



Date: January 25, 2017

To: Michael Einbinder, Chairman, Berkeley Heights Planning Board
William Willard, Planning Board Attorney
Connie Valenti, Planning Board Secretary
John Bussiculo, Township Administrator

From: Mike Mistretta, PP, LLA, Township Planner

**Re: 2017 Master Plan
Township of Berkeley Heights
Harbor Consultants Project Number 2016008.03**

What is a Master Plan?

A Master Plan provides a long-range vision for the built environment of a community. The [New Jersey Municipal Land Use Law](#) (MLUL) requires that all municipalities have a Master Plan. The MLUL stipulates that municipalities must update a Master Plan at a minimum once every 10 years. The last Master Plan was adopted in September, 2007. The Master Plan is prepared and adopted by the Township Planning Board.

A Master Plan guides the appropriate use of lands within a municipality in order to protect the public health and safety and to promote general welfare. Among other issues, the Master Plan can identify:

Suitable locations for commercial, housing and mixed-use development;

- Locations where the Township should increase / decrease density, promote the use redevelopment, or intervene in other ways that would guide future development;
- Opportunities to expand and/or improve open space, recreational areas, and civic facilities;
- Strategies from increasing economic development;
- Environmental, historic and cultural resources that need conservation;
- Strategies for solving congestion and improving transit services.
- Recommendations for updating and/or introducing land development ordinances that would strengthen the goals and recommendations of the Master Plan;

The Master Plan provides a policy foundation for the Township's land use laws and regulations. The courts require that the Township's ordinances, planning decisions, and regulations have a rational connection to the Master Plan, including its vision and goals. As a result, the Master Plan has a direct relationship to its citizens, whether you live, work, or own a business in Berkeley Heights.



Stakeholder Participation and Public Input

Stakeholder and public participation are key to a successful Master Plan – after all, it is a document written for the community that has direct implications on its future.

We are requesting that representatives from each stakeholder organization within Berkeley Heights provide short-term and long-range goals to help guide us as we begin to prepare a new Master Plan. For each goal that is recommended, please provide a narrative in support of the goal that helps shape a context around it. Please prepare a statement of your goals by **March 31, 2017**. These can be mailed, faxed, or emailed back to our office:

Address: Harbor Consultants
320 North Avenue East
Cranford, NJ 07016

Phone: 908-276-2715 (Michael ext. 115) (Katherine ext. 129)

Fax: 908-709-1738

Email: katherineo@hcicg.net or michaelm@hcicg.net

Alternatively, your responses may also be hand delivered to Ana Minkoff, Township Clerk at the Town Hall located at 29 Park Avenue, Berkeley Heights, NJ.

Thank you for your continued support as we all work together in planning the future of Berkeley Heights.