

Plans, Master Plans and Amendments

Report to the Board June 10, 2026 through September 8, 2026

Municipality	Borough of Kinnelon
Document	2026 Amendment to the 2025 Fourth Round Housing Plan
Public Hearing	8/6/26
Summary	Amendment in the manner the Borough will address unmet need.

- The Borough of Kinnelon adopted its 2025 Fourth Round Housing Element and Fair Share Plan (Plan) on June 19th, 2025 and submitted it to the Affordable Housing Dispute Resolution Program (Program). Two challenges were submitted, one from the Fair Share Housing Center and one from Meridia Kinnelon LLC.
- There was no settlement with either objector, however, the Borough committed to amending the Plan to further enhance affordable housing opportunities in the Borough. The Court found that the Plan, as proposed to be amended, complied with the Fair Housing Act and the Mount Laurel Doctrine.
- The Plan is amended with regard to the manner in which it addresses its unmet need. Specifically, the amendment is to the Kinnelon Mall Site, which was subject to an overlay zone adopted in Round 3 to address unmet need. Previously, the site included an overlay zone to permit a density of 6 du/ac with a 20% set-aside, which would result in approximately 16 affordable units. This amendment to the Plan permits an overlay with 10 du/ac with a 20% set aside, which would result in approximately 26 affordable units.
- Due to the enhancement of the Kinnelon Mall density, approximately 10 additional units will contribute toward the 25% realistic zoning requirement.
- There are no other amendments to the Plan.

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Report to the Board June 10, 2026 through September 8, 2026

Municipality	Borough of Mendham
Document	Highlands Planning Area Master Plan Element
Public Hearing	8/18/26
Summary	Plan to align the Mendham Borough Master Plan with the provisions of the Highlands Regional Master Plan as required for Highlands Plan Conformance.

- The Borough of Mendham is located within the Highlands Planning Area. Mendham’s Highlands Planning Area Master Plan Element (Highlands Element) will guide future land use in the Borough consistent with the Highlands Regional Master Plan (RMP). The Highlands Element will apply in conjunction with the existing Borough Master Plan to the maximum extent feasible; in the event of conflicts between the two, the Highlands Element will supersede, unless local provisions are more restrictive.
- The Element incorporates the policies, goals, objectives and standards of the Highlands RMP into the Mendham Borough Master Plan. Sections of the Highlands Element include:
 - Highlands Planning Area Goals and Objectives.
 - Land Use Plan incorporating Highlands Zones and Subzones, incorporated into the Land Use Plan as overlay zones. Existing permitted uses will remain in effect except where the Highlands Conformance Ordinance imposes a more restrictive standard. Location based land restrictions will apply, including but not limited to those associated with the protection of prime ground water recharge and wellhead protection areas and, potential changes in density and intensity of development based on water availability and infrastructure.
 - Conservation Plan based on the Highlands Environmental Resource Inventory addressing Wellhead Protection, Highlands Open Waters and Riparian Areas, Water Resource Availability, Forest Resources, Prime Ground Water Recharge Areas, Steep Slopes, Critical Habitat and Water Quality.
 - Utility Services Plan based on directing development to areas with water resources and utility infrastructure.
 - Relationship of the Master Plan to State/Regional/Local Plans.
- The Highlands Element includes exhibits depicting Land Use Capability Zones and resources identified in the Conservation Plan.
- Appendix A and B list land use and activities identified as Major and Minor Potential Contaminant Sources.