

TABLE OF CONTENTS

	Page
INTRODUCTION	1
GOALS AND OBJECTIVES	3
Amended July 6, 2009 by Appendix B	
LAND USE PLAN	7
Amended October 2005 by Appendix B	
Superseded July 6, 2009 by Appendix B	
Single Family Residential Use – RS Zone Districts	7
Single and Two Family Residential Use – RM Zone Districts	10
Multi-Family Residential Use – RA Zone Districts	12
Office Use – P and O Zone Districts	13
Retail Business Use – CBD and GB Zone Districts	16
Service and Industry Use – C Zone District	22
Parks, Recreation and Open Space Use	23
Cemetery Use	24
Educational Use	24
Other Public Use	24
HOUSING PLAN	27
Amended November 2004 by Appendix C	
Superseded May 27, 2009 by Appendix C	
Introduction	27
1990 Affordable Housing Plan	27
Determination of Housing Need	29
Proposed Plan	31
CIRCULATION PLAN	33
Street Classification	33
Proposed Intersection Improvements	35
Central Business District Proposals	36
Other Circulation Proposals	36
COMMUNITY FACILITIES PLAN	37
Superseded July 6, 2009 by Appendix B	
Utilities	37
Public Schools	37
Municipal Building	38
Parks and Recreation	38

	Page
COMMUNITY FACILITIES PLAN (Continued)	
Historic Sites	39
Public Library	40
Recycling	40
DOWNTOWN ECONOMIC DEVELOPMENT	41
HISTORIC PRESERVATION PLAN	43
Historic Districts and Sites	43
Use of Historic Sites and Structures	58
Historic Preservation of Streets and Related Improvements	59
Other Recommendations	60
COORDINATION WITH OTHER PLANNING PROGRAMS	61
State Development and Redevelopment Plan	61
Union County Master Plan	68
Union County Solid Waste District Management Plan	68
Contiguous Municipalities	69
FUTURE PLANNING EFFORTS	77
Land Use Plan Element (Superseded July 6, 2009 by Appendix B)	77
Housing Plan Element (Superseded May 27, 2009 by Appendix C)	77
Circulation Plan Element	77
Community Facilities Plan Element	79
Downtown Economic Plan Element	80
Historic Preservation Plan Element	80
Coordination with Other Planning Programs	81
APPENDICES	
Appendix A	
Physical Characteristics	A-1
Topography	A-1
Wetlands	A-1
Flood Hazard Areas	A-2

	Page
Existing Development	A-3
Superseded July 6, 2009 by Appendix B	
General Description	A-3
Future Projections	A-4
Population	A-7
Total Population	A-7
Population Density	A-7
Household and Family Size	A-8
Shortage of Vacant Land	A-8
Resident Birth Rate	A-9
Age of Population	A-9
Racial Shift of the Population	A-10
Income Level	A-11
Existing Labor Force	A-11
Existing Jobs	A-11
Employment by Occupation	A-12
Employment by Industry	A-12
Labor Force Projection	A-13
Housing Inventory and Projection	A-15
Amended May 27, 2009 by Appendix C	
Number and Type of Housing Units	A-15
Size of Housing Units	A-15
Age of Housing Units	A-15
Condition of Housing Units	A-16
Value of Housing Units	A-16
Occupancy Characteristics and Type	A-16
Housing Projection	A-17
Street Inventory	A-19
Traffic Volumes 1964-2002 (table)	A-21

	Page
Community Facilities Inventory	A-25
Amended July 6, 2009 by Appendix B	
Public and Quasi-Public	A-25
Religious Use	A-25
Educational Use	A-25
Cemetery	A-25
Parks, Recreation and Open Space	A-25
Town Parking Lots	A-26
Other Public Land	A-26
Community Facilities Inventory Map Table	A-27
Data Tables	A-33
Amended May 27, 2009 by Appendix C	
Total Population 1930 - 2000	A-35
Total Population 1960 - 2000	A-36
Population Density 1960 - 2000	A-37
Resident Birth Rate 1955 - 1997	A-38
Population Age Groups 1960 - 2000	A-39
Age Group Trends 1970 - 2000	A-40
Age Groups and Median Age 2000	A-41
Median Age 1960, 1980 - 2000	A-42
Race of Population 1960 - 2000	A-43
Household Size 2000	A-44
Historic Trends in Household Size 1960 - 2000	A-45
Household Income Level 1989	A-46
Poverty Status by Household Type and Relationship 1989	A-47
Housing Units by Census Tract 1960 - 2000	A-48
Type of Housing Units 1990	A-49
Housing Units Authorized by Building Permits 1990 - 2000	A-50
Size of Housing Units 1990	A-51
Age of Housing 1990	A-52
Condition of Housing Units 1990	A-53
Purchase Value of Housing Units 1990	A-54
Rental Value of Housing Units 1990	A-55
Occupancy/Vacancy Rates by Housing Unit Type 1990 & 2000	A-56
Owner/Renter Occupancy Characteristics of Housing Units by Housing Unit Type 1990 & 2000	A-57
Employment Status 1990	A-58
Covered Employment 1980 -1998	A-59
Employment by Occupation 1990	A-60

	Page
Employment by Industry 1990	A-61

MAPS

Following Page

Amended July 6, 2009 by Appendix B

Land Use Plan	26
Proposed Zoning	26
Affordable Housing Plan	32
Circulation Plan	36
Community Facilities Plan	40
Recreation Plan	40
Historic Preservation Plan	60
Topography (3 maps)	A-2
Wetland Delineation	A-2
100 Year Flood Boundary	A-2
Existing Development	A-6
Existing Development - Detail of Commercial Area	A-6
Street Inventory	A-20
Community Facilities Inventory	A-26

Appendix B

2009 Land Use Element
 2005 Land Use Plan
 2004 Land Use Plan

Appendix C

2009 Housing Element & Fair Share Plan
 2004 Housing Plan

Appendix D

Memorializing Resolutions