

Plans, Master Plans and Amendments

Report to the Board March 9, 2023, through April 12, 2023

Municipality	Township of Jefferson
Document	Master Plan Reexamination Report
Public Hearing	3/27/23
Summary	Reexamination Report in accordance with MLUL 40:55D-89

- Jefferson Township adopted Reexamination Reports (Report) in 1998, 2000, 2001, 2003 and in 2021. The current updated Report identifies the extent to which previously identified problems and objectives have been reduced or met. Issues highlighted in the Report include the adoption of a Highlands Environmental Resource Inventory, the need to adopt a new Housing Element and Fair Share Plan, the adoption of new stormwater management regulations, the creation of a Lake Hopatcong Regional Trails Plan, and development/redevelopment of the Route 15 corridor.
- The Report highlights changes in local demographic conditions, household income, household size, employment, education, housing occupancy and poverty. An analysis of existing land use is also provided.
- Recommended changes to the Master Plan and development regulations include but are not limited to:
 - Updating the Land Use Element to include a Climate Change and Hazard Vulnerability Assessment.
 - Updating the Open Space Plan, Housing Plan and Circulation Plan Elements.
 - Complete and Implement a Water Use and Conservation Management Plan.
 - Develop a Sustainable Economic Development and Historic Preservation Plan.
 - Amend the C1 and C2 Districts to permit apartments above ground floor nonresidential use.
 - Review commercial zones around Lake Hopatcong for areas that have received variances,
 - Review zoning along a section of Route 181 for potential inclusion in the C-1 zone.
 - Update ordinances addressing signs, site plan and subdivision regulations, fencing and buffers, zoning permits and parking requirements.
 - Consider an accessory apartment ordinance.
- The Report cites the need to update the master plan and development ordinances concerning redevelopment plans for properties located along Route 15 and to adopt ordinance amendments addressing electric vehicle charging stations.

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Municipality	Township of Jefferson
Document	Housing Element and Fair Share Plan
Public Hearing	3/27/23
Summary	Housing Element and Fair Share Plan

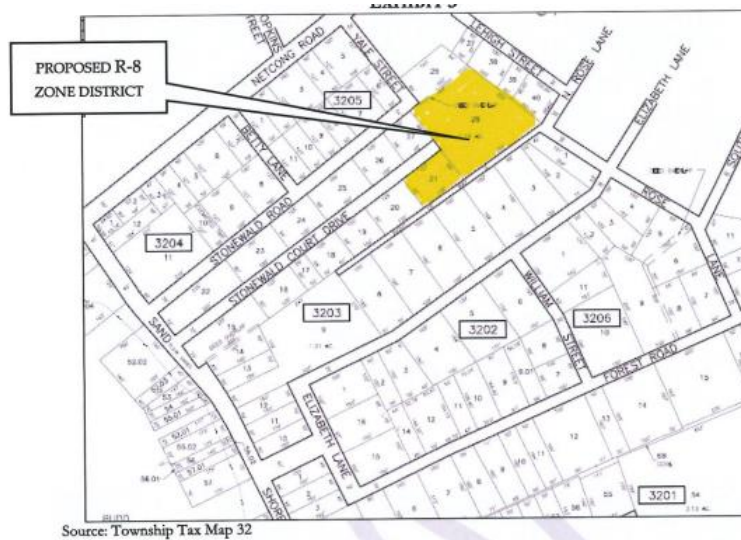
- Jefferson Township has not submitted to the court for review of its Third Round Housing Element and Fair Share Plan (Plan) due to 86 percent of the municipality being in the Highlands Preservation Area and limited public water and sewer availability. The Township’s determination of housing need uses the methodologies identified in the Second and Third Round Rules as determined by the Supreme Court. The Plan defines the Township’s affordable housing obligation as follows:
 - Rehabilitation Share: 70 units
 - Prior Round Obligation (1987-1999): 69 units
 - Third Round (1999 - 2025): 291 units
- As pertains to the Rehabilitation Share, the Township has a rehabilitation program funded from its Affordable Housing Trust Fund. This program will continue through the Third Round.
- The Prior Round obligation has been addressed through the establishment of multiple group homes, senior housing and units constructed by Habitat for Humanity.
- The Township notes that while there existing public water and sewer within the Township, there is no additional capacity in the system. Therefore, the Township proposes a durational adjustment of 226 units due to the lack of public water and sewer. The Township is proposing to address 65 units of its Third Round obligation through an inclusionary overlay district that would permit redevelopment of a 10.78 acre site located on Route 15 in the Planning Area. The remaining 226 units will be addressed if and/or when additional public sewer and water becomes available.

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Report to the Board March 9, 2023, through April 12, 2023

Municipality	Township of Mount Olive
Document	Land Use Plan Amendment
Public Hearing	4/20/23
Summary	Amendment to the Land Use Plan to create a new R-8 Affordable Housing Zone

- This Amendment to the Land Use Plan establishes a new category of residential land use known as the R-8 Residential Zone District. The purpose of the new zone district is to provide a location for a 100% affordable housing district consistent with the objectives of the Township’s Housing Element and Fair Share Plan.
- The new R-8 Zone consists of two lots (Block 3203, Lots 21 and 28) comprising 1.5 acres located at the terminus of Stonewald Court Drive and Yale Street in the Budd Lake Section of Mount Olive. Both lots are currently vacant. Lot 28 is the former site of the Cobblestone nursing home. The Township acquired the properties through eminent domain with funds from the Mount Olive Affordable Housing Trust Fund and subsequently demolished all structures and conducted an environmental assessment.



- The proposed R-8 zone will allow for development of single-family dwellings on fee-simple lots restricted to income-qualified low- and moderate-income housing. The municipality anticipates the zone will generate a maximum of ten residential units with a minimum lot size of 5,000 s.f. This equates to 6.6-units per acre, slightly higher than the 4-unit per acre density of the adjacent R-4 district, but in character with the established development pattern of the area. The site of the rezoning is identified as suitable for an in-fill grouping of homes on appropriately sized parcels.
- The site is located outside the Highlands Preservation Area and will be served by the Township’s Budd Lake sanitary sewer system. The Township will work with Habitat for Humanity to develop the site with homes in an architectural style compatible with the existing area.