforts.

1. Certified Tax Collection Services
 - a. Montague Township
2. Construction Code Administration and Enforcement
 - a. Hardyston Township
3. Animal Control Services
 - a. Frankford Township;
 - b. Sussex Borough;
 - c. Hardwick Township;
 - d. Stillwater Township; and
 - e. Branchville Borough.
4. Municipal Courts
 - a. Green Township

5.1.3 County

1. Traffic Signal Maintenance
 - a. Sussex County, Division of Engineering, Office of Bridge and Traffic Safety
2. Fire Prevention Bureau
 - a. Sussex County, Sheriff's Office
3. Emergency Management Coordination

- a. Sussex County Sheriff's Office, Division of Emergency Management (SCDEM)
- 4. Advisory Board of Health.
 - a. Sussex County Department of Environmental and Public Health

5.1.4 State

- 1. Emergency Management Coordination
 - a. State of New Jersey, Office of the Attorney General, Emergency Management Section
- 2. Annual Rabies Clinic
 - a. New Jersey Department of Health, Office of Veterinary Public Health

5.2 Consistency with State, County, and Municipal Plans and Regulations

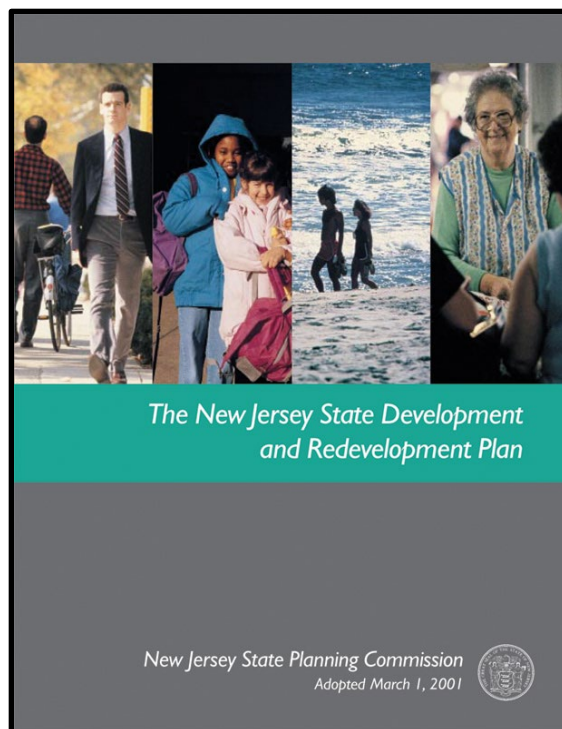
5.2.1 State of New Jersey

5.2.1.1 State Development and Redevelopment Plan

As further discussed in Sections 3.1.1 and 8 of this report, Newton's planning efforts are consistent with the State Development and Redevelopment Plan (SDRP).

5.2.1.2 State Regulations

In order to ensure compliance, the Town of Newton often collaborates with numerous State entities including, but not limited to, the Department of Environmental Protection, the Department of Health, and the Department of Law & Public Safety. Newton maintains and updates its land development code to ensure that all standards and requirements are in compliance with all State regulations.



New Jersey State Development and Redevelopment Plan

5.2.2 Sussex County

5.2.2.1 Strategic Growth Plan

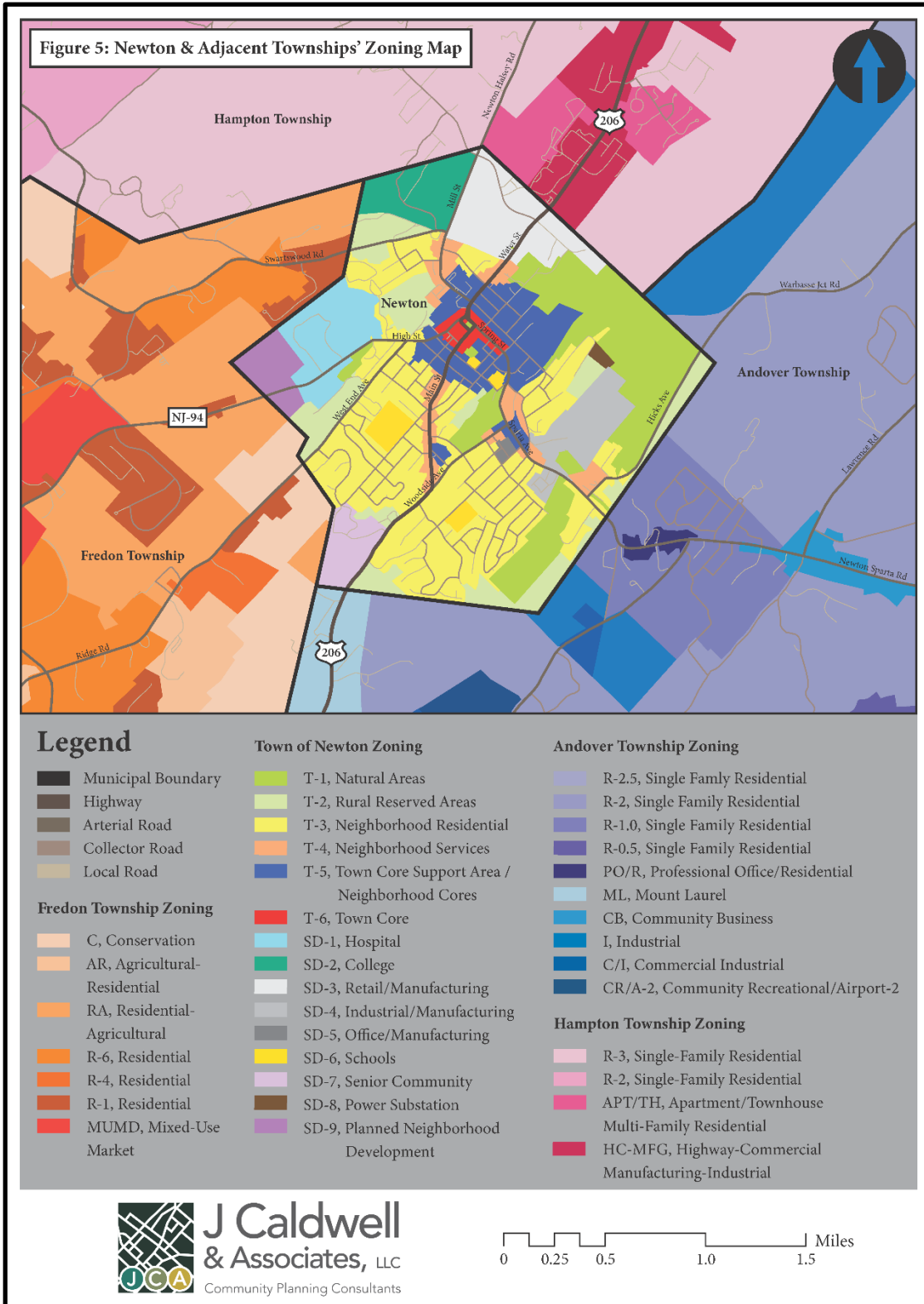
Sussex County’s Strategic Growth Plan (SGP) was endorsed by the State Planning Commission in February of 2007 and amended in 2014. The overarching goal of the SGP is to “...achieve a balance between the use and enjoyment of natural amenities of the County and the reasonable expectations of those who live, work, and own land in the County and of those who would like the opportunity to do so.” Specifically, the SGP provided goals for development patterns that varied based on the landscape of an area. Newton’s downtown is identified as a “center landscape” and contributes to the urban area (those areas with population densities larger than 500 persons per square mile) within Sussex County. The SGP emphasized the importance of walkability and improved pedestrian facilities in areas such as Newton, particularly the downtown. The Town of Newton continues to improve pedestrian facilities within its downtown and the greater Newton area, and is consistent with the SGP’s additional recommendations concerning growth and density.

5.2.2.2 Land Development Standards

The Sussex County Land Development Standards were implemented in May of 2008. These standards apply to any site plan applications, or revisions thereto, which require County Planning Board review. Those applications that require County review and approval include any proposed commercial, industrial, or multifamily structures which contain five (5) or more units, or any other land development requiring off-street parking or increasing impervious surface in excess of one (1) acre.

Specific standards for these projects include physical improvements that increase safety and convenience of the traveling public, off-tract improvements to remediate any degradation of service or negative impact to County roads or County drainage facilities, and traffic calming facilities and techniques. The County also implements Transect-Zone-based planning, which is a system of ordering human habitats in a range from the most natural to the most urban. Newton implemented these Transect Zones and a Form-Based Code in 2012, resulting in increased consistency with the Sussex County Land Development Standards.

5.2.3 Zoning and Municipal Master Plans



5.2.3.1 Hampton Township

Newton shares most of its northern municipal border with Hampton Township. In the northwest, the SD-2 College District in Newton abuts the R-3 Single-Family Residential District (3 acres) in Hampton Township. Although zoned for low-density residential, the area in Hampton that borders Newton near Sussex County Community College (SCCC) is mostly undeveloped and would require new development to be situated relatively far away from any future SCCC development. Closer to Route 206, there is an Apartment/Townhouse Multi-family Residential District (APT/TH) and a Highway-Commercial Manufacturing-Industrial District (HC-MFG). The adjacent zone in Newton is the SD-3 Retail-Manufacturing District. This is consistent with Hampton Township zoning. Additionally, a small portion of Newton's T-1 Natural Area zoning is present adjacent to Hampton's R-3 zone.

The 2002 Hampton Township Master Plan emphasizes the importance of viewing land use issues in both of these municipalities as a regional issue. Newton's 2008 Master Plan advocated for exploring a joint planning committee to better coordinate development along U.S. Route 206 to enhance both municipalities. Newton's planning efforts are consistent with Hampton Township's efforts.

5.2.3.2 Andover Township

Newton shares its eastern municipal border with Andover Township. In this area, Newton is zoned primarily T-2 Rural Reserved Areas, with T-3 Neighborhood Residential zoning along County Route 616 (Sparta Avenue). In Andover Township, from south to north, is zoned ML Mount Laurel, R-2 Single Family Residential, I Industrial, R-1.0 Single Family Residential, and another cluster of R-2 zoning. These residential land uses are largely compatible with Newton's T-2 Zone however, a point of minor incompatibility is Newton's T-2 District and the industrial zone in Hampton situated just off of Sparta Avenue. Though access to Andover Township's industrial zone is on Stickles Pond Road, the rear portion of the zone borders Newton's T-2 Rural Reserved Areas. While industrial uses are incompatible with this zone, the existing industrial uses in Andover Township are generally smaller and less intensive in nature. There is a large swath of undeveloped, forested land between these uses and Newton's T-2 Zone.

Andover Township most recently reexamined its Master Plan in April of 2023. Regarding nonresidential development, this report, prepared by Harold E. Pellow & Associates, Inc., recommended that small-scale industrial and commercial developments should be encouraged in the form of small industrial parks or small neighborhood commercial centers. The report also recommended that buffers between industrial uses and residential uses should require large buffers. Generally, the policies identified in both Newton and Andover Township's Master Plans and Reexamination Reports are largely consistent.

5.2.3.3 Fredon Township

Newton shares its western border with Fredon Township. From south to north along its shared border with Fredon, Newton is zoned as the following: SD-7 Senior Community District, T-3 Neighborhood Residential, T-2 Rural Reserved Areas, SD-9 Planned Neighborhood Development, SD-1 Hospital District, a second cluster of T-3 Neighborhood

Residential, a second cluster of T-2 Rural Reserved Areas, and SD-2 College District. Also, from south to north, Fredon contains the following zones along its eastern border: RA Residential-Agriculture, C Conservation, RA Residential-Agriculture, R-1 Residential, and RA Residential-Agriculture. These uses are generally compatible with Newton’s adjacent zones, which are generally residential in nature with the exception of Newton Medical Center, which lies partially in both Newton and Fredon Township off of Route 94.

Fredon Township is currently preparing a Master Plan Reexamination Report; the most recent Reexamination Report was prepared in 2013. The importance of the MUMD (Mixed-Use Market district) along Route 94 in Fredon Township is likely to have more of an impact on Newton. Though the area is currently occupied primarily by standalone commercial buildings, development within this zone, per Fredon Township’s zoning ordinance, is to “...promote a community center consisting of both commercial and higher-density residential uses that are developed around a pedestrian trail system and central park facility.” This underlying goal complements Newton’s land use goals.



*Route 94 South, Entering Newton
from Fredon Township (Source: Google Maps)*

6. State, Federal, and Other Programs, Grants and Capital Projects

The following table identifies all relevant projects which involve State, Federal, or other programs, grants, and capital projects that the Town of Newton has been awarded between 2019 and 2024.

Table 5. State, Federal, and Other Programs, Grants, and Capital Projects (2019 through 2024)

	Project	Grantor	Program or Award Amount	Start	End
2024	Municipal Aid - Douma Dr., Douma Ct., and Valleyview Ct. - Resurfacing	NJ Department of Transportation	\$158,360.00	1/1/2024	12/31/2024
2023	Electric Vehicle Charging - Central Plaza	NJ Board of Public Utilities; NJDEP	\$275,000.00	1/1/2023	12/31/2023
	Body Armor Program	U.S. Department of Justice	\$2,308.00	1/1/2023	12/31/2023
	Body Armor Replacement	NJ Department of Law & Public Safety	\$1,735.50	1/1/2023	12/31/2023
	Recycling Tonnage Grant	NJ Department of Solid Waste Administration	\$52,276.00	1/1/2023	12/31/2023
	Safe and Secure Communities	NJ Division of Criminal Justice	\$13,938.00	1/1/2023	12/31/2023
	Neighborhood Preservation Program	NJ Department of Community Affairs	\$125,000.00	1/1/2023	12/31/2023
	Municipal Drug Alliance	NJ Council on Alcoholism and Drug Abuse	\$6,037.00	1/1/2023	12/31/2023
	Upgrade 911 to Next-Generation Services	NJ Public Safety Answering Point Grant Program	\$1,333,000.00	1/1/2023	12/31/2023
	Trail Grant - Diller Avenue Crosswalk	Sussex County	\$5,000.00	1/1/2023	12/31/2023
	Municipal Aid - Clinton St., West Nelson St., and Division St. - Resurfacing	NJ Department of Transportation	\$201,830.00	1/1/2023	12/31/2023
Stormwater Assistance Grant	NJ Water Resources and Planning Management	\$15,000.00	1/1/2023	21/31/2023	
2022	Body Armor Program	U.S. Department of Justice	\$3,206.00	1/1/2022	12/31/2022
	Small Cities Public Facilities Grant	U.S. Department of Housing and Urban Development	\$360,000.00	1/1/2022	12/31/2022
	Clean Communities	NJ Department of Solid Waste Administration	\$16,972.15	1/1/2022	12/31/2022
	Recycling Tonnage Grant	NJ Department of Solid Waste Administration	\$34,160.43	1/1/2022	12/31/2022
	Body Armor Replacement	NJ Department of Law & Public Safety	\$1,335.00	1/1/2022	12/31/2022
	Drunk Driving Enforcement	NJ Division of Motor Vehicles	\$9,900.00	1/1/2022	12/31/2022
	Safe and Secure Communities	NJ Division of Criminal Justice	\$13,938.00	1/1/2022	12/31/2022
	Municipal Aid - E. Clinton St., Lawnwood Ave., and Nelson St. - Resurfacing	NJ Department of Transportation	\$190,500.00	1/1/2022	12/31/2022
	Municipal Drug Alliance	NJ Council on Alcoholism and Drug Abuse	\$6,037.00	1/1/2022	12/31/2022
	Neighborhood Preservation Program	NJ Department of Community Affairs	\$125,000.00	1/1/2022	12/31/2022

Town of Newton Plan Endorsement Municipal Self-Assessment

2021	Clean Communities	NJ Department of Solid Waste Administration	\$16,361.87	1/1/2021	12/31/2021
	Neighborhood Preservation Program	NJ Department of Community Affairs	\$125,000.00	1/1/2021	12/31/2022
	Recycling Tonnage Grant	NJ Department of Solid Waste Administration	\$32,189.61	1/1/2021	12/31/2021
	Body Armor Replacement	NJ Department of Law & Public Safety	\$1,912.00	1/1/2021	12/31/2021
	Body-Worn Camera	NJ Department of Law & Public Safety	\$61,140.00	1/1/2021	12/31/2025
	Safe and Secure Communities	NJ Division of Criminal Justice	\$13,938.00	1/1/2021	12/31/2021
	Municipal Drug Alliance	NJ Council on Alcoholism and Drug Abuse	\$6,037.00	1/1/2021	12/31/2021
	Municipal Aid - Elm St., Hampton St., and Upper Union Pl. - Resurfacing	NJ Department of Transportation	\$177,000.00	1/1/2021	12/31/2021
	Water/sewer Capital Fund	U.S. Department of Treasury	\$839,337.14	3/3/2021	12/31/2026
2020	Small Cities Public Facilities Grant - Mill Street Sidewalk Improvement Project	U.S. Department of Housing and Urban Development	\$400,000.00	1/1/2020	12/31/2020
	Small Cities Public Facilities Grant - Halsted St. and Madison St. - Resurfacing	U.S. Department of Housing and Urban Development	\$175,000.00	1/1/2020	12/31/2020
	Clean Communities	NJ Department of Solid Waste Administration	\$15,370.54	1/1/2020	12/31/2020
	Recycling Tonnage Grant	NJ Department of Solid Waste Administration	\$30,468.42	1/1/2020	12/31/2020
	Safe and Secure Communities	NJ Division of Criminal Justice	\$25,811.00	1/1/2020	12/31/2020
	Municipal Drug Alliance	NJ Council on Alcoholism and Drug Abuse	\$4,578.00	1/1/2020	12/31/2020
	Pass Through NJ DCA - Div. of Local Government Services	U.S. Department of Treasury	\$65,900.00	3/1/2020	12/31/2020
	Disaster Relief and Emergency Assistance	Federal Emergency Management Agency	\$44,450.00	3/12/2020	12/31/2020
2019	Tobacco Free New Jersey	NJ Department of Health	\$6,000.00	1/1/2019	12/31/2019
	Clean Communities	NJ Department of Solid Waste Administration	\$17,046.39	1/1/2019	12/31/2019
	Body Armor	NJ Division of Criminal Justice	\$1,327.50	1/1/2019	12/31/2019
	Body Armor Replacement	NJ Department of Law & Public Safety	\$2,501.97	1/1/2019	12/31/2019
	Safe and Secure Communities	NJ Division of Criminal Justice	\$25,811.00	1/1/2019	12/31/2019
	Municipal Drug Alliance	NJ Council on Alcoholism and Drug Abuse	\$18,409.00	1/1/2019	12/31/2019
	Trail Grant	NJ Department of Environmental Protection	\$24,000.00	1/1/2019	12/31/2019
	Municipal Aid - Church Street	NJ Department of Transportation	\$98,192.00	-	-
	Municipal Aid - Plainfield Avenue Milling & Paving	NJ Department of Transportation	\$90,000.00	1/1/2019	12/31/2019

7. Sustainability and Resiliency Statement

The 2023 Master Plan Update and 2019 Master Plan Reexamination Report provide clear examples of how the Town of Newton's goals, objectives, and actions support social, economic, and environmental sustainability, including resiliency to climate change. As part of the 2023 Master Plan Update, the Town adopted a Natural Resource Inventory (NRI), Conservation Element, and an Open Space and Recreation Plan. The NRI provides a foundation for identifying and preserving the existing environmental and cultural resources by including a review of Newton's geology, groundwater, forest, plant and wildlife habitats, open space, known contaminated sites, and soils. The Town of Newton will be able to use this updated data to complete a vulnerability analysis, as well as a Climate Change-Related Hazard Vulnerability Assessment, which is required during the next update of the Town's Land Use Element of the Master Plan. The following goals, recommendations, and action steps from the Conservation Element and Open Space and Recreation Plan collectively, address local vulnerability and resiliency issues. In addition to these, the 2019 Master Plan Reexamination Report added two (2) goals and objectives (listed below Open Space and Recreation Action Plan) to the original 17 from the 2008 Master Plan, which reflect renewed sustainability concerns and initiatives.

Conservation Element Goals (2023 Master Plan Update)

- To conserve and protect environmentally sensitive areas (e.g. steep slopes, floodplains, and important habitats);
- To prevent the degradation of the environment through improper use of land;
- To utilize modern water runoff control techniques to improve local drainage patterns; and
- To promote green building techniques, low impact development, energy efficient buildings and the use of alternative energy.

Conservation Element Recommendations (2023 Master Plan Update)

- Continue to encourage green infrastructure to meet groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards. Utilize the NJDEP's Best Management Practices as guidance;
- Limit additional land development in sensitive groundwater recharge areas;
- Run awareness and education campaigns to encourage residents and visitors to protect important habitats;
- Proactively protect the existing ecologically sensitive areas; and
- Connect environmentally sensitive areas through bike paths, when possible, to encourage alternative modes of transportation.

Open Space and Recreation Plan Goals (2023 Master Plan Update)

- Implementation: Coordinated planning and adequate funding for the management and maintenance of the Town's open space resources;
- Maintenance and Improvement: Maintained and improved open space recreation resources (i.e., athletic fields, parks, playgrounds, trails, hard courts, dog parks, and other recreational facilities). Natural areas with intact native habitats, limited invasive species, maximized native

plans, maintained or reestablished natural hydrology, and improved water quality. Optimized extent and health of the Town's tree canopy;

- Accessibility: Maximized accessibility of Newton's Outdoor Recreation Facilities and Natural Open Spaces;
- Minimized Gaps in the Availability of Open Space Resources: New and improved open space resources in areas of greatest need including, but not limited to, Environmental Justice areas, areas affected by heat island effects, and areas lacking certain types of local open space resources;
- Connectivity: Linked open space resources with accessible paths, bike lanes, and trails; and
- Protection: Protected and expanded open space resources.

[Open Space and Recreation Action Plan \(OSRP\) \(2023 Master Plan Update\)](#)

Short-Term

- Adopt the Open Space and Recreation Plan as an Element of the Town of Newton Master Plan;
- Submit the final OSRP to the New Jersey Green Acres Program for participation in the State's Planning Incentive Program;
- Town of Newton Council and representatives to consider options for enhancing use of existing open space and recreational areas;
- Adequately maintain existing facilities to provide for long-term use; and
- Promote eco-tourism for open space and recreational areas in the Town to help spur additional economic development in and around the Town Center District (downtown Newton).

Long-Term

- Consider a ballot item for voter approval establishing a local purpose tax dedicated to open space, farmland preservation, historic preservation, and recreation. Work with the Recreation Advisory Commission to educate residents on the need for and benefits of such a tax, including the financial benefits;
- Town of Newton Recreation Advisory Commission to develop and present formal recommendations for consideration by the Town Council for the additional recreational facilities and streetscape enhancements recommended by this OSRP;
- Maintain a list of properties in the Town that have the potential to be acquired and developed as parks or open space;
- Expand parklands with active recreation facilities to meet the present and future needs of Newton. Develop linear linkages between parks to promote alternative transportation opportunities between neighborhoods; and
- Periodically survey and update the recreation inventory and needs analysis to anticipate needs rather than react to deficiencies.

Ongoing

- Prioritization of water mitigation and drainage needs at the Babe Ruth Field at Memory Park in order to make the site more accessible and usable for residents. Town officials have taken advantage of a State Department of Environmental Protection (NJDEP) grant to transform the field into a more enjoyable amenity through the redirection of water run-off, expansion of the rain garden, and drainage of Moore's Brook.



Memory Park and Newton Pool

2019 Master Plan Reexamination Report Added Goals and Objectives

- To encourage municipal policies and development that considers smart growth strategies including the consideration of potential locations to install electric vehicle charging stations; storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure; and environmental sustainability;
- To promote and encourage an interconnected green infrastructure network in development and redevelopment throughout the Town to mitigate stormwater runoff and flood hazard, improve groundwater quality, and provide social, recreational, public health, and economic benefits.

8. Consistency Section

8.1 Local and Regional Planning

The Town of Newton implements its vision and master plan through its Form-Based Zoning, its Redevelopment Plans, and other land use regulations. The Town Council of Newton adopted Form-Based Code Zoning in April 2012. There is a total of 15 Zones, which include six (6) main Transect Zones and nine (9) Special Districts. These are each illustrated in **Figure 6**. The main Transect Zones (identified with a notation of “T”) include the T-1 Natural Areas Zone, T-2 Rural Reserved Areas Zone, T-3 Neighborhood Residential Zone, T-4 Neighborhood Services Zone, T-5 Town Core Support Area/Neighborhood Cores Zone, and the T-6 Town Core Zone. The Special Districts (identified with a notation of “SD”) include the SD-1 Hospital District, SD-2 College District, SD-3 Retail/Manufacturing District, SD-4 Industrial/Manufacturing District, SD-5 Office/Manufacturing District, SD-6 – School District, SD-7 Senior Community District, SD-8 Power Substation District, and SD-9 – Planned Neighborhood Development District. Below **Figure 6** are the purposes and associated land use controls of each Zone as explained in the Town’s Zoning Ordinance. In addition, the Town of Newton has adopted and/or studied eight (8) Redevelopment Plans and/or Areas, which were discussed in detail in Section 2.3 of this report. Together, Newton’s Form-Based Zoning and Redevelopment Plans exhibit local and regional planning consistency by encouraging and implementing the goals and objectives from the Town’s Planning Documents, primarily its Master Plan and Strategic Vision Plan.

The T-1 Natural Areas Zone and T-2 Rural Reserved Areas Zone protect environmentally sensitive areas, which as discussed in Section 2.4.1 of this report, is a significant priority in the 2023 Master Plan Update, which includes a Natural Resource Inventory (NRI), Conservation Element, and Open Space and Recreation Plan. The T-1 Zone preserves open space and includes areas with steep slopes, wetlands, or stream buffers. The T-2 Zone also includes environmental constraints and only allows for very low density and cluster residential to preserve open space and act as a buffer between the most sensitive areas in the T-1 Zone and the bulk of residential, commercial, and industrial development in the other zones. The data collected in the NRI and the goals of both the Conservation Element and Open Space and Recreation Plan are corroborated and implemented through these zones. For example, the location of existing environmental and cultural resources identified in the NRI such as forested areas and plant and wildlife habitats in the eastern part of the Town overlap with the T-1 Zone. Furthermore, goals and recommendations of the Conservation Element and Open Space and Recreation Plan such as “conserve and protect environmentally sensitive areas (e.g. steep slopes, floodplains, and important habitats),” “limit additional land development in sensitive groundwater recharge areas,” “proactively protect the existing ecologically sensitive areas,” and “Protection: Protected and expanded open space resources” are implemented through the land use controls of these zones.

The other four (4) Transect Zones and nine (9) Special Districts regulate the bulk of development in the Town and accomplish a variety of the Master Plan Goals and Objectives which are not limited to, but include:

- 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 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 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; and
- To encourage development of affordable housing within the Town of Newton.

Examples of where and how some of the more specific goals and objectives mentioned above are implemented in the Town's Form-Based Zoning are discussed hereafter. The establishment of appropriate population densities and concentrations is promoted through the T-6 Town Core Zone, T-5 Town Core Support Area/Neighborhood Cores Zone and T-4 Neighborhood Services Zone, which promote higher density development including residential and services near the Town's Central Business District and its arterial roads; and the T-3 Neighborhood Residential Zone, which fosters the bulk of single-family residential development in safe and both family- and school-oriented neighborhoods. The conservation of historic sites and districts is promoted through the T-6 Town Core Zone, which covers the Central Business District and encourages public frontage design aesthetics that foster the preservation and revitalization of the Town's historic core. The Historic Preservation Advisory Commission maintains the historic integrity of the Town's historic district. The conservation of energy resources is promoted through the SD-8 Power Substation District, which covers the Newton Power Substation and permits uses and controls that support public safety and its electric output. Planned unit developments are encouraged through the SD-9 Planned Neighborhood Development District, which promotes varying densities, different building types, and mixed-use development. Senior citizen community housing is encouraged through the SD-7 Senior Community District, which permits residential and institutional development best for seniors. Affordable housing is encouraged through the SD-9 Planned Neighborhood Development District, which includes a mandatory 20% set-aside for affordable housing.

The Town of Newton's Form-Based Zoning also implements the Town's Strategic Vision Plan, which as discussed in Sections 2.4 and 3.1 of this report, is *“A holistic vision of a place 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”* and includes the following three main goals:

- Improve Condition of Buildings and Hardscape in the Downtown;
- Create a Vibrant Downtown; and
- Improve Quality of Life in the Downtown.

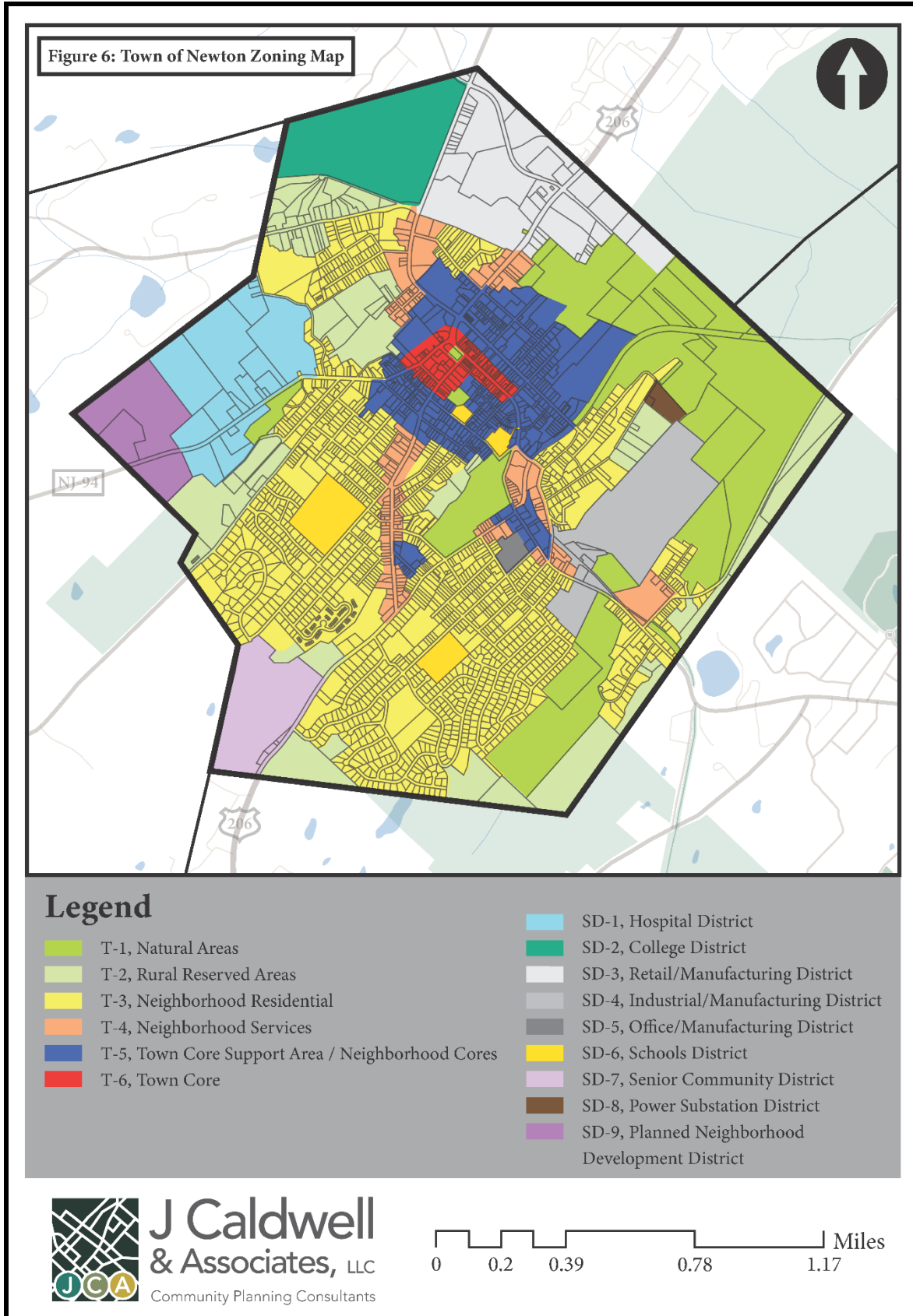
The T-6 Town Core Zone along with the T-5 Town Core Support Area/Neighborhood Core Zone and T-4 Neighborhood Services Zone have and will continue to accomplish the Town's Vision and associated three goals. The T-6 Zone governs the high density, mixed- and multiple-use central business district of the Town. By allowing a variety of building types (i.e., townhouse, live/work, mixed-use, elevator flats, office, retail, hotels, civic, and parking structure with liner building), the Town Core exhibits a strong sense of place for not just the Town, but also for Sussex County as a whole. Principle buildings must be between two (2) and eight (8) stories. Edge yards and side yards are not permitted. Uncovered parking spaces are only permitted towards the rear of the buildings. These land use controls along with public frontage requirements such as the inclusion of street trees, streetscaping, and street furniture, have improved the overall appearance of the area and increased marketable retail space, foot traffic, variety of restaurants and retail services, and perception of safety.

The T-5 and T-4 Zones also contribute to the success of the Town Core and Newton's Strategic Vision Plan. Together, they provide much of the housing, employment, and other resources for the Town. They too exhibit a strong sense of place and identity through the incorporation of street trees, landscaping, and furniture. In addition, they provide some of the densest housing in the region. This creates a healthy number of residents who live within walking distance of the Town's historic core. Many of these residents are able to work, shop, and play in a close proximity, which is further accomplishing the overall quality of life and vibrancy in the Downtown and its surrounding nodes.

Many of the Special Districts have played important roles in the implementation of and consistency with Newton's Redevelopment Areas and Plans. For example, SD-5 Office/Manufacturing District covers the Sparta Avenue Redevelopment Area, which currently consists of office and manufacturing uses for ThorLabs. The SD-3 Retail/Manufacturing District covers the land area of both the 121 Water Street Development Plan and Armory Shoprite Redevelopment Area – the first of which has now been developed into residential lofts and restaurants.

According to 2022 Census Estimates, the population of the Town of Newton is 8,466 people. According to World Population Review, the estimated population in 2029 is expected to be about 9,100 people, representing an increase of about 634 people in seven (7) years. Newton has planned for the bulk of population growth to occur and be concentrated in the T-4 and T-5 Zones. A variety of building types are allowed in both of these zones including, but not limited to: townhouses, live/work, duplexes, and triplexes. With a greater variety of permitted residential uses, Newton is not concerned about adapting to and housing its projected population growth.

According to FEMA Flood Map Service Center, the Town of Newton has a few areas designated as Special Flood Hazard Areas (SFHAs), which includes Zone A in the far eastern part of the Town and Zone AE along a typically, extremely small creek in the northern part of the Town, which heads towards the far eastern part of the Town. The SFHAs are defined as being inundated by a flood event having a one-percent (1%) annual chance of being equaled or exceeded in any given year. The one-percent (1%) annual chance flood is also referred to as the base flood or 100-year flood. The vast majority of both the Zone A and Zone AE, which overlap with the Town, are areas within the T-1 and T-2 Zones. As described above and below, these zones protect environmentally sensitive areas and limit and/or completely prohibit development of any kind. Thus, Newton's land use controls are in line with projected climate hazards such as flood prone risk.



T-1 Natural Areas Zone

The T-1 Zone covers lands approximating or reverting to a wilderness condition. These lands are to be kept in a natural state and, when possible, preserved as public open space. This zone includes lands that are unsuitable for development due to steep slopes, wetlands, or stream buffers. Development is limited to open space/parks. The T-1 Zone consists primarily of lands already owned by the Town of Newton or other public entities.

T-2 Rural Reserved Areas Zone

The T-2 Zone covers a small portion of the single-family residential areas located on the fringe of the neighborhood residential areas. The Zone consists of sparsely settled land in open or cultivated states, woodlands and agriculture areas. These areas may have environmental constraints and are proposed for low density and cluster residential to preserve open space. The public frontage shall include native trees of various species, naturalistically clustered, as well as understory. Minimum lot size 1.0 acre unless clustering which allows 0.25-acre lot size with minimum 40% open space set aside and 10% density bonus as a conditional use. Density is based on gross acreage less critical environmental areas divided by one acre. Preexisting lots 0.25 to 0.99 acre in size may be developed with one single-family residential unit provided T-2 setbacks can be met. Allowed building types: single-family residential.

T-3 Neighborhood Residential Zone

The T-3 Zone covers the majority of the single-family residential areas that span out from the downtown and neighborhood center areas. Minimum lot size is 9,000 square feet and minimum lot width is 72 feet. Parking shall be located at the second and third lot layers, except where the shape or size of the lot do not permit access to parking in the second and third lot layers as required in § **320-7C**. In that case, parking may be permitted in the first lot layer at the discretion of the Planning Board. The public frontage shall include native trees of various species, naturalistically clustered, as well as understory. Allowed building types: single-family residential, duplex.

T-4 Neighborhood Services Zone

The T-4 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 public frontage shall include native trees of various species, naturalistically clustered, as well as understory. Street furniture should be incorporated into the semipublic edge on commercial and mixed-use buildings. Allowed building types: townhouse, research/warehouse, parking garage/garage with liner, mixed-use, office, live/work, civic, single-family residential, duplex and triplex. For residential uses, parking may be permitted in the first lot layer at the discretion of the Planning Board, where the size and shape of the lot do not permit parking in the second and third lot layer as required in § **320-8C**.

T-5 Town Core Support Area / Neighborhood Cores Zone

The T-5 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 public frontage shall include street trees and landscaping along building frontages. Street furniture

should be incorporated into street frontages for commercial and mixed-use buildings. Allowed building types: single-family residential, townhouse, duplexes, triplexes, live/work, mixed-use, elevator flats, office, retail, hotels, civic, parking garage with liner building.

T-6 Town Core Zone

The T-6 Zone 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. The public frontage shall include street trees, streetscaping and street furniture. Allowed building types: townhouse, live/work, mixed-use, elevator flats, office, retail, hotels, civic, parking structure with liner building.

Special District 1 – Hospital District

The SD-1 District covers the Newton Medical Center and support services for the hospital. The following building types are permitted in the District: Civic institutional; Historic institutional; Parking garage; Parking garage with liner building; Office; and Research and development/labs.

Special District 2 – College District

The SD-2 District covers the Sussex County Community College Campus. The following building types are permitted in the District: Civic institutional; Historic institutional; Offices; Multifamily residential; Elevator flats; Parking garage; and Parking garage with liner building.

Special District 3 – Retail/Manufacturing District

The SD-3 District 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 may be a location for relocated light manufacturing and industrial uses which currently exist in redevelopment areas. The following building types are permitted in the District: Research/warehouse; Large-scale retail; Retail; Hotels; Live/work; Drive-through retail; Parking garage; and Parking garage with liner building.

Special District 4 – Industrial/Manufacturing District

The SD-4 District covers the existing industrial 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. Where proposed development abuts residential areas, year-round buffers should be provided. The following building types are permitted in the District: Light industrial; Food production; and Industrial (northeast of Sparta Avenue only).

Special District 5 – Office/Manufacturing District

The SD-5 District covers the Sparta Avenue redevelopment area; where office and manufacturing uses make up the headquarters for ThorLabs. The uses are governed by the redevelopment plan for the area. The following building types are permitted in the District: Offices; Research/warehouse; Mixed-use buildings; Parking garage; and Parking garage with liner building.

Special District 6 – School District

The SD-6 District covers the Newton High School, Halsted Street School, Merriam Avenue Elementary School and St. Joseph Regional School. The following building types are permitted in the District: Civic institutional; Historic institutional; Parking garage; and Parking garage with liner building.

Special District 7 – Senior Community District

The SD-7 District covers the Bristol Glen/United Methodist Homes Continuing Care and Assisted Living Facility. The following building types are permitted in the District: Duplex residential; Triplex residential; Civic institutional; Historic institutional; Multifamily residential; Elevator flats; Townhouse; Parking garage; and Parking garage with liner building.

Special District 8 – Power Substation District

The SD-8 District covers the Newton Power Substation. The following uses are permitted in the District: Power substation; Electric utilities; Accessory uses to the foregoing; and Setbacks: Ten-foot front yard; Five-foot side yard; and Five-foot rear yard.

Special District 9 – Planned Neighborhood Development District

The SD-9 District covers approximately 52 acres along High Street at the western edge of town. Development in this zone includes a mandatory 20% set-aside for affordable housing. Mixed-use is permitted along High Street and adjacent to the Newton Hospital to provide retail and services to the neighborhood. The remainder of the development is permitted to be residential and should vary in density from higher density closer to High Street to lower density further from the road frontage. A minimum of three building types shall be provided for any development. The following building types are permitted in the District: Single-Family; Townhouses; Multifamily residential and elevator flats; Duplexes; Triplexes; Mixed-use buildings; Live/work; and Parking garages and parking garages with liner buildings.

8.2 State Plan: Goals, Policies, and Indicators

The Town of Newton is consistent with the goals and policies set forth in the 2001 New Jersey State Development and Redevelopment Plan (“SDRP”), which includes the following eight (8) Goals followed by each of their related statewide Policy Categories:

- 1. Revitalize the State’s Cities and Towns**
 - Urban Revitalization – Color equals Town of Newton Vision Consistency
 - Public Investment Priorities
 - Comprehensive Planning
- 2. Conserve the State’s Natural Resources and Systems**
 - Energy Resources
 - Agriculture
 - Coastal Resources
 - Water Resources
 - Open Lands and Natural Systems
 - Planning Regions Established by Statute
 - Special Resource Areas
- 3. Promote Beneficial Economic Growth, Development, and Renewal for All Residents of New Jersey**
 - Economic Development
 - Urban Revitalization
 - Agriculture
- 4. Protect the Environment, Prevent and Clean Up Pollution**
 - Water Resources
 - Waste Management, Recycling and Brownfields
 - Air Resources
 - Energy
- 5. Provide Adequate Public Facilities and Services at a Reasonable Cost**
 - Public Investment Priorities
 - Infrastructure Investments
 - Transportation
- 6. Provide Adequate Housing at a Reasonable Cost**
 - Urban Revitalization
 - Housing
 - Design

7. Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value

- Historic, Cultural and Scenic Resources
- Open Lands and Natural System

8. Ensure Sound and Integrated Planning and Implementation Statewide

- Equity
- Comprehensive Planning
- Planning Regions Established by Statute
- Special Resource Areas
- Design

Below is each goal listed again with its strategy description provided in the SDRP. Below each description in italics describes what the Town of Newton has done and/or is in the process of doing to support and implement the respective goal.

1. Revitalize the State’s Cities and Towns

Protect, preserve and develop the valuable human and economic assets in cities, towns and other urban areas. Plan to improve their livability and sustainability by investing public resources in accordance with current plans which are consistent with the provisions of the State Plan. Leverage private investments in jobs and housing; provide comprehensive public services at lower costs and higher quality; and improve the natural and built environment. Incorporate ecological design through mechanisms such as solar access for heating and power generation. Level the playing field in such areas as financing services, infrastructure and regulation. Reduce the barriers which limit mobility and access of city residents, particularly the poor and minorities, to jobs, housing, services and open space within the region. Build on the assets of cities and towns such as their labor force, available land and buildings, strategic location and diverse populations.

- a. Newton’s Strategic Vision Plan includes the following vision: “A holistic vision of a place 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.” This vision is the central tenant for the revitalization of the Town. Specific goals include: Improve Condition of Buildings and Hardscape in the Downtown, Create a Vibrant Downtown, and Improve Quality of Life in the Downtown. In Section 2.4.1 of this report, there’s a list of results and evidence of success for each of these goals, which have been witnessed in a growing manner, particularly, in recent years. The Town has used its existing assets to flourish the Town Core, and as a result, help flourish the local and regional housing, economic, and cultural markets. In addition, sustainability has played a pivotal role in Newton’s planning processes. The 2019 Master Plan Reexamination Report added two (2) goals and to the original 17 from the 2008 Master Plan, which reflect renewed sustainability concerns and initiatives. See Sustainability and Resiliency Statement (Section 7) of this report for more information.*

2. Conserve the State’s Natural Resources and Systems

Conserve the state’s natural resources and systems as capital assets of the public by promoting ecologically sound development and redevelopment in the Metropolitan and Suburban Planning Areas, accommodating environmentally designed development and redevelopment

in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, and by restoring the integrity of natural systems in areas where they have been degraded or damaged. Plan, design, invest in and manage the development and redevelopment of Centers and the use of land, water, soil, plant and animal resources to maintain biodiversity and the viability of ecological systems. Maximize the ability of natural systems to control runoff and flooding, and to improve air and water quality and supply.

- a. *Newton completed a 2023 Master Plan Update, which included a Natural Resource Inventory (NRI), Conservation Element, and Open Space and Recreation Plan. The NRI provides a foundation for identifying and preserving the existing environmental and cultural resources. The updated data will be used to complete a vulnerability analysis, as well as a Climate Change-Related Hazard Vulnerability Assessment, which is required during the next update of the Town's Land Use Element of the Master Plan. In addition, the goals of the Conservation Element and Open Space and Recreation Plan collectively, address local vulnerability and resiliency issues. Lastly, the 2019 Master Plan Reexamination Report added two (2) goals and objectives, which reflect renewed sustainability concerns and initiatives. See Sustainability and Resiliency Statement (Section 7) of this report for more information.*

3. Promote Beneficial Economic Growth, Development, and Renewal for All Residents of New Jersey

Promote socially and ecologically beneficial economic growth, development and renewal and improve both the quality of life and the standard of living of New Jersey residents, particularly the poor and minorities, through partnerships and collaborative planning with the private sector. Capitalize on the state's strengths—its entrepreneurship, skilled labor, cultural diversity, diversified economy and environment, strategic location and logistical excellence—and make the state more competitive through infrastructure and public services cost savings and regulatory streamlining resulting from comprehensive and coordinated planning. Retain and expand businesses, and encourage new, environmentally sustainable businesses in Centers and areas with infrastructure. Encourage economic growth in locations and ways that are both fiscally and environmentally sound. Promote the food and agricultural industry throughout New Jersey through coordinated planning, regulations, investments and incentive programs—both in Centers to retain and encourage new businesses and in the Environs to preserve large contiguous areas of farmland.

- a. *Newton strives to encourage diverse and contemporary economic drivers that benefit not only Newton, but Sussex County and New Jersey as a whole. Despite its geographically small size, Newton has significant small- and large-scale uses within its bounds. The Town boasts diverse housing opportunities to families of all income levels, mom-and-pop stores, and unique dining and shopping experiences. One of the most notable economic drivers is ThorLabs, an international optical equipment company headquartered in Newton. In addition to encouraging large-scale drivers such as ThorLabs, Newton maintains strong communication with all local businesses through the Town's Community Development Office. The Town is constantly seeking out funding opportunities to assist small business owners in a variety of ways including grants to improve facades.*

4. Protect the Environment, Prevent and Clean Up Pollution

Develop standards of performance and create incentives to prevent and reduce pollution and toxic emissions at the source, in order to conserve resources and protect public health. Promote the development of businesses that provide goods and services that eliminate

pollution and toxic emissions or reduce resource depletion. Actively pursue public/private partnerships, the latest technology and strict enforcement to prevent toxic emissions and clean up polluted air, land and water without shifting pollutants from one medium to another; from one geographic location to another; or from one generation to another. Promote ecologically designed development and redevelopment in the Metropolitan and Suburban Planning Areas and accommodate ecologically designed development in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, to reduce automobile usage; land, water and energy consumption; and to minimize impacts on public health and biological systems, water and air quality. Plant and maintain trees and native vegetation. Reduce waste and reuse and recycle materials through de-manufacturing and remanufacturing.

- a. *Newton completed a 2023 Master Plan Update, which included a Natural Resource Inventory (NRI), Conservation Element, and Open Space and Recreation Plan. The NRI provides a foundation for identifying and preserving the existing environmental and cultural resources. The updated data will be used to complete a vulnerability analysis, as well as a Climate Change-Related Hazard Vulnerability Assessment, which is required during the next update of the Town's Land Use Element of the Master Plan. In addition, the goals of the Conservation Element and Open Space and Recreation Plan collectively, address local vulnerability and resiliency issues. Lastly, the 2019 Master Plan Reexamination Report added two (2) goals and objectives, which reflect renewed sustainability concerns and initiatives. See Sustainability and Resiliency Statement (Section 7) of this report for more information.*

5. Provide Adequate Public Facilities and Services at a Reasonable Cost

Provide infrastructure and related services more efficiently by supporting investments based on comprehensive planning and by providing financial incentives for jurisdictions that cooperate in supplying public infrastructure and shared services. Encourage the use of infrastructure needs assessments and life-cycle costing. Reduce demands for infrastructure investment by using public and private markets to manage peak demands, applying alternative management and financing approaches, using resource conserving technologies and information systems to provide and manage public facilities and services, and purchasing land and easements to prevent development, protect flood plains and sustain agriculture where appropriate.

- a. *Nearly all of Newton's current and projected population/ development growth has or will have access to public water and sewer infrastructure, in addition to public road frontage and electric and natural gas utilities. Furthermore, Newton focuses on preserving its existing transportation infrastructure rather than building more roads. Most recently, Newton has received funding to create sidewalks along Mill Street. Finally, there are numerous public facilities and services located in the town including Memory Park, Pine Street Park, Summit Avenue Park, Newton Square, Newton Dog Park, its Firehouses, Municipal Buildings and Courthouse, Newton Pool, Police Department, and Recycling Center. The public parks are free and the Newton Pool is free for residents.*

6. Provide Adequate Housing at a Reasonable Cost

Provide adequate housing at a reasonable cost through public/private partnerships that create and maintain a broad choice of attractive, affordable, ecologically designed housing, particularly for those most in need. Create and maintain housing in the Metropolitan and Suburban Planning Areas and in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, at densities which support transit and reduce commuting time and costs, and

at locations easily accessible, preferably on foot, to employment, retail, services, cultural, civic and recreational opportunities. Support regional and community-based housing initiatives and remove unnecessary regulatory and financial barriers to the delivery of housing at appropriate locations.

- a. *Newton boasts a variety of housing options and affordability, particularly for the region. Affordable housing is mandated in the SD-9 Planned Neighborhood Development District, which includes a mandatory 20% set-aside for affordable housing. Senior citizen community housing is encouraged through the SD-7 Senior Community District, which permits residential and institutional development best for seniors. In addition, the Town completed a 2023 Affordable Housing Status Update, which included a variety of actions to further the Town's affordable housing obligations (see Section 2.4.1 of this report for details). A Declaratory Judgment was granted by the Superior Court of New Jersey, Law Division, SSX-L-418-15, by Order on May 27, 2016, finding that the Town of Newton is in compliance with its constitutional obligations for affordable housing and provides a realistic opportunity for low- and moderate-income housing. As of December 13, 2023, the Town's Affordable Housing Trust Fund balance was \$593,000.*

7. Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value

Enhance, preserve and use historic, cultural, scenic, open space and recreational assets by collaborative planning, design, investment and management techniques. Locate and design development and redevelopment and supporting infrastructure to improve access to and protect these sites. Support the important role of the arts in contributing to community life and civic beauty.

- a. *Newton is in the process of completing an updated historic inventory and has designated historic districts in the Town including the National and State Registers of Historic Places as well as locally historic sites. In addition, Newton completed a 2023 Master Plan Update, which included a Conservation Element and Open Space and Recreation Plan. Finally, Newton has been supporting and implementing the role of public art through the Neighborhood Preservation Program of the Department of Community Affairs. Of notable and recent NPP implementation was a 60-foot by 14-foot mural designed by the Olmsted Mural Group and painted by hundreds of volunteers in the community.*

8. Ensure Sound and Integrated Planning and Implementation Statewide

Use the State Plan and the Plan Endorsement process as a guide to achieve comprehensive, coordinated, long-term planning based on capacity analysis and citizen participation; and to integrate planning with investment, program and regulatory land-use decisions at all levels of government and the private sector, in an efficient, effective and equitable manner. Ensure that all development, redevelopment, revitalization or conservation efforts support State Planning Goals and are consistent with the Statewide Policies and State Plan Policy Map of the State Plan.

- a. *Newton maintains consistency with the SDRP in its efforts to ensure sound and integrated planning. In the numerous Redevelopment Studies and Plans prepared by the Town (refer to Section 2.3 of this report), the SDRP is reviewed for consistency.*

8.3 State Plan: Center Criteria and Policies

The Town of Newton became a Designated Regional Center (often denoted as “DR”) of the State Plan on September 24, 2003 and this designation expired on May 15, 2023. Newton is seeking redesignation in 2024. Through redesignation, the Town hopes to keep up with state regulations and access funding opportunities to advance its goals and objectives, which are in line with the State Plan. Though Newton is fairly small in both land area (3.36 square miles) and population (8,466 people) according to 2020 and 2022 Census Estimates, respectively, the Town is still a major population, economic, and civic center for the region, specifically, Sussex County. In fact, Newton is mentioned in the SDRP as an example of a Rural Planning Area Designated Regional Center (page 242). A photo of Spring Street, which acts as the core of the Town’s historic Central Business District, is included in the Section. Newton’s small business district serves and employs local residents, and also attracts many from the surrounding region to work, shop, and play in the Town. In addition, Newton is an institutional, recreational, and medical center for the region. Sussex County Community College educates over 2,000 students and employs about 450 people. Memory Park, Newton Cemetery, and the Sussex Branch Trail spur recreational and outdoor activity to the Newton. Finally, the Newton Medical Center acts as a major hospital hub, which employs nearly 1,200 people and has about 150 licensed beds.

The Criteria for Designated Regional Center according to the SDRP along with how Newton fits each criterion in italics is listed below:

1. It functions (or is planned to function) as the focal point for the economic, social and cultural activities of its region, with a compact, mixed-use (for example, commercial, office, industrial, public) Core and neighborhoods offering a wide variety of housing types;
 - a. *Newton’s Town Core and adjacent surrounding areas are the economic, social, and cultural focal point for Sussex County. The Town Core is compact, includes mixed-use development including housing above commercial businesses, and is vibrant with many restaurants, services, and public art.*
2. It has access to existing or planned infrastructure sufficient to serve projected growth;
 - a. *Nearly all of Newton’s current and projected population/ development growth has, or will have, access to public water and sewer infrastructure, in addition to public road frontage and electric and natural gas utilities.*
3. It has, within the Center Boundary, an existing (or planned) population of more than 10,000 people in Metropolitan and Suburban Planning Areas and more than 5,000 people in Fringe, Rural and Environmentally Sensitive Planning Areas;
 - a. *Newton is located in the Environmentally (and Rural/ Environmentally) Sensitive Planning Areas and has a population of 8,466 people. The previously expired and currently proposed Center Boundary includes nearly all of the land area in which the Town’s population resides.*

4. It has (or is planned to have) a gross population density of approximately 5,000 persons per square mile excluding water bodies (or approximately three dwelling units per acre) or more within the Center Boundary;
 - a. *Newton's previously expired and currently proposed Center Boundary consists of about ¾ of the Town's land area, which results in about 2.52 square miles. With a population of 8,466 residing within the Center Boundary, the estimated population density is about 3,360 persons per square mile, which is less than the criterion of approximately 5,000 persons per square mile. However, Newton exhibits one of the highest population densities of any municipality in Sussex County and acts as a major concentrated population center for the region. As such, though Newton's population density doesn't meet the 5,000-persons-per-square-mile threshold, the Town should still be regarded as having a high population density for the region and be waived from meeting this specific numeric threshold.*
5. It has (or is planned to have) within the Center Boundary, an employment base of more than 10,000 jobs in Metropolitan and Suburban Planning Areas and more than 5,000 jobs in Fringe, Rural and Environmentally Sensitive Planning Areas;
 - a. *Newton is located in the Environmentally (and Rural/Environmentally) Sensitive Planning Areas and has an employment base of approximately 4,240 jobs. While this is less than the 5,000-job threshold, Newton's employment base still represents a very robust and growing job market, while remaining a major employment hub for the region.*
6. It is near a major public transportation terminal, arterial intersection or interstate interchange capable of serving as the hub for two or more modes of transportation; and
 - a. *U.S. Route 202 and State Route 94 intersect in the center of Newton, which acts as a major arterial intersection for the region. However, the Town does not have robust automobile alternative modes. Nonetheless, it should be noted that the region as a whole, specifically Sussex County, doesn't exhibit major alternative modes of transport. Because of this, Newton should still be considered a major transportation hub for the region.*
7. It has a land area of one (1) to 10 square miles.
 - a. *Newton has a land area of 3.36 square miles.*

In addition, criteria that's specific to new Regional Centers and how Newton fits each criterion in italics in listed below:

1. It is in a market area supporting high-intensity development and redevelopment and reflects characteristics similar to existing Regional Centers regarding employment and residential uses; or it is a single- or limited-purpose employment complex that can be retrofitted to form the Core of a full-service, mixed-use community, as described above; and it has a jobs-to-housing ratio of 2:1 to 5:1;
 - a. *Newton has a relatively large amount of high-intensity development and redevelopment for the region and has characteristics similar to other Regional Centers such as its diverse employment sector (Sales & Related Occupations, Office & Administrative Support, Management Occupations, etc.) and*

housing types, particularly it's the Town Core and its arterial nodes. Its neighboring Townships and farther municipalities in the County support Newton as a center for major development, while keeping their areas relatively focused on low-impact development, agriculture, and open space preservation.

2. It is identified as a result of a strategic planning effort conducted on a regional basis, which includes participation by the private sector, municipalities, counties and state agencies that represent the major actors in the development of the region and is identified in county and municipal master plans; and
 - a. *Newton frequently updates its Master Plan (most recently in 2023) and completes Reexamination Reports (most recently in 2019). These documents, in addition to the Town's Strategic Vision Plan are all about the regional identification of Newton as a thriving hub of activity for the region. Newton has also embarked on extensive engagement processes such as a community survey conducted for the Town's application for the Department of Community Affairs Neighborhood Preservation Program grant, which received a total of 586 responses from a large variety of stakeholders.*
3. It is located, scaled, and designed so as not to adversely affect the economic growth potential of Urban Centers.
 - a. *Newton is a geographically isolated Town from New Jersey's Urban Centers. In addition, Sussex County, of which Newton is the County Seat and is centered, is one of the least-dense regions of the State and much of the local population lives too far to commute frequently to Urban Centers. Also, the Town is scaled appropriately for the region and does not intend to (nor could it) compete with the economic potential of the state's Urban Centers.*

8.4 State Plan: Planning Area Policy Objectives

Newton is primarily in "PA5," the Environmentally Sensitive Planning Area, but also includes smaller areas in "PA4B," the Rural/Environmentally Sensitive Planning Area. Below is a list of the 11 Planning Area Policy Objectives outlined in the 2001 New Jersey SDRP along with their associated descriptions for both the PA5 and PA4B Planning Area. Under the PA4B Policy Objectives Section, it says, "Development and redevelopment in the Rural/Environmentally Sensitive Planning Area should follow the Policy Objectives presented in the next section for the Environmentally Sensitive Planning Area (PA5)" thus, the descriptions for both the PA5 and PA4B are the same. From the descriptions in italics below each description, it's evident that the Town of Newton's planning is consistent with the PA5 (and PA4B) Policy Objectives from the State Plan.

1. Land Use

Protect natural systems and environmentally sensitive features by guiding development and redevelopment into Centers and establishing Center Boundaries and buffers and greenbelts around these boundaries. Maintain open space networks, critical habitat and large contiguous tracts of land in the Environs by a variety of land use techniques. Development and redevelopment should use creative land use and design techniques to ensure that it does not exceed the capacity of natural and infrastructure systems and protects areas where public

investments in open space preservation have been made. Development and redevelopment in the Environs should maintain and enhance the natural resources and character of the area.

- a. Newton uses Form-Based Zoning, which focuses on the physical form of buildings and their relationship to the public realm, rather than the separation of land uses. Newton accomplishes the urban form of a Town Core with the appropriate range of development, densities, and services radiating outwards from the Town Core.*

2. Housing

Provide for a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth. Ensure that housing in general—and in particular affordable, senior citizen, special needs and family housing—is developed with access to a range of commercial, cultural, educational, recreational, health and transportation services and facilities. Focus multi-family and higher-density, single-family housing in Centers. Any housing in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on environmental resources.

- a. Newton exhibits a variety of housing options ranging from residential-above-commercial tenants in the Town Core, to higher density duplexes and triplexes in the nearby T-5 and T-4 Zones and further, to predominantly single-family detached dwellings in the T-3 Zone. Affordable housing is mandated in the SD-9 Planned Neighborhood Development District, which includes a mandatory 20% set-aside for affordable housing. Senior citizen community housing is encouraged through the SD-7 Senior Community District, which permits residential and institutional development best for seniors. Together, each zone and district play an important role in the diverse fabric of housing opportunities in the Regional Center which contribute to the success of the Town Core's vibrancy. They also contribute to the associated services, retail, and cultural and recreational assets in the best of locations. In addition, Redevelopment Areas such as the 121 Water Street Redevelopment Area have seen great strides in the construction of higher density housing such as four-story lofts, in this case.*

3. Economic Development

Support appropriate recreational and natural resource-based activities in the Environs and locate economic development opportunities that are responsive to the needs of the surrounding region and the travel and tourism industry in Centers. Any economic development in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on environmental resources.

- a. Newton takes great advantage of its geographic location in the region to anchor itself as a commercial and economic hub for jobs, services, retail, medical care, restaurants, and recreation. As the County Seat with a long and rich history, the Town is focused on increasing tourism for local shopping and eating. Furthermore, the cultural and scenic qualities of the Town and the surrounding area are of utmost importance to the Town, which is evident with its attention to aesthetic and placemaking design, particularly in the Town Core, its historic districts, and through its Neighborhood Preservation Program.*

4. Transportation

Maintain and enhance a transportation system that protects the Environs from scattered and piecemeal development and links Centers to each other within and between Planning Areas. Encourage alternatives to the single-occupancy vehicle whenever feasible. Accommodate the seasonal demands of travel and tourism that support recreational and natural resource-based activities. In Centers, emphasize the use of public transportation systems and alternatives to private cars where appropriate and feasible and maximize circulation and mobility options throughout.

- a. *Newton's U.S. Route 202 and State Route 94 are always kept in optimal condition to support automobile and trucking mobility for the region. In addition, Newton has pursued a variety of trail grants, which have helped the construction and upkeep of trails such as the Sussex Branch Trail, a rail trail that goes through a variety of municipalities in Sussex County. Also, the Town is focused on local walkability, which is a priority in its Master Plan, Vision Plan, and Form-Based Zoning.*

5. Natural Resource Conservation

Protect and preserve large, contiguous tracts and corridors of recreation, forest or other open space land that protects natural systems and sensitive natural resources, including endangered species, ground and surface water resources, wetland systems, natural landscapes of exceptional value, critical slope areas, scenic vistas, and other significant environmentally sensitive features.

- a. *Newton completed a 2023 Master Plan Update, which included a Natural Resource Inventory (NRI), Conservation Element, and Open Space and Recreation Plan. The NRI provides a foundation for identifying and preserving the existing environmental and cultural resources. The updated data will be used to complete a vulnerability analysis, as well as a Climate Change-Related Hazard Vulnerability Assessment, which is required during the next update of the Town's Land Use Element of the Master Plan. In addition, the goals of the Conservation Element and Open Space and Recreation Plan collectively, address local vulnerability and resiliency issues. The 2019 Master Plan Reexamination Report added two (2) goals and objectives, which reflect renewed sustainability concerns and initiatives. See Sustainability and Resiliency Statement (Section 7) of this report for more information. Lastly, Newton has pursued a variety of trail grants, helping the construction and upkeep of trails such as the Sussex Branch Trail, which is a rail trail that goes through several municipalities in Sussex County.*

6. Agriculture

Promote agricultural practices that prevent or minimize conflicts with sensitive environmental resources. Guide development to ensure the viability of agriculture and the retention of farmland in agricultural areas. Encourage farmland retention and minimize conflicts between agricultural practices and the location of Centers. Ensure the availability of adequate water resources and large, contiguous tracts of land with minimal land use conflicts. Actively promote more intensive, new-crop agricultural enterprises and meet the needs of the

agricultural industry for intensive packaging, processing, value-added operations, marketing, exporting and other shipping through development and redevelopment.

- a. *As a small and very developed Town, Newton contains very little agricultural land with the exception of a few small areas along the border of Fredon Township. However, its surrounding municipalities, and Sussex County as a whole, contain significant agricultural lands. Therefore, Newton focuses on preserving its existing open space and limiting the locations where impervious surfaces are built, in order to limit hazardous stormwater runoff and the threatening of environmentally sensitive areas, which both play a role in the success of the agricultural practices in the region. It should also be noted that Newton prides itself on selling local produce in its markets and restaurants thus supporting the overall agricultural industry for the region.*

7. Recreation

Provide maximum active and passive recreational and tourism opportunities at the neighborhood and local levels by targeting the acquisitions and development of neighborhood and municipal parkland within Centers. Provide regional recreation and tourism opportunities by targeting parkland acquisitions and improvements that enhance large contiguous open space systems. Ensure meaningful access to public lands.

- a. *Newton contains a variety of active and passive recreational and tourism opportunities with Memory Park, Pine Street Park, Summit Avenue Park, Newton Square, Newton Dog Park, Newton Pool, and Newton Cemetery. In addition, Newton has pursued a variety of trail grants, which have helped the construction and upkeep of trails such as the Sussex Branch Trail, which is a rail trail that goes through several municipalities in Sussex County.*

8. Redevelopment

Encourage environmentally appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers or in ways that support Center-based development to accommodate growth that would otherwise occur in the Environs. Redevelop with intensities sufficient to support transit, a range of uses broad enough to encourage activity beyond the traditional workday, efficient use of infrastructure, and physical design features that enhance public safety, encourage pedestrian activity and reduce dependency on the automobile to attract growth otherwise planned for the Environs.

- a. *Newton's eight (8) Redevelopment Plans and Areas in Need of Redevelopment Studies serve as the focal point in guiding future redevelopment in the Regional Center. Section 2.3 of this report describes each of the redevelopment areas in depth and Section 4 of this report, regarding Recent and Upcoming Development Activities, elaborates further on some of the outcomes of these redevelopment plans and studies. Of notable success and recent activity is the 121 Water Street Redevelopment Plan. After a successful public-private partnership between the Town of Newton and the developer, this Plan saw the construction and opening of three (3) restaurants and a 100-unit residential loft complex called Water Street Lofts. In addition to these plans and studies, the Town's Form-Based Zoning seeks to facilitate redevelopment near the Town Core as part of its revitalization efforts.*

9. Historic Preservation

Encourage the preservation and adaptive reuse of historic or significant buildings, Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the ability for a Center to develop or redevelop. Outside Centers, coordinate historic preservation needs with open space preservation efforts. Coordinate historic preservation with tourism efforts.

- a. *Newton is in the process of completing an updated historic inventory and has designated historic districts in the Town including the National and State Registers of Historic Places and locally historic sites. The conservation of its historic assets is achieved with the Historic Preservation Advisory Commission, which maintains the historic integrity of the Newton Historic District. The Town is working on the creation of a historic walking tour, which will attract visitors to explore the downtown historic district and admire the Town's Greek Revival mansions, brick Italianate homes, and important commercial and civic buildings.*

10. Public Facilities and Services

Phase and program for construction as part of a dedicated capital improvement budget or as part of a public/private development agreement, the extension or establishment of public facilities and services, particularly wastewater systems, to establish adequate levels of capital facilities and services to support Centers; to protect large contiguous areas of environmentally sensitive features and other open spaces; to protect public investments in open space preservation programs; and to minimize conflicts between Centers and the Environs. Encourage private investments and facilitate public/private partnerships to provide adequate facilities and services, particularly wastewater systems, in Centers. Make community wastewater treatment a feasible and cost-effective alternative.

- a. *Nearly all of Newton's current and projected population/development growth has or will have access to public water and sewer infrastructure, in addition to public road frontage and electric and natural gas utilities. Newton actively pursues funding opportunities for both improving existing infrastructure and maintaining and expanding more cost-effective options for residents.*

11. Intergovernmental Coordination

Coordinate efforts of state agencies, county and municipal governments to ensure that state and local policies and programs support environmental protection by examining the effects of financial institution lending practices, government regulation, taxation and other governmental policies and programs.

- a. *The Town of Newton has historically worked closely with various municipal, state, and county agencies through shared service agreements and more general collaborative efforts. The Town also frequently coordinates with private and non-profit agencies. See Statement of Planning Coordination (Section 5 of this report) for further information.*

9. Mapping

Below are the six (6) figures used throughout this report. These include:

Figure 1: Town of Newton Map

Figure 2: Location & Context Map

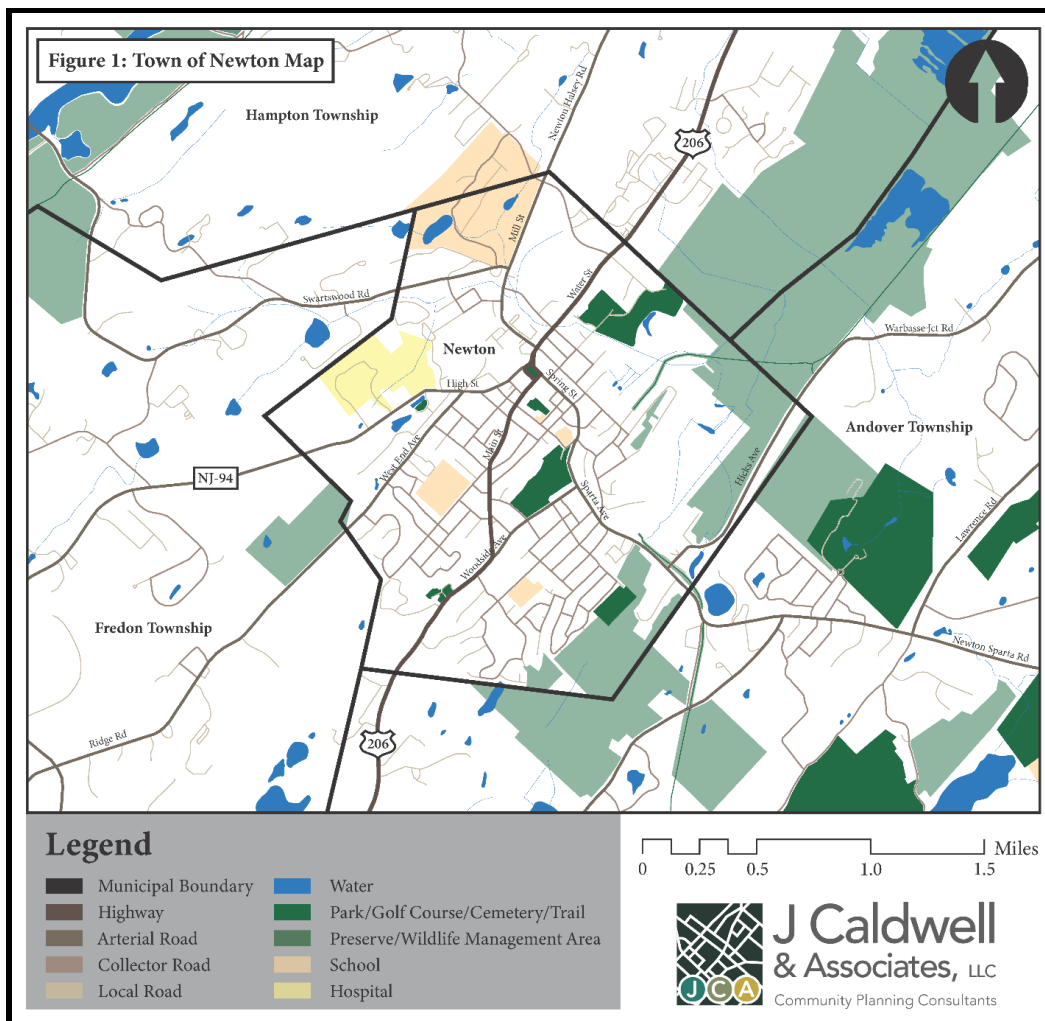
Figure 3: Sewer Service Infrastructure

Figure 4: Redevelopment Areas

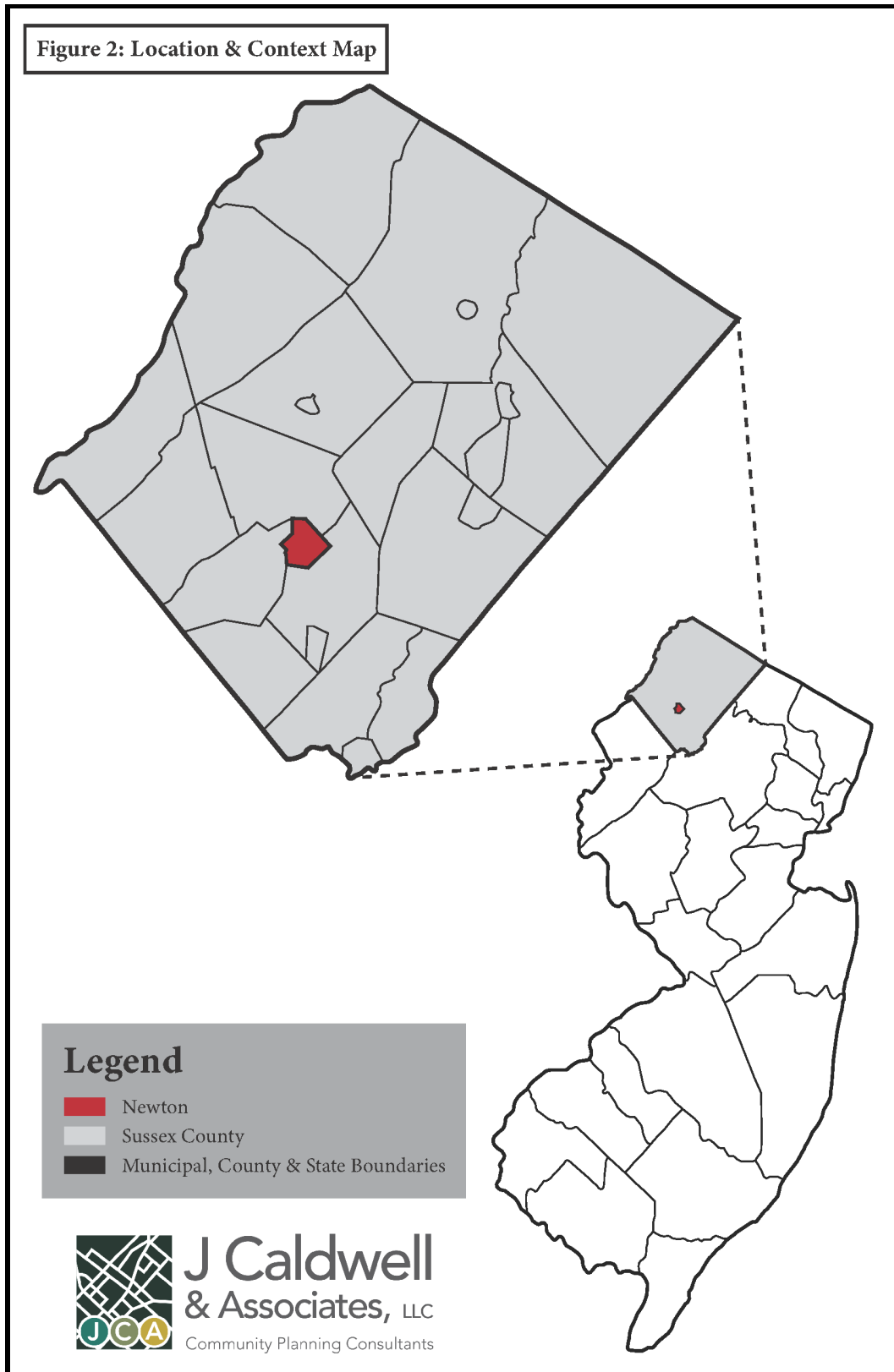
Figure 5: Newton & Adjacent Townships' Zoning Map

Figure 6: Town of Newton Zoning Map

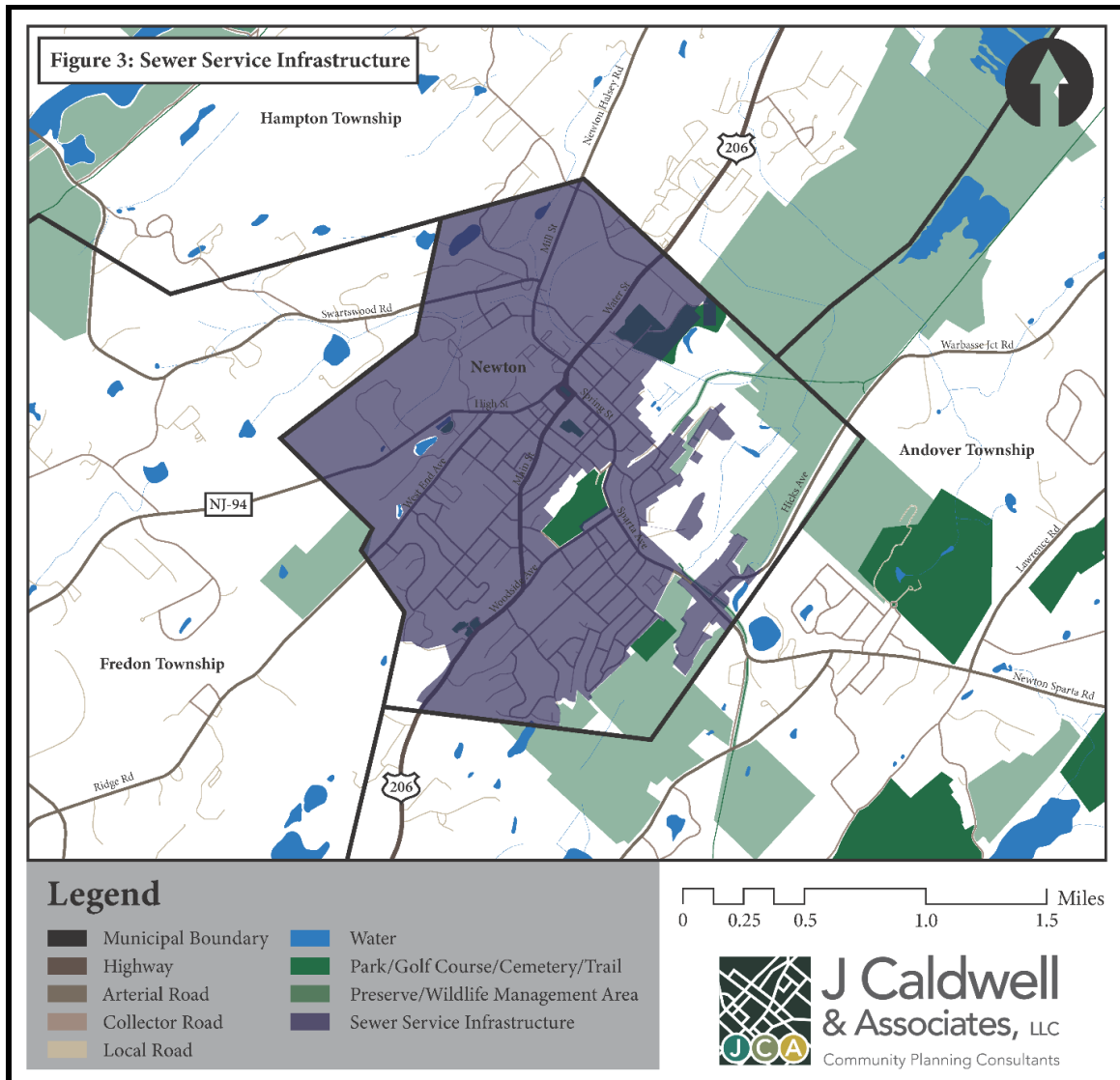
9.1 Figure 1: Town of Newton Map



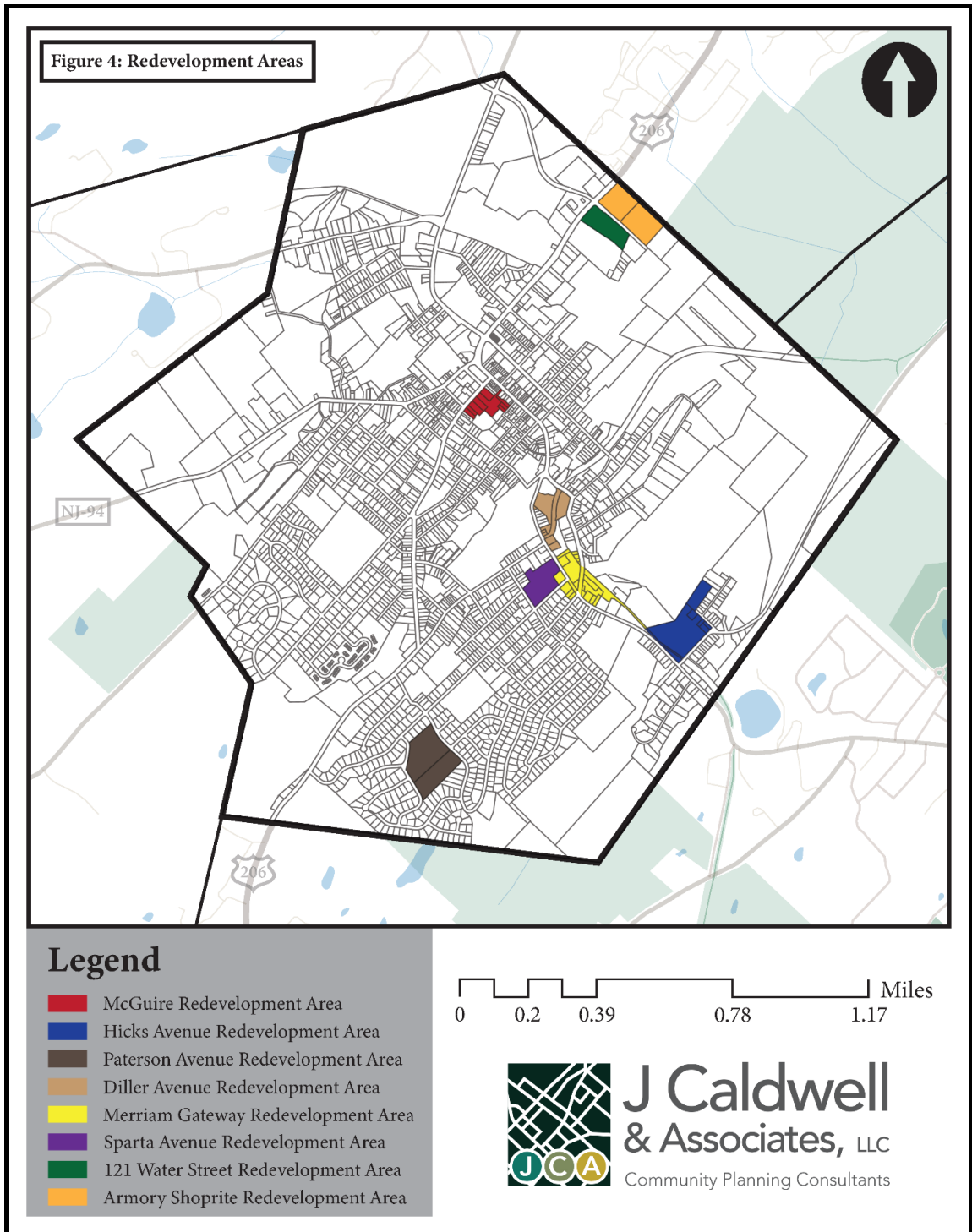
9.2 Figure 2: Location & Context Map



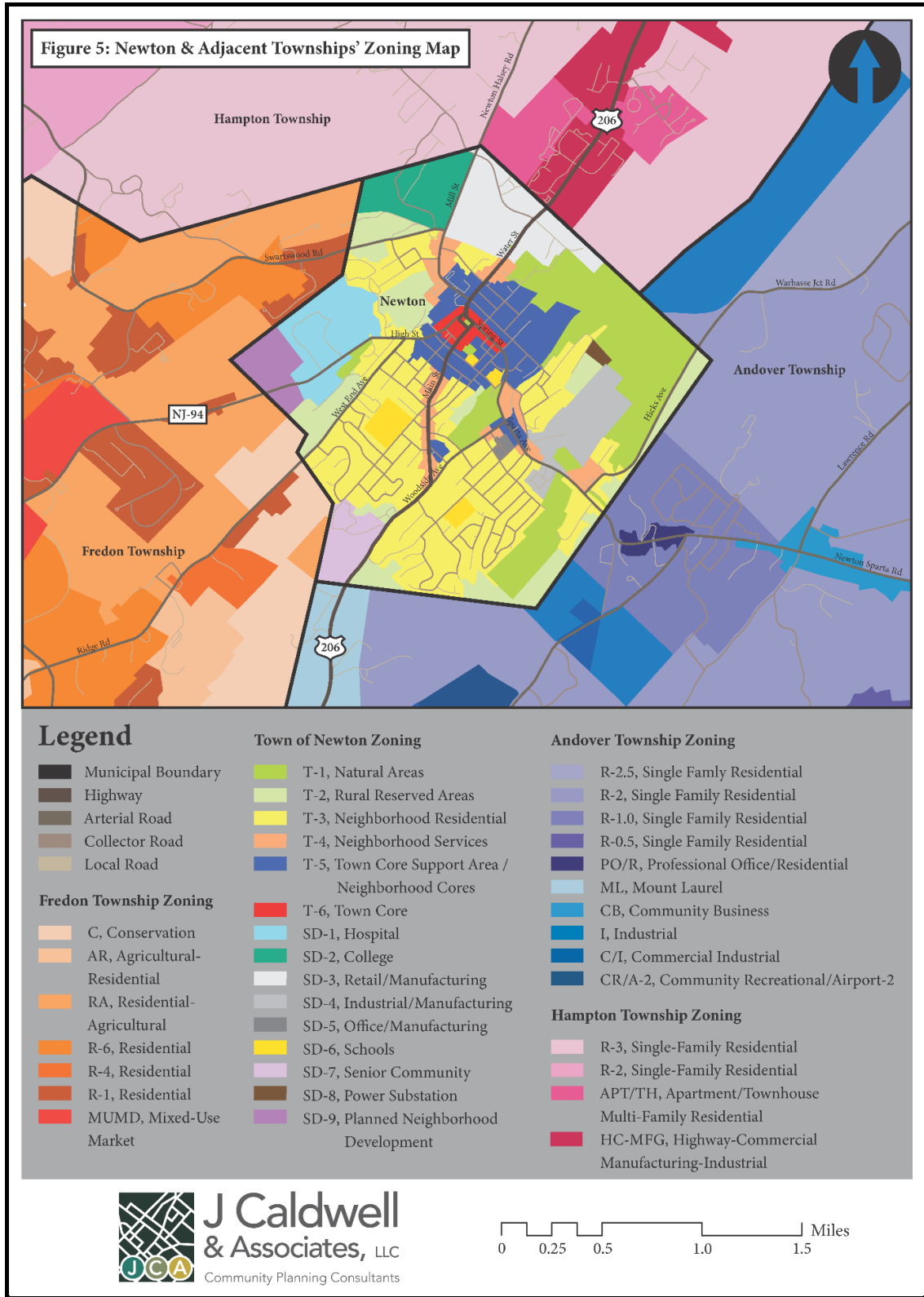
9.3 Figure 3: Sewer Service Infrastructure



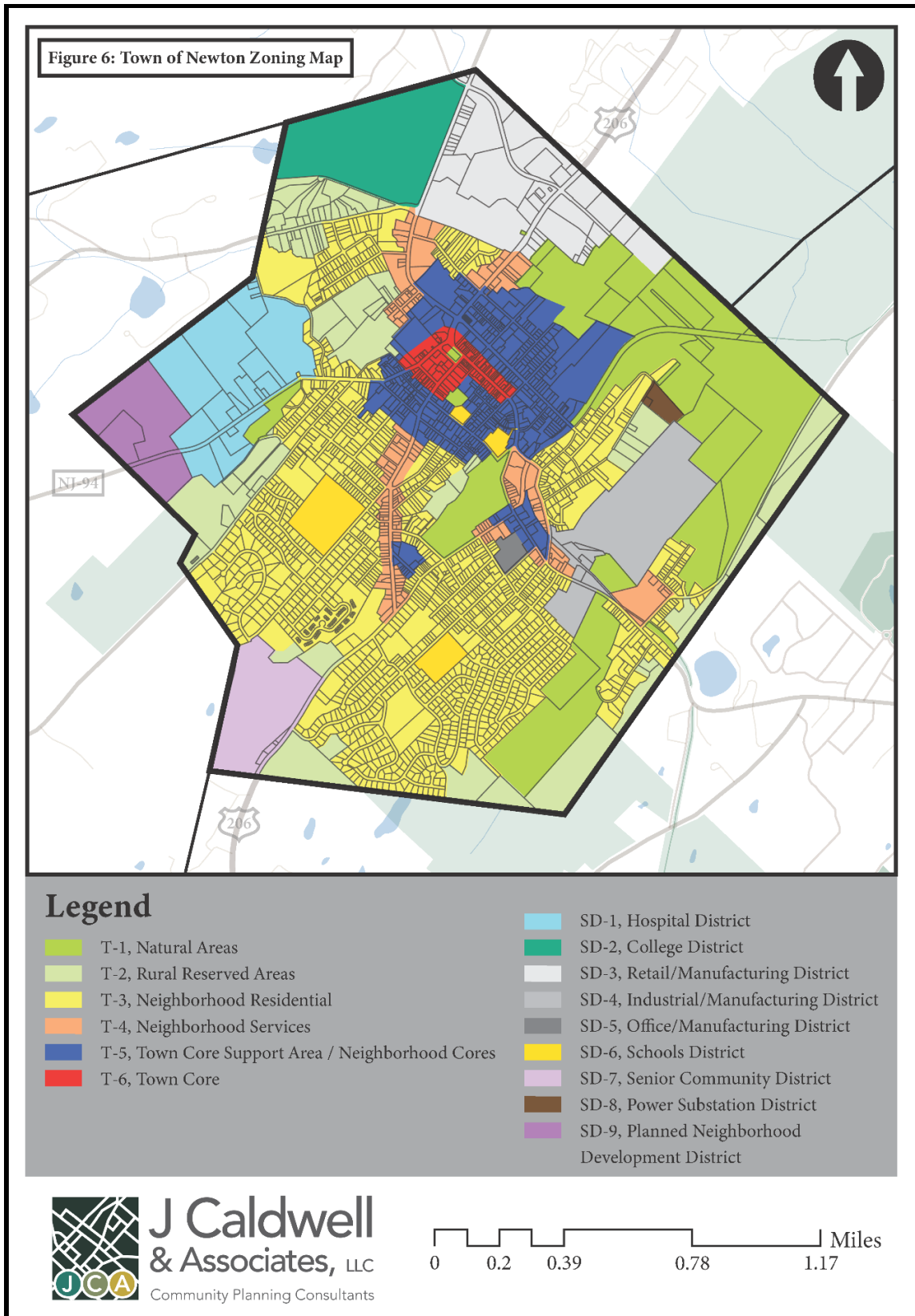
9.4 Figure 4: Redevelopment Areas



9.5 Figure 5: Newton & Adjacent Townships' Zoning Map



9.6 Figure 6: Town of Newton Zoning Map



10. State Agency Actions

The following table includes all New Jersey Department of Environmental Protection actions, pending or otherwise, that have been issued to properties in Newton between January 1, 2021 and January 25, 2024. There were a total of 36 actions.

Table 6. NJDEP Actions 2021 through 2024

New Jersey Department of Environmental Protection Actions in Newton (1/1/2021 - 1/25/2024)			
Location	Description	Start	Status
106 Woodside Ave.	Hazardous Waste	11/30/2023	Pending
106 Woodside Ave.	Air	11/30/2023	Pending
63 Newton-Sparta Rd. Ste 201	Radiation	8/29/2023	Pending
38 Diller Ave.	Site Remediation	5/6/2023	Pending
75 Rt. 519	Air	4/5/2023	Pending
63 Water St.	Hazardous Waste	3/17/2023	Satisfied
119 Water St.	Hazardous Waste	3/17/2023	Satisfied
56 Sparta Ave.	Hazardous Waste	2/27/2023	Satisfied
86 Mill St.	Hazardous Waste	12/19/2022	Satisfied
86 Mill St.	Air	12/19/2022	Satisfied
1046 Rt. 521	Hazardous Waste	12/19/2022	Satisfied
129 Morris Tpke	Water Supply	11/18/2022	SDWIS Validated
22 Troon Ct.	Pesticides	10/18/2022	Pending
35 Townsend St.	Water Supply	8/24/2022	SDWIS Validated
707 Limecrest Rd.	Water Quality	8/11/2022	Pending
2 North Park Dr.	Hazardous Waste	7/20/2022	Satisfied
175 High St.	Hazardous Waste	6/30/2022	Satisfied

20 Old Stage Coach Rd.	Air	6/27/2022	Pending
10 S. Park Dr.	Right-to-Know	6/14/2022	Satisfied
55 Mill St. Rt. 519 Unit 4	Right-to-Know	6/14/2022	Satisfied
77 Halsey Rd.	Water Quality	6/13/2022	No Further Action
129 Morris Tpke	Solid Waste	1/20/2022	Satisfied
2 Airport Rd.	Water Supply	1/20/2022	SDWIS Validated
Ames Plaza	Water Supply	11/17/2021	SDWIS Validated
1 Rumsey Way	Water Supply	11/16/2021	SDWIS Validated
No data	Pesticides	9/30/2021	Pending
120 Stickles Pond Rd	Pesticides	9/30/2021	Pending
289 US Hwy 206 S.	Water Supply	8/11/2021	SDWIS Validated
9 Hampton House Rd.	Hazardous Waste	7/27/2021	Satisfied
9 Hampton House Rd.	Air	7/27/2021	Satisfied
216 Woodside Ave.	Water Supply	7/21/2021	SDWIS Validated
40 Moran St.	Radiation	6/29/2021	Satisfied
157 High St.	Radiation	6/18/2021	Satisfied
34 Hampton House Rd.	Water Supply	4/19/2021	SDWIS Validated
40 Sparta Ave.	Hazardous Waste	3/2/2021	Satisfied
181 High St.	Radiation	1/25/2021	Pending

Source: NJDEP DataMiner – Compliance and Enforcement

11. State Agency Assistance/Expected Benefits

Plan Endorsement and designation as a Regional Center allows various State agencies to provide benefits to the municipality including technical assistance, capital investment, priority for State grants and low-interest loans, and coordinated regulatory review. The Town of Newton is continuously seeking any available and relevant assistance from the State. Below is an outline of anticipated assistance and benefits Newton would be interested in seeking upon endorsement by the State Planning Commission and re-designation as a Center:

1. **Land Use Planning.**
2. **Resiliency Planning.**
3. **Housing.**
4. **Transportation.**
5. **Environment, Energy, and Open Space.**
6. **Environmental Infrastructure.**
7. **Economic Development.**
8. **Recreation, Historic, and Cultural Resources.**

12. Conclusion

The Town of Newton is a unique municipality containing numerous assets including a traditional downtown, mixed-use neighborhoods, and a variety of housing. As the County Seat, Newton embraces its status as an economic hub and seeks to encourage growth in an intentional manner that benefits not just the Town itself, but Sussex County and New Jersey as a whole. Newton continues to utilize the latest and best practices in its planning efforts, specifically through comprehensive planning of its downtown. Since 2013 when the Town's Master Plan and planning documents received Plan Endorsement, the Town has seen numerous Redevelopment Plans implemented, various elements of the Master Plan updated, a reform of its zoning code, and the application and award of several grants that benefit the community and visitors.

Through this report, the Town of Newton demonstrates that its Master Plan and planning efforts are consistent with the State Development and Redevelopment Plan and is requesting Plan Endorsement and Regional Center Designation from the Office of Planning Advocacy.