

# Plans, Master Plans and Amendments

## Report to the Board September 19, 2019 through November 25, 2019

<b>Municipality</b>	<b>Township of Hanover</b>
<b>Documents</b>	2019 Housing Element and Fair Share Plan
<b>Public Hearing</b>	10/22/2019
<b>Summary</b>	Hanover Round Three Housing Element and Fair Share Plan prepared in accordance with a settlement agreement with the Fair Share Housing Center.

- The Township of Hanover has entered into a settlement agreement with the Fair Share Housing Center (FSHC), which was approved by the Court. Under the terms of the settlement agreement, FSHC and the Township agreed that Hanover would accept, for settlement purposes only, the following obligations:
  - Present Need Obligation (Rehabilitation): 26 units
  - Prior Round Obligation (1987-1999): 356 units
  - Gap (1999-2015) + Prospective Need (2015-2025): 975 units.
- The settlement agreement affirms, based on a vacant land adjustment, that the Township’s Third Round Realistic Development Potential (RDP) is 550, leaving a remaining unmet need of 425.
- The Township intends to satisfy its rehabilitation obligation through continued participation in the Morris county Housing Rehabilitation Program and the establishment of a municipal Rehabilitation Program to rehabilitate at least six units in the Township.
- To address its Prior Round Obligation, the Township will apply credits from existing affordable housing development, RCA and rental bonus credits, with an additional surplus of 146 credits than can be applied to the Gap / Third Round obligation
- The Township proposes to address the entirety of its Third Round RDP of 550 units with a combination of credits from existing affordable units, proposed inclusionary housing units, alternative living arrangements, and rental bonus credits.
- To address its Unmet Need of 425 units, the Township is seeking credits for proposed inclusionary development, alternative living arrangement bedrooms, credits for approved assisted living Medicaid units and credits for extensions of affordability controls. The Township will also provide for the development of affordable housing through the creation of an Accessory Apartment Program, the adoption of overlay zoning for inclusionary development, the identification of redevelopment areas at various sites, and the adoption of a Township-wide mandatory set-aside ordinance.

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## Report to the Board September 19, 2019 through November 25, 2019

<b>Municipality</b>	<b>Township of Hanover</b>
<b>Document</b>	Land Use Plan Amendment
<b>Public Hearing</b>	10/22/2019
<b>Summary</b>	Land Use Plan Amendment

- The 2019 Housing Element and Fair Share Plan identifies specific areas within Hanover for the development of affordable housing that require the adoption of zoning ordinance amendments and the creation of new overlay zones. These actions necessitate amendments to the Township’s Land Use Plan Element to provide consistency with the 2019 Housing Element and Fair Share Plan, which include, but are not limited to the following:
  - A new RM-6 zone district near the intersection of Airport Road and Route 24 which would permit multifamily housing at a density of 11 units per acre, including an affordable housing component.
  - New AH-2 and AH-3 overlay districts on the east side of Parsippany Road which would permit multifamily housing at a density of 11 units per acre, including an affordable housing component.
  - Adoption of a redevelopment plan for the existing redevelopment area in the area of the Pine Plaza shopping center on Route 10. The affordable housing settlement agreement calls for 130 market townhouses and 60 age restricted affordable units, as well as commercial development in the nonresidential portion.
  - Adoption of a redevelopment plan for the Riverpark Business Center property and adjacent land along Eden Lane between Parsippany Road and South Jefferson Road. The affordable housing settlement envisions a town center concept, incorporating a compact mixed-use development with 967 multifamily housing units, additional special needs housing and 80,000 s.f. of commercial development.
- The Land Use Plan Element makes various other changes in recognition of existing development, consistency with the master plan, in recognition of future land use trends and in recognition of the existing long-term use of land. As noted in the Reexamination Report, 16 proposed zone changes are proposed to address affordable housing, as well as other land use changes.

# Plans, Master Plans and Amendments

## Report to the Board September 19, 2019 through November 25, 2019

<b>Municipality</b>	<b>Township of Hanover</b>
<b>Document</b>	Report on the Reexamination of the Master Plan and Development Regulations
<b>Public Hearing</b>	10/22/2019
<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

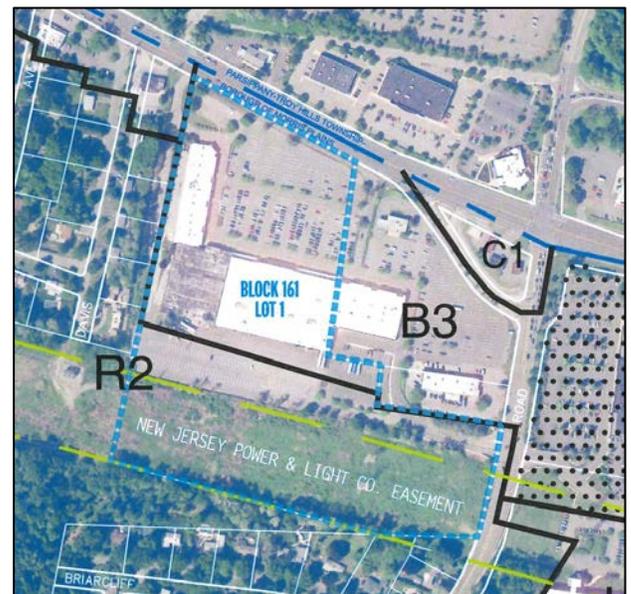
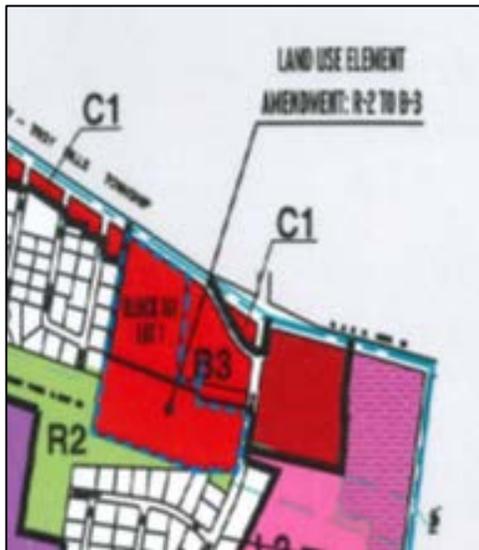
- The 2019 Reexamination Report describes the current master plan and development regulations and the major problems and objectives related to land development. The Report outlines the many specific changes to uses and zoning districts related to single family residential, multi-family residential, retail sales/services, office-research, industrial, mixed-use and public-institutional uses and districts that were proposed as part of the 2006 Reexamination and their current status. The Report also identifies various zoning amendments not included in the 2006 Reexamination that were subsequently adopted.
- The Report comments on the status of Street and Pedestrian Circulation, Community Facilities/Parks and Open Space, Environmental Constraints/Protection and other government policies and objectives. Issues include but are not limited to the decommissioned Route 24 extension and a need to update the Township's stormwater management plan element and related regulations.
- Specific changes recommended for the master plan include but are not limited to:
  - Amendment of the Housing Element and Fair Share Plan to address the Township's affordable housing obligation and amendment to the Land Use Element to be consistent with the new Housing Element and Fair Share Plan.
  - Amend the master plan to reflect a change in the municipal boundary between Hanover and Parsippany-Troy Hills near the intersection of Route 10 and Dryden Way.
  - Update the Community Facilities Plan and Stormwater Management Plan to reflect current conditions.
- Specific changes recommended for the development regulations include but are not limited to:
  - Amend the existing zoning map to reconcile discrepancies between the existing map and the boundaries of districts and district boundaries contained in the Land Use Plan and Housing Element and Fair Share Plan.
  - Adoption of a redevelopment plan for the existing redevelopment area at the Riverpark Business Center and adjacent land along Eden Lane.
  - Amend regulations associated with accessory buildings, home occupations, patios and decks, residential driveways, height and yard requirements.
  - Amend the zoning regulations to be consistent with the 2009 amendment to the Municipal Land Use Law concerning small wind energy systems.

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## Report to the Board September 19, 2019 through November 25, 2019

<b>Municipality</b>	<b>Borough of Morris Plains</b>
<b>Document</b>	Proposed Amendment to the Land Use Plan Element of the Borough of Morris Plains Master Plan Regarding Block 161, Lot 1
<b>Public Hearing</b>	11/18/19
<b>Summary</b>	Amendment of a zoning boundary which currently splits Block 161, Lot 1 into two zones.

- Block 161, Lot 1 is located in the northeastern portion of the Borough with frontage on both Route 10 and Route 202. This 22.8 acre parcel is divided into the B-3 business zone, which encompasses approximately 11 acres fronting on Route 10 and the R-2 residential zone, encompassing the approximately 11.88 acres rear portion of the lot.
- The property is developed with commercial use, and currently host the Briarcliff Commons shopping center, a Chick-Fil-A restaurant and associated parking. A 290 foot wide New Jersey Power and Light Company right-of way easement runs along the southern portion of the site. The easement separates the shopping center from residential uses located south of the parcel.
- Based on review of the 2000 Master Plan and its subsequent amendments, and reexamination reports, as well as the existing zoning, the Morris Plains Planning Board amends its Master Plan to place the entirety of Block 161, Lot 1 in the Commercial zone in the Land Use Plan and recommends to the Borough Council that the boundary line between the B-3 and R-2 districts be amended to place all of Block 161 Lot 1 in the B-3 Business District.



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## Report to the Board September 19, 2019 through November 25, 2019

<b>Municipality</b>	<b>Rockaway Township</b>
<b>Document</b>	Reexamination Report of the Master Plan
<b>Public Hearing</b>	11/18/19
<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 recommended changes to the plan and regulations

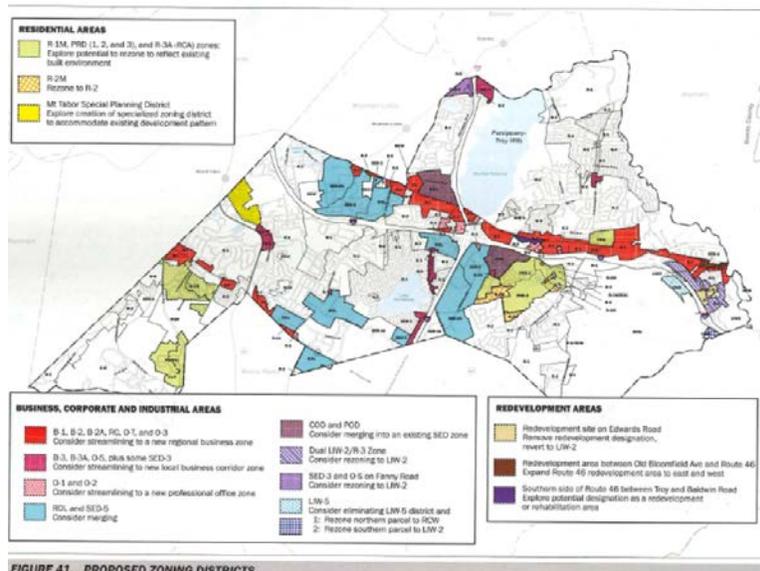
- The 2019 Reexamination Report describes the goals, major problems and objectives related to land development and how these have changed since adoption of the 2006 Reexamination Report and Land Use Plan. The Report outlines the status of previous goals and land use recommendations by block and lot related to specific changes to zoning districts. The Report also identifies the 2013 Highlands Reexamination Report, which recommended that the Township incorporate a Highlands Master Plan Element and Highlands Area Land Use ordinance, neither of which have been adopted.
- The Report identifies significant changes in local demographic, housing and economic conditions as well as changes at the county and state levels. Examples of changes in local demographics and housing include a declining rate of population growth, falling birth rates, an aging population, increased ethnic diversification, increasing rental housing, decreasing household size and increased multi-family housing construction. Examples of local economic conditions include increasing household income, a reduction in percentage of residents in the labor force (due to an aging population), the continuation of education/health care and social assistance as the dominant industry of occupation, an increase in education levels and reduction in covered employment. Recent changes regarding major multi-family development projects are also discussed.
- Specific changes recommended include, but are not limited to:
  - Eliminate the goal concerning the establishment of conservation easements around abandoned mine shafts and add a goal supporting the State Development and Redevelopment Plan.
  - Amendment zoning as pertains to ten lots on the West Dewey Avenue Corridor. This area is developed primarily with small residential properties not suited for industrial use.
  - Consider the expansion of permitted uses in nonresidential zones to promote economic development and revitalization. Additional permitted uses recommended, which vary by zone, include: fitness uses, indoor recreation, breweries and distilleries, arcades, charging stations, warehousing and food trucks.
  - Review current zoning to identify areas where existing zoning does not adequately reflect existing multi-family housing development,
  - Revise and update the Township's previously approved tree ordinance.

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## Report to the Board September 19, 2019 through November 25, 2019

<b>Municipality</b>	<b>Parsippany-Troy Hills Township</b>
<b>Document</b>	2019 Master Plan
<b>Public Hearing</b>	11/18/19
<b>Summary</b>	Comprehensive Master Plan Update including an assessment of existing conditions, goals and strategies and a new land use plan

- The Township last undertook a comprehensive master plan update in 1976. The current update (Plan) is intended to address various planning issues and concerns facing Parsippany.
- The Plan includes sections addressing public input, prior planning efforts existing conditions, goals and policies, recommendations, proposed future land uses and amendments to the development regulations and zone map.
- Existing conditions addressed in the Plan include Population (Demographics and Socioeconomic Trends), Land Use and Development, Zoning, Transportation and Circulation, Open Space, Recreation and Conservation, Infrastructure, Community Facilities and Cultural Resources. Detailed tables and mapping are provided illustrating these conditions.
- Goals and strategies are provided for Transportation and Circulation, Economic Development, Open Space and Recreation, Environmental Conservation and Sustainability, Housing and Neighborhoods, Community Facilities and Infrastructure, Arts, Cultural and Historic Resources. Detailed recommendations are provided for each topic.
- The Plan includes the findings of the recently adopted Housing Element and Fair Share Plan and identifies associated affordable housing sites and zones.
- Proposed actions to address issues identified in the Master Plan include, but are not limited to: adoption of the latest NJDEP stormwater regulations, taking steps necessary to conform with the Highlands Regional Master Plan, development a new Circulation Plan Element, development a Community Facilities Plan, update the Historic Preservation Plan Element and development of a digital zoning map. Various land use and zoning changes are also proposed.



# Plans, Master Plans and Amendments

## Report to the Board September 19, 2019 through November 25, 2019

<b>Municipality</b>	<b>Township of East Hanover</b>
<b>Documents</b>	2019 Housing Element and Fair Share Plan
<b>Public Hearing</b>	11/26/2019
<b>Summary</b>	East Hanover Round Three Housing Element and Fair Share Plan prepared in accordance with a settlement agreement with the Fair Share Housing Center and KRE.

- The Township of East Hanover has entered into a settlement agreements with the Fair Share Housing Center (FSHC) and KRE, contract purchaser of Block 42, Lots 37, 38 and 41 located on 100 Deforest Ave. Under the terms of the settlement agreements the following obligations have been identified:
  - Present Need Obligation (Rehabilitation): 18 units
  - Prior Round Obligation (1987-1999): 262 units
  - Gap (1999-2015) + Prospective Need (2015-2025): 786 units.
- A vacant land analysis was conducted, resulting in the determination that the Township’s Third Round Realistic Development Potential (RDP) is 138, leaving a remaining unmet need of 648.
- The Township intends to satisfy its 18 unit rehabilitation obligation through continued participation in the Morris County Housing Rehabilitation Program and the establishment of a municipal Rehabilitation Program. East Hanover will spend the minimum \$10,000 per unit for rehabilitation activity.
- To address its Prior Round Obligation, the Township will apply 159 credits from existing affordable housing development and bonus credits. An additional 103 credits will be applied in conjunction with credits from three proposed developments, including an assisted living facility (currently under construction,) development of a 100% affordable housing project on municipally-owned property on Nike Dr. and through inclusionary development associated with the KRE property.
- The Township proposes to address its Third Round RDP of 138 units though the extension of affordability controls for existing units and through additional credits obtained through development of the KRE site.
- The Township is proposing to meet its Unmet Need of 648 units through the adoption of two inclusionary overlay zones at Eagle Rock Avenue and Columbia Turnpike, inclusionary zoning in the B-1 zone at Ridgedale Ave. and in the B-1 and B-2 zones on Eagle Rock Ave. The Township will also adopt a Township-wide mandatory set-aside ordinance applicable to all new residential development of five or more units.