

Plans, Master Plans and Amendments

Report to the Board November 30, 2018 through January 9, 2019

Municipality	Borough of Wharton
Document	Stormwater Management Plan
Public Hearing	12/11/2018
Summary	New Stormwater Management Plan required as part of part of Highlands Conformance.

- Wharton adopted a Stormwater Management Plan (Plan) in 2006 in accordance with N.J.A.C. 7:14A-25. As part of their conformance to the Highlands Regional Master Plan, the Highlands Council required the Borough to update their Stormwater Mitigation Plan and amend their municipal Stormwater Management Plan.
- The new Plan has been updated to be consistent with the Highlands Regional Master Plan. The Plan recommends updates to the municipal Stormwater Management Ordinance to maintain consistency between this Plan, the Highlands Regional Master Plan and the Stormwater Control Ordinance.
- The new Plan contains the Highlands 2009 Land Use Buildout Analysis results, which concludes that Wharton Borough has 108 acres of potential developable land, including both vacant and redevelopable land.
- The new Stormwater Mitigation Plan is included as part of the Stormwater Management Plan and is provided to address proposed development that is granted a variance or exemption from the stormwater management design and performance standards. A hierarchy of options are provided for mitigation.
- Priority mitigation sites include Robert Street Park, Dewey Avenue Park, and Wharton Public Library. Ten additional mitigation locations are identified for potential improvements to water quality and/or water quantity and/or groundwater recharge.
- General types of mitigation projects include the repair of roadside swales, stormwater basin retrofit, stream/streambank stabilization and stormwater outfall restoration.

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Municipality	Borough of Wharton
Document	Washington Forge Pond Management Plan
Public Hearing	12/11/2018
Summary	Pond Management Plan developed to meet conformance requirements of the Highlands Regional Master Plan.

- Washington Forge Pond is a manmade pond of approximately 9.5 acres with about 3,650 s.f. of frontage located in the northcentral portion of the Borough, south of Dewey Avenue. The average depth is 8 feet and the Rockaway River flows west to east through the Pond.
- The Washington Forge Pond Management Plan was developed to meet Highlands Regional Master Plan policy 1L6. As per this policy, conforming municipalities must develop and adopt lake restoration plans, with sufficient input from lake community residents and landowners, for each lake that has been identified as water quality impaired. These plans are to include watershed delineation, description of point and nonpoint sources of pollution in the watershed, lake-monitoring schedules, existing and proposed in-lake management techniques, and recommended watershed best management practices.
- The purpose of the Washington Forge Pond Management Plan is to provide management goals and strategies for the long-term health of the pond. It provides baseline information related to the Pond and its drainage area. Based on this information, goals, objectives and action items are identified to guide responsible Pond management.
- The Goals and Objectives of the Plan were derived through a Situational Analysis and through public input. This analysis included review of the physical, chemical, hydrologic and biological aspects of the Pond. The Analysis also reviewed regulatory conditions under the NJ surface Water Quality Standards; the Pond is classified as FW2-NTC1, i.e. non-F1, non-trout, category one water. These waters are strictly regulated for protection from measurable changes in water quality. NJDEP regulations that pertain to Washington Forge Pond include riparian areas, wetlands and flood hazard areas.
- Eight primary goals are identified in the Plan:
 - Develop a robust water quality database
 - Reduce potential impacts from the surrounding residential uses including phosphorous and fecal coliform pollution
 - Control algae bloom development
 - Increase oxygen levels in the pond
 - Develop a public outreach and education program
 - Control stormwater run-off, reduce and remove siltation
 - Preserve and protect the undeveloped Borough-owned land around the pond and create public access points
 - Coordinate and encourage water quality enhancement efforts with upstream municipalities.

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Municipality	Borough of Wharton
Document	Highlands Center Plan & Sustainable Economic Development Plan
Public Hearing	12/11/2018
Summary	Plan prepared for Plan Conformance with the Highland Regional Master Plan (RMP).

- Wharton was approved for Highlands Plan Conformance in 2011, including designation a Highlands Center for 417.5 acres located primarily along Main Street running north to south and encompassing the Central Business District and industrial areas. The Highlands Center Plan identifies goals and best uses for Wharton’s Center while remaining consistent with the Highlands RMP, provides for sustainable economic growth and protects critical natural and cultural resources. The Center is divided into four sub-areas: North (1), Central (2), Roberts Street Park (3) and South Center (4).
- The Plan includes current socio-economic data, a market analysis and economic development strategies. Business Development Strategies focus on Main Street Businesses, Redevelopment/Planning Strategies focus on redevelopment and the hardscape, Tourism Strategies focus on creation of a sense of place, and Municipal Strategies seek opportunities to impact economic development.
- The Center Plan recommendations and strategies are broken down into two categories: Land Use/Planning Strategies and Placemaking Strategies.
- Land Use/Planning Strategies include:
 - Review Main Street for redevelopment opportunities.
 - Identify opportunities to improve Center zoning for increased development in the Center
 - Update Master Plan and incorporate recommendations from this Plan
 - Update ordinances and incorporate recommendations from this Plan
 - Open Space & Trails Plan
- Placemaking Strategies include:
 - Identify opportunities for public art and events
 - Identify opportunities for placemaking through municipally-sponsored activities, grants and public-private partnerships
 - Develop gateway features at both gateways into the Center
 - Sponsor pop-up events/uses and work with businesses to encourage op-up events/uses
 - Continue work on streetscapes
 - Identify opportunities to widen sidewalks, encourage outdoor dining
 - Develop wayfinding signage



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Municipality	Township of Harding
Document	Housing Element and Fair Share Plan
Public Hearing	12/17/2018
Summary	Housing Element and Fair Share Plan prepared in association with settlement agreements related to Harding’s court approved Third Round housing obligation.

- This Housing Element and Fair Share Plan was prepared in response to the NJ Supreme Court’s 2015 decision and in response to a settlement agreement with the Fair Share Housing Center (FSHC). It sets forth the manner in which the Township of Harding will address its amended Third Round affordable housing obligations, defined as follows:
 - Present Need Obligation (Rehabilitation Share): 0 units
 - Prior Round Obligation: 83 units
 - Third Round Prospective Need: 176 units
- Present (Rehabilitation) Need equates only to indigenous need, the obligation based on deficient housing as determined by pre-1960 over-crowded units, incomplete plumbing and incomplete kitchen facilities generated within the Township. Pursuant to the 2018 settlement agreement with FSHC, Harding does not have a Present Need.
- The Township’s Prior Round obligation of 83 units has been met through various mechanisms including an RCA with the City of Orange, the Farm at Harding affordable housing project and prior round rental bonus credits.
- The Prospective Need of 176 units will be addressed through several sources. This includes the application of remaining units from the RCA agreement and Farm at Harding project, the construction of new units at the Farm at Harding project, units from the supportive and special needs Universal Institute Group Home credits from the Township’s Affordable Accessory Residence Program. In addition, the Plan includes units from a proposed inclusionary “Mount Kemble” project located on the Township’s northern boarder with Morris Township between Route 202 and Interstate 287. Additional credits are included from supportive and special needs housing from the proposed Cerebral Palsy of North Jersey Facility, also located on Route 202 and a proposed redevelopment of the Hurtsmont/Glen Alpin Site located at the intersection of Rout 202 and Temp Wick Road (CR646). Finally, the Township will receive a durational adjustment for 73 units based on a lack of sufficient water, sewage capacity and sewer infrastructure within the Township.

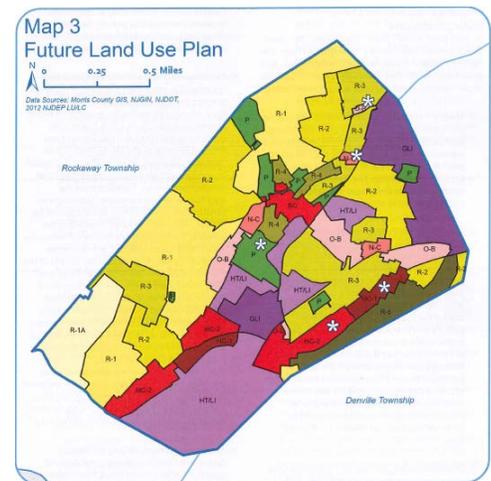
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Municipality	Borough of Rockaway
Document	Master Plan
Adopted	12/18/2018
Summary	Master Plan addressing Land Use, Economic Development, Community Facilities and Recycling

- Rockaway Borough last updated its master plan in 2005 and conducted reexaminations in 2002 and 2008. The present Master Plan updates the Land Use, Economic, Community Facilities and Recycling Elements. Although not revisited as part of this update, the Plan indicates that the goals of the 1995 Circulation Element and Open Space, Parks and Recreation Element remain in effect. A new Housing Element is being developed.

- Due to a lack of vacant developable land, the Land Use Element focus is on in-fill development and redevelopment. Redevelopment initiatives and recommendations for areas in need of rehabilitation are discussed. Commercial and industrial zoning conditions are also discussed, and a Borough Center Concept is presented in which key issues are rehabilitation, redevelopment, shared parking and river access. The General Business zone has been renamed Neighborhood Commercial with changes to permitted land use, and two new affordable housing zones are named. The Highway Commercial district is amended to create two distinct HC zones. An extensive analysis of split lot zoning conditions is presented with recommendations for correction.



- The Economic Development Element includes a SWAT analysis, an inventory of existing economic conditions and strategies for addressing infrastructure, business development and retention, business attraction, workforce education and training and quality of life issues.
- The Community Facilities Element provides an inventory and evaluation of Borough facilities and identifies strategies to ensure they remain accessible to all residents. Various properties are recommend for ROSI listing and others are recommended for local historic preservation designation. The Element presents strategies for educational facilities, community facilities, and emergency services.



- The Recycling Element details recycling efforts conducted in accordance with the NJ Statewide Mandatory Source Separation and Recycling Act of 1987. The element seeks to increase education regarding the importance of recycling and increase recycling levels consistent with statewide goals. It discusses local recycling activities and the relationship with the Morris County Solid Waste Management Plan and the Morris County Municipal Utility Authority. A Recycling Element Strategy Plan is presented to achieve education and recycling activities.

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Municipality	Township of Mendham
Document	2018 Master Plan Reexamination
Adopted	12/11/2018
Summary	Reexamination of the Master Plan conducted in accordance with N.J.S.A.40:55D-89.

- The Township’s last full master plan was adopted in 2002 and the last Reexamination Report was adopted in 2008. The last Housing Element and Fair Share Plan was adopted in 2005.
- The 2018 Reexamination (Report) indicates that, as of 2008, the Township had experienced an extended period of growth since 2002, which was contrary to the goals of the Master Plan to maintain the character of the Township and to preserve the Township’s water quality and water resources. In 2008, the Township amended the Land Use Plan Element to permit low intensity senior housing and other use on the 131.6 acre Sisters of St. Johan the Baptist property, and conducted studies for reuse of the Pitney Farm property. Since 2010, there have been only two certificates of occupancy issued for new dwellings in the Township.
- The Report describes changes in policy concerning the Pitney Farm and Sisters of St. John the Baptist properties and identifies properties previously recommended for preservation as open space, but not yet preserved. These properties (about 850 acres) continue to be recommended for preservation. The Report also notes that under the previous growth share methodology, COAH’s Third Round affordable housing obligation was met, but that under current Court requirements as many as 160 affordable housing units may be required.
- The Report states that there has recently been an awareness that there is a shortage of housing available in the Township that is affordable for young families and that this need is separate from COAH-defined low and moderate income housing. Rather, it refers to housing that would be affordable for and appropriate to young families that wish to reside in the community because this is where they grew up or where they wish to raise their young children. The report notes that this demographic is underserved in Mendham due to historic development patterns and existing housing stock. The Report also expresses a need for appropriate housing opportunities for senior citizens, many of which currently live in the Township but find it difficult to find smaller affordable dwellings.
- The Report indicates that a housing plan that addresses a numerical obligation of affordable housing for the Township is not recommended at this time, but recommends that a limited Housing Plan be prepared. This Plan would include an inventory of Township housing stock, a demographic analysis, recommendations for senior and accessory apartments and the need to include a low and moderate setaside for any proposed multi-family housing.
- There are no areas of redevelopment or plans to establish such areas pursuant to the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1).