

Plans, Master Plans and Amendments

Report to the Board October 11, 2022, through November 30, 2022

Municipality	Borough of Florham Park
Document	Land Use Element of the Master Plan
Public Hearing	November 3, 2022
Summary	Reexamination in accordance with MLUL 40:55D-89

- The last comprehensive revision of the Borough’s Master Plan occurred in 2000, followed by reexaminations in 2005 and 2015. An update of the Master Plan, including a Housing Element and Fair Share Plan and Land Use Plan Element was adopted in 2017. As part of the current review, the municipality seeks to identify issues related to outdated zoning code provisions, revisions and modernization of the zoning ordinance to balance changing business trends, while preserving the character of the Borough. The current update seeks to achieve several goals and objectives:
 - Review and modify bulk standards within single-family residential zones to address consistent requests for variances, while maintaining the character of single-family neighborhoods and protecting from overdevelopment of residential properties.
 - Provide for an expanded mix of permitted uses within Commercial zones, where appropriate, while taking into consideration the context of the zone, and create a new commercial zone to address this issue, if necessary.
 - Evaluate the permitted uses within the Borough’s business zones.
 - Address off-street parking requirements for all existing and proposed uses.
 - Update the Borough’s Zoning map to reflect all designated Redevelopment Areas.
 - Address state regulations to provide for green infrastructure through Electric Vehicle Supply/Service Equipment within the Borough Ordinance and code requirements.

- Proposed zoning revisions are located in the northeastern portion of the Borough and include:
 - 50 Hanover Road Redevelopment Road Redevelopment Area, adopted by the Borough Council in July of 2020, includes two contiguous parcels (55.8 acres) owned by the Northern Trust Company on Hanover Road and an additional 14 noncontiguous parcels, (298.8 acres) many of which are owned by the Florham Park Sewage Authority or the Borough of Florham Park.
 - The rezoning of the C-1 District along Vreeland Road to a new C-5 zone with the same bulk requirements of the existing C-1 zone but with expanded permitted and conditional uses that will complement the existing development and uses in the area. Expanded permitted uses may include self-service storage facilities, educational training facilities, pack and ship retail uses, and health/wellness centers. Conditional uses would include commissary kitchens, warehouses and distribution centers, and breweries/distilleries as conditional uses.

- The Land Use Element also recommends Borough-wide examination of off-street parking, setbacks and improved lot coverage and an evaluation of permitted uses in all zoning districts.

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Municipality	Township of East Hanover
Document	2022 Master Plan Amendment
Public Hearing	11/29/22
Summary	Proposed rezoning of a 3.12-acre site from residential to industrial use.

- The subject site consists of three lots (Block 39, Lots 28.03, 28.04 and 28.05), located on Merry Lane in East Hanover Township and located in the R-20 one-family residential zone. The combined acreage of the site is 3.12 acres. A single dwelling is located on Lot 28.04. Approval to subdivide the subject site into three lots was granted in 2006. All lots are commonly owned.

- The subject site is surrounded by various uses, included single family homes to the north and west and the Conrail railroad and JCPL powerlines to the south. Beyond the railroad right-of-way are several industrial facilities, each using Merry Lane, a private right-of-way, for access. The industries located south of the site on the other side of the railroad right-of-way include Dorine Industrial Park, Lanxess/Anderol and Givaudan Fragrances.



- In the 16 years since the site was subdivided into three lots, there has been no residential activity. In addition, tractor trailers from the industrial lots to the south pass by the site regularly as this is the only access to these industrial sites.
- The Township finds that the inclusion of the subject site in the I-3 zone would be consistent with the adjacent industrial development and it seeks to rezone the subject site from the current R-20 One Family Residential Zone to the I-3 Light Industrial Zone.

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Municipality	Borough of Wharton
Document	Addendum to the Housing Element and Fair Share Plan
Public Hearing	12/13/22
Summary	Update to the 2016 Housing Element and Fair Share Plan related to the Wharton Woods Inclusionary Development project

- Wharton’s current Housing Element and Fair Share Plan was adopted in compliance with the findings of Declaratory Judgement on October 27, 2016. As of September 2022, the Borough’s Prior Round Obligation is met; the Third Round Realistic Development Potential has been exceeded and the Borough has also exceeded its Third-Round Obligation; there will be no remaining unmet need. The Borough’s Present Need is being addressed through an agreement with Habitat for Humanity.
- The Addendum to the Borough’s Housing Element and Fair Share Plan is intended to address these changes and to update the plan with respect to the previously approved Wharton Woods Inclusionary Development project, which included 17 on-site affordable units. In 2022, the Borough Planning Board approved an Amended Preliminary and Final Site Plan for Wharton Woods, changing the original housing make-up of the development, and permitting the 17 affordable units be addressed off-site.
- Under the amended plan, 15 of the 17 affordable units will be provided through an approved 100 percent affordable off-site project located at 57 South Main Street. This project will include an eleven-unit rental apartment building and a four-bedroom group home. The remaining two units will be provided by working with Morris County Habitat for Humanity to purchase and gut rehabilitate two residential units in the Borough and deed restrict them for low- and moderate-income families.