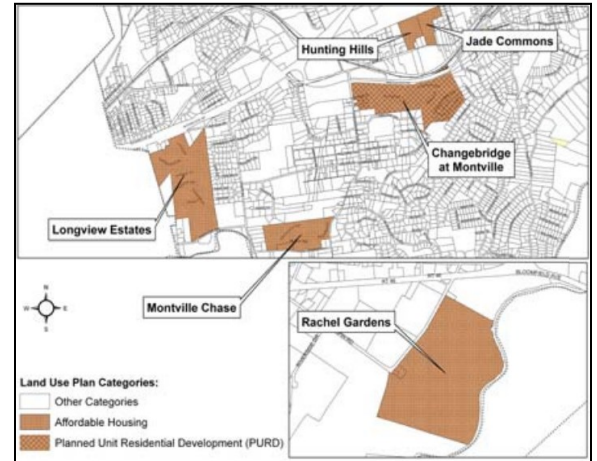


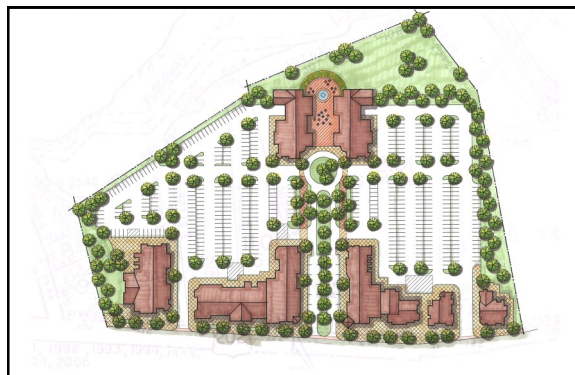
BURGIS ASSOCIATES, INC.

COMMUNITY PLANNING AND DEVELOPMENT CONSULTANTS

Comprised of a variety of residential areas ranging from older established communities on small lots to multi-family townhouse developments, neighborhood shopping areas, substantial office and industrial activity, and large areas of woodlands, open space, steep slopes, wetlands and streams, the Township of Montville's **diverse landscape** stands as a microcosm of North Jersey. **Burgis Associates, Inc.** responded to this unique landscape and its associated broad array of planning issues with the preparation of a new comprehensive planning document. The resulting **2010 Land Use Plan** was ultimately crafted to protect the Township's most attractive features, maintain its community neighborhoods, promote development in appropriate areas, and respond to the Township's inclusion in the Highland's Area.

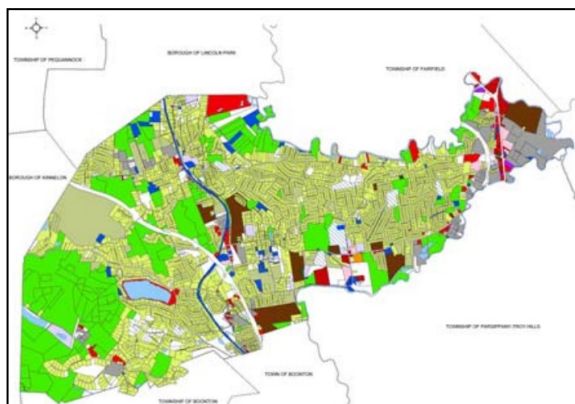


Specific Land Use Study Maps



Conceptual Site Plan

As such, the Plan included several **general planning goals** that were based on an extensive compilation of background data, including existing land uses, environmental constraints, utility services, demographics, and recent development activity. Additional **area-specific goals** were also added to address the needs of distinct sections of the Township, including the Route 202 Corridor West, Towaco Center, Lake Valhalla, and the Route 46/ Bloomfield Avenue Area.



GIS Map of Existing Land Use

KEY POINTS OF THE PROJECT:

- Alternative conceptual site plans for the Route 202 corridor
- Conceptual site plan for the Towaco Town Center Zone
- Physical and green design recommendations
- Extensive GIS mapping services