



In 2001 Montville Township retained Taylor Design Group, Inc. to develop a Master Plan Amendment as well as Zoning and Land Development Ordinances for the Towaco Station Area. The goals of the Plan were to:

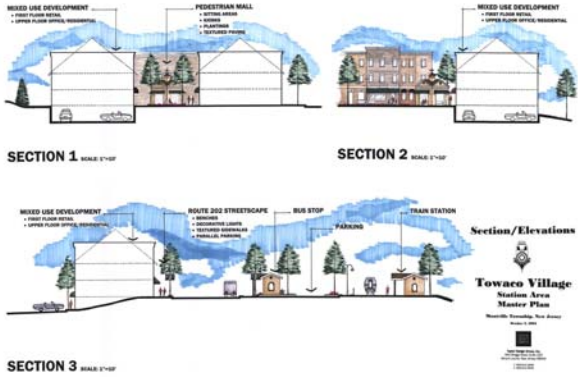
- Establish and promote a visual identity for the Towaco Village Center.
- Create a visually unified streetscape along Route 202 and Whitehall Road which echoes the character of the Train Station.
- Encourage human scale & pedestrian friendly site development (Residential & Commercial).
- Stimulate economic redevelopment in the Towaco Village Center.



PLAN SCALE 1"=100'
Concept Plan Graphics



Existing View facing North along Route 202



SECTION 1 SCALE 1"=100'
SECTION 2 SCALE 1"=100'
SECTION 3 SCALE 1"=100'
Elevation Graphics



Proposed Towaco Village Vision facing North along Route 202

The Towaco Village Station Area Master Plan and Development Ordinances will guide rehabilitation and new construction within the Study Area, as part of the land development approval process.

The Master Plan Element, Design Guidelines and Ordinances included text and graphics to successfully illustrate the planning and design intent, as well as the image and identity envisioned for the Streetscape corridors.

Taylor Design Group serves as the Planning Board Landscape Architect, and Special Planner to review all development projects in Towaco.

**Towaco Village Revitalization & Route 202 Streetscape Improvements
Montville, New Jersey**