

Plans, Master Plans and Amendments

Report to the Board July 14, 2023, through Sept. 12, 2023

Municipality	Chester Borough
Document	Open Space and Recreation Plan
Public Hearing	August 10, 2023
Summary	Open Space and Recreation Plan also including farmland preservation, trails and historic preservation

- The goals of the Open Space and Preservation Plan are to promote healthy living, accessibility, history and stewardship. The Plan identifies funding resources, including the local open space tax, Morris County Preservation Trust grant awards for farmland, open space and historic preservation and funding received from the State Green Acres Program.
- The Plan includes a summary of recreation programs, parks, historic and cultural resources. Local, county, state and regional plans and other open space initiatives are summarized.
- Plan recommendations include, but are not limited to:
 - Development of walking trails for each of the Borough’s parks.
 - Preservation of a 26-acre undeveloped Borough-owned parcel in an around the Oakdale Creek floodplain through inclusion on the Borough’s Recreation and Open Space Inventory. The Borough proposes the creation of boardwalk style and conventional trails to connect this property to a Borough park and a nearby residential neighborhood.
 - Preservation of a 5.5-acre parcel owned by the Borough identified as the Larch Drive wetlands.
 - Continuation of the ecological restoration plan for the Seward Hill Preserve and application for Green Acres stewardship funds for continued improvement of this open space parcel.
 - Exploration of the potential for preservation of the leach field property at Collins and Cedar Tree land and potential to work with Chester Towne Townhomes to develop trails and walking paths to link the development’s undeveloped common area with the surrounding community.
- Action items noted:
 - Maintain the Borough’s tree-covered character by acquiring remaining forested lands.
 - Continue a Grow-Your-Parks program by acquiring addental lots adjoining existing public lands as they are available.
 - Pursue trail easements or land acquisitions to improve connectivity between schools, recreation facilities and residential areas.
 - Discuss preservation with local nonprofit organizations including the New Jersey Conservation Foundation and the Land Conservancy of New Jersey.

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Municipality	Roxbury Township
Document	Land Use Plan Amendment
Public Hearing	September 20, 2023
Summary	Amendment to Goals and Objectives of the 2009 Master Plan re: Warehouse Policy

- Roxbury Township identifies its location as within the Highlands Region, with substantial areas located in the Highlands Preservation Area and Highlands Protection Zone as defined in the Highlands Council’s Land Use Capability Map.
- Roxbury Township refers to the New Jersey Highlands ‘Policy Standards for Warehousing in the New Jersey Highlands Region which apply to the siting of warehouse facilities in the Highlands Region.
- The Township adopted a resolution expressing intent to align the Roxbury Planning Program with the Highlands Regional Master Plan in July 2023. As part of that alignment, the land use amendment supplements the Goals and Objectives of the Township’s 2009 Master Plan Land Use Element by addition under Land Use Plan goals and objectives:
 - “In all decisions pertaining to the siting of warehouse facilities in the Limited Industrial District, Light Industrial/Office Research District, Office/Research District and Planned Office/Light Industrial District, the policies of the set forth in the Highlands Regional Master Plan and the Highlands Warehousing Policy Standards, with respect to warehouse siting in the Highlands Preservation Area and the Highlands Protection Zone, shall be considered as the policies, goals, and objectives of the Township Master Plan, and departures therefrom that are inconsistent with requirements of the Township’s Zoning shall presumptively impair the intent and purpose of the Master Plan and Zoning Ordinance.”