

# Plans, Master Plans and Amendments

## Report to the Board July 9, 2020 through September 8, 2020

<b>Municipality</b>	<b>Township of Mount Olive</b>
<b>Documents</b>	Open Space and Recreation Plan Update
<b>Public Hearing</b>	9/17/2020
<b>Summary</b>	Open Space and Recreation Plan addressing parks, open space, historic resources and recreational facilities.

- Mount Olive completed its initial Open Space and Recreation Plan (Plan) in 1999, updated it in 2001 and completed a Trails Plan in 2009. The current Plan identifies the goals of the Open Space Advisory Board and Township. These include but are not limited to: creating greenways that connect parks, providing parks and trails within a 10-minute walk or bicycle ride of all residents, supporting open space for a variety of pursuits for all residents, securing watershed/aquifer protection and protecting water quality and quantity. Goals also address complementing historic/cultural areas with open space and encouragement of farmland preservation.
- The Plan identifies properties preserved using the Township Open Space Trust Fund, State grants and non-profit funding. It also identifies properties acquired with Morris County Open Space Trust Funds (2,204 acres/\$9.2 million), grants received from the Morris County Historic Preservation Program (\$1,567,273) and farmland preserved with State and County Funding (\$6.4 million, 319 acres). Local and Green Acres funds spent on park development are detailed (\$1,532,316). Municipal open space, state parks, historic and cultural resources are summarized. Consistency with various local, State and County plans is discussed. A summary of major local, State and County recreation facilities is also included.
- The Plan identifies open space preservation benefits, i.e. contribution to quality of life, improved air quality, enhanced home values, employment, consumer attraction and encouragement of greater physical activity. The Township envisions additional trails providing greater local access to open space and recreation facilities. This would include using regional trails including Morris County’s Patriots’ Path, Columbia Trail, the Sussex Branch Trail in Allamuchy State Park and the Highlands Trail to improve connectivity/access to public lands, local parks and neighborhoods.
- An Action Plan is included identifying short-term, mid-term, long-term and ongoing activities designed to advance the goals of the Plan. Examples include:
  - Short-Term: Submit the Open Space and Recreation Plan Update to the NJDEP Green Acres program and update the Township ROSI, review and prioritize properties highlighted by the Open Space Advisory Board, expand Turkey Brook Park using Morris County grant funding.
  - Mid-Term: Review local undeveloped lands to shortlist potential recreation/open space properties. Meet with the Morris County Park Commission to discuss the possible transfer of ownership of Morris County land next to Drakes Brook Park, continue efforts to convert High Bridge Branch railroad properties to a walking trail in partnership with Morris County.
  - Long-Term: Develop a stewardship plan for maintaining and enhancing municipally preserved lands, continue implementation of the Township’s trails plan. Identify trail easements to improve connectivity.
  - Ongoing: Support efforts of local farmers to preserve their properties through the County and State Farmland Preservation Programs, apply for funding from the County Open Space Preservation Trust Fund. Continue to develop and implement bicycle and pedestrian trails to improve connectivity.

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## Report to the Board July 9, 2020 through September 8, 2020

<b>Municipality</b>	<b>Borough of Madison</b>
<b>Document</b>	Report on the Reexamination of the Master Plan and Development Regulations
<b>Adopted</b>	8/18/2020
<b>Summary</b>	Reexamination Report developed in accordance with N.J.S.A.40:55D-89 to document the Planning Board's reexamination of the current master plan and development regulations and to identify the recommended changes to the plan and regulations

- The current Reexamination Report (Report) identifies the major goals and objectives of the Borough's 1992 Master Plan, as supplemented by later amendments, noting that the last Reexamination Report was completed in 2011. The status of these goals and major issues is reviewed in the Report. Examples include the adoption of an updated Open Space and Recreation Plan, efforts to reach a settlement agreement with the Fair Share Housing Center, plans to add goals and objectives to address context-sensitive development/redevelopment opportunities in the Central Business District and the continued threat of residential tear downs and rebuilding as relates to the integrity and character of neighborhoods.
- Significant changes in assumptions, policies and objectives are described. Key demographic shifts noted include an increase in single-person households, a modest increase in racial/ethnic diversity and in increase in the average age of Borough residents. Other changes include updates to the land development ordinance, the preparation of an Environmental Resource Inventory, land use amendments to address Giralda Farms, the designation of the Green Village Road School site as an area in need of redevelopment and the creation of a Complete Streets Policy manual. The Report also addresses the Borough's Downtown Development Commission, Transit Oriented Development, the new Morris County Circulation Plan Element, changes in the Municipal Land Use Law, FCC wireless service facility rules and the impact of Covid-19. Lastly, the Report recognizes recent changes required in affordable housing connected with the 2015 Supreme Court decision regarding this issue.
- Recommended changes to the master plan and development regulations include, but are not limited to:
  - Preparation of new Vision/Goals and new Land Use, Historic Preservation and Community Mobility Master Plan Elements and an update to the Housing Element and Fair Share Plan related to a settlement of the Borough's affordable housing litigation. Recommendations include a table of strategies and accompanying map summarizing zoning strategies to comply with the Borough's 2019 Memorandum of Understanding with the Fair Share Housing Center and future settlement agreement.
  - Develop solar/renewable energy standards identifying permitted system types and regulations.
  - Update the Borough Zoning Map to include all designated redevelopment areas, the Gateway Districts, historic districts and all properties rezoned since the last revision.
- No new redevelopment areas recommended, however, the Report notes that the Borough explored the applicability of the Local Housing and Redevelopment Law to the 1.743 acre contaminated part of the Madison Recreation Complex, pending the outcome of a diversion process to release this land from the Borough's Recreation and Open Space Inventory, with the goal of providing affordable housing.