

Plans, Master Plans and Amendments

Report to the Board February 14, 2020 through July 8, 2020

Municipality	Borough of Madison
Documents	Open Space and Recreation Plan Update
Public Hearing	2/18/2020
Summary	Open Space and Recreation Plan including parks, open space, historic resources and recreational facilities.

- The Madison Borough Open Space and Recreation Plan Update (Plan) identifies the “Preservation of community character and singularity of the Borough” as is its vision for the Borough’s open space program. This new Plan provides an update to the last Open Space and Recreation Plan, which was completed in 2009.
- The Plan identifies the Open Space Program goals to: explore opportunities to expand existing parks and natural areas, improve recreational facilities, support Sustainable Madison’s Silver Certification through Sustainable NJ, design and create new trails, pathways and bicycle lands, preserve and protect the Borough’s cultural and historic sites, natural systems and environmentally sensitive areas. Goals also include protecting the Buried Valley Aquifer and creating opportunities for additional passive recreation while fostering the growth and sustainability of the Borough’s urban forest.
- The Plan includes tables and maps identifying preserved and public land, undeveloped, education and private recreation, historic sites and districts, the Madison Recreation Center, Summerhill Parks Trails, and natural features. Recreational facilities owned by the Borough and by the Board of Education are also detailed in the Plan. Also included are specific recommendations by the Borough Recreation Department for parks and fields, recreation complexes and public schools.
- The Plan also identifies Green Acres Funding awarded to the Borough, Historic Preservation Grants awarded to the Borough by the Morris County Preservation Trust Fund, funding allocated through the Borough’s Open Space Trust Fund and recent properties acquired with the assistance of open space grants received from the Morris County Preservation Trust Fund.
- An Action Plan is included identifying a series of 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 as part of the Borough’s Planning Incentive Grant; create a regular process to contact landowners regarding “first refusal” rights on future sales of their properties
 - Mid-Term: Continue to explore opportunities with the Morris County Park Commission to extend the Traction Line Trail to Elm Street and into the Downtown; build on the Safe Routes to School Program by creating pedestrian paths from different quadrants of the community to provide alternative transportation corridors into the downtown
 - Long-Term; Work with the County to examine eco-tourism initiatives and “green” economic development; encourage tax incentives for the preservation and adaptive reuse of historic buildings.
 - Ongoing: Continue to apply for and investigate grant opportunities to protect the Borough’s historic areas, including the Morris County Open Space Trust Fund and the NJ Green Acres program; continue to update the Borough’s Recreation and Open Space Inventory (ROSI) and address discrepancies between the ROSI and the tax data.

Plans, Master Plans and Amendments

Report to the Board February 14, 2020 through July 8, 2020

Municipality	Borough of Mendham
Documents	Housing Element and Fair Share Plan
Adopted	5/11/2020
Summary	Round Three Housing Element and Fair Share Plan prepared in accordance with a settlement agreement with the Fair Share Housing Center.

- Mendham Borough has entered into a settlement agreement with the Fair Share Housing Center (FSHC) in December 2019. The affordable obligations include:
 - Present Need Obligation (Rehabilitation): 9 units
 - Prior Round Obligation (1987-1999): 25 units
 - Gap (1999-2015) + Prospective Need (2015-2025): 152 units
- The Borough proposes to address its Rehabilitation obligation through continued participation in the Morris County Community Development Program and through a supplemental municipally-operated rehabilitation program.
- The Borough reports that its 25-unit Prior Round Obligation is met through its development at the Mendham Area Senior Housing (MASH) apartment site at Heritage Manor Drive.
- The Borough's 152-unit Prospective Need includes a Durational Adjustment of 99 units. The Borough proposes to satisfy its Prospective Need obligation by a combination of means. These include the use of additional credits available through the MASH site, including the extension of affordability controls, and the use of several existing and proposed low income apartments located above retail uses on the Borough's Main Street. Additionally, the Borough entered into a settlement agreement with the owner of the Kings Shopping Center to construct 75 units at that site, with a 20 percent set-aside, yielding 15 affordable rental units. The resulting inclusionary overlay zone will apply to the northwestern corner of the site over the existing location of the Mendham Racquet Club. The underlying zoning for the site will remain.
- The Borough will address its Unmet Need of 99 units through the adoption of an inclusionary overlay zone at the site of the DayTop/St. John the Baptists School on West Main Street, which has the potential to yield 93 affordable units. The site is 26.5 acres is characterized as being large enough to potentially support on-site wastewater treatment. Additional bonus credits are anticipated from several sources adequate to meet remaining unmet need.

Plans, Master Plans and Amendments

Report to the Board February 14, 2020 through July 8, 2020

Municipality	Township of East Hanover
Documents	Housing Element and Fair Share Plan
Public Hearing	5/26/2020
Summary	Round Three Housing Element and Fair Share Plan prepared in accordance with a settlement agreement with the Fair Share Housing Center.

- East Hanover adopted its Third Round Housing Element and Fair Share Plan on November 26, 2019. Following its adoption, a crediting issue was discovered which requires the 2019 Plan to be modified, resulting in the current version.
- In accordance with a settlement agreement with the Fair Share Housing Center (FSHC) the affordable obligation is as follows:
 - Present Need Obligation (Rehabilitation): 18 units
 - Prior Round Obligation (1987-1999): 262 units
 - Gap (1999-2015) + Prospective Need (2015-2025): 786 units
- As pertains to the Rehabilitation Obligation, the Township intends to satisfy its obligation through participation in the Morris County Housing Rehabilitation Program and through the creation of a Township-sponsored program. The Township will reserve at least \$20,000 per unit for rehabilitation. An affordable housing administrator has been retained by the Township to operate this program.
- The Borough reports that it has met its Prior Round Obligation through a combination of methods. Four credits are identified in connection with an assisted living development on South Ridgedale Ave. The Township intends to collaborate with the Bergen County United Way for the construction of 55 affordable units at the 19-acre Nike site at the corner of River Road and Nike Drive on Township owned lots. A settlement agreement between the Township and KRE concerning the 75-acre KRE site located at the intersection of Deforest Avenue and River Road will provide 96 credits and 35 bonuses.
- Regarding the Third Round Obligation, the Township undertook a vacant land adjustment analysis and has determined that it has a Realistic Development Potential (RDP) of 138 units. This leaves an unmet need of 648 units. To meet the RDP, the Township identifies additional credits and bonuses from the Nike and KRE sites. To address the unmet need, Township identifies the Eagle Rock Overlay Zone along Eagle Rock Ave, the Columbia Turnpike Overlay Zone located in the southwest corner of the Township with access to Columbia Turnpike, and amendments to the B-1 zone on Ridgedale Ave. and Eagle Rock Road to permit affordable housing as a conditional use above commercial uses. The Township will also adopt an Ordinance requiring a mandatory 20% affordable housing set-aside for all new residential developments of five units or more.

Plans, Master Plans and Amendments

Report to the Board February 14, 2020 through July 8, 2020

Municipality	Township of Harding
Document	Report on the Reexamination of the Master Plan and Development Regulations
Public Hearing	3/23/2020
Summary	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 2020 Reexamination Report describes the master plan goals, policies, objectives and assumptions adopted in 1994, 2005 and reorganized in 2008 and includes the recommendations of the 2013 Master Plan Reexamination Report. Needed updates are identified for portions of the 2008 Conservation Plan Element, 2008 Community Facilities Plan Element, and 2013 Reexamination Report.
- Significant changes influencing the master plan are noted, including affordable housing requirements, various amendments to the Municipal Land Use Law, changes in county planning such as the Morris County Circulation Plan and Hazard Mitigation Plan updates and changes at the local level, such as demographic changes, master plan and ordinance amendments.
- Recommended changes to the master plan include, but are not limited to:
 - The addition of three new objectives to the master plan preserving the Township's dark skies, protecting natural resources and environmentally sensitive areas by maintaining the open space network and protecting and preserving large, contiguous tracts and corridors of recreation, forest or other open space land.
 - Update of the Land Use Element to include certain affordable housing sites, reflect recent amendments to the MLUL concerning smart growth and electric vehicle charging infrastructure.
 - Update the Environmental Resource Inventory, Open Space Plan, Community Facilities Plan, Recycling Plan and Conservation Plan Elements.
- Specific actions recommended for the development regulations include but are not limited to:
 - Evaluation of split zone parcels and determination for rezoning
 - Update home occupation standards for business related activities conducted on the property but not within a building
 - Creation of an outdoor dining ordinance
 - Review of the R-3 zone bulk standards and lot coverage standards for larger residential lots to help control massing and encourage more privately owned open space.
 - Incorporation of sustainable building guidelines.
 - Amendments to the Township's Commercial/Office Zoning Districts (B-1, B-2 and OB).
- The Report identifies two existing designated redevelopment plan areas: the New Vernon Village Redevelopment Area and the Glen Alpin/Hurstmound Redevelopment Area. Redevelopment designation is not recommended for any other part of the Township.

Plans, Master Plans and Amendments

Report to the Board February 14, 2020 through July 8, 2020

Municipality	Borough of Mendham
Document	2020 Master Plan Reexamination Report
Public Hearing	4/13/20
Summary	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

- Mendham Borough adopted its last comprehensive Master Plan in October 2006 and its last Reexamination Report in October 2016. The primary focus of the 2020 Reexamination Report is on the changes in State law and court cases that have required municipalities to submit updated Housing Elements and Fair Share Plans to Superior Court for a determination of compliance with the Fair Housing Act and the municipality's obligation to provide its fair share of affordable housing.
- The Reexamination Report relates the various certifications received from the Council on Affordable Housing concerning First and Second Round Housing and Fair Share Plans and the adoption of a Third Round Housing Element and Fair Share Plan in 2016. It also relates the court/settlement activities that followed, including a settlement agreement with the Fair Share Housing Center and a separate settlement agreement with V-Fee Realty concerning the King's Shopping Center on West Main Street/County Route 510.
- The Reexamination Report recommends a revised Housing Element and Fair Share Plan be adopted by the Borough Planning Board that incorporates the terms of the settlement agreements.
- Specific changes to Development Regulations include:
 - The replacement of the Borough's existing affordable housing ordinance with a revised affordable housing ordinance that complies with current standards, addressing the latest State regulations and guidelines as well as any related requirements needed to meet settlement/court requirements.
 - The adoption of two inclusionary overlay zones to implement the Borough's Housing Element and Fair Share Plan. One overlay zone is for the King's Shopping Center located on West Main Street/Route 510, which would allow the construction of 75 multi-family housing units with a 20% set aside. The second inclusionary overlay zone concerns property owned by St. John the Baptist Church, also located along West Main Street/County Route 510 upon which the Daytop School is located. The overlay zone would permit 17.5 units per acre for a total of 464 units, 20% set-aside yielding 93 affordable housing units.