

Plans, Master Plans and Amendments

Report to the Board February 14th 2014 through March 14th 2014

Municipality	Township of Boonton
Document	Housing Element and Fair Share Plan - Addendum
Public Hearing	3/3/14
Summary	Amendment to the 2009 Housing Element and Fair Share Plan to remove third round analysis and proposed third round measures based on growth share methodology.
<ul style="list-style-type: none"> • The Boonton Township Planning Board adopted a Housing Element and Fair Share Plan in 2008 addressing prior and third round affordable housing obligations. This plan was filed with COAH on 9/10/2009 and deemed complete on 12/11/2009. Substantive certification was not sought because the Township decided to review the Highlands Regional Master Plan potential impact on its third round obligations. A request for substantive certification is required within two years after filing; however, the Township did not seek certification during this period. • In light of the 9/26/2013 decision of the NJ Supreme Court affirming the Appellate Division’s decision invalidating the “growth share” methodology as the method of determining third round obligations, the Township is amending its current Housing Element and Fair Share Plan to remove all related third round analysis and proposed third round measures. • The Township states that it has fully addressed its prior round obligations of 20 units and has an excess four units plus 20 beds in the Victoria Mews assisted living facility that will be applied to its third round obligation when this is determined. The Township has no rehabilitation obligation. 	

Plans, Master Plans and Amendments

Report to the Board February 14th 2014 through March 14th 2014

Municipality	Madison Borough
Document	Land Use Amendment
Public Hearing	4/1/2014
Summary	Land use element amendment of the Borough of Madison Master Plan concerning the future development and reuse of Giralda Farms.

- The amendment reports that Giralda Farms has served as the corporate headquarters for major business; however, the campus has evolved into a mix of single-tenanted and multi-tenanted office buildings. Development in Madison is capped at 2.25 million square feet and 1.6 million square feet have been constructed or approved.
- Current zoning in Madison allows only one principal permitted use (business, administrative, professional offices) and the bulk regulations governing the current Planned Commercial Development – Office (PCD-O) zone have not be reviewed for over a decade. The amendment also notes that these factors, along with high office vacancy rates in Morris County, require a refinement of permitted development in this district.
- The proposed amendment recommends expansion of the range of permitted uses on the campus and increased flexibility with respect to key bulk regulations to enable greater resposne to future development opportunities.
- Examples of modifications to the PCD-O District include:
 - Expanding accessory uses to complement permitted office uses, i.e. 1) non-hazardous laboratories, research, development, experimentation and testing, 2) facilities for higher education and/or partnerships with private sector and higher education and 3) high technology/innovation business incubator facilities. These accessory uses are limited to 10% of the floor area of any permitted office building.
 - Increasing maximum imperious cover from 15% to 17.5%, and permitting an increase in surface parking from 10% to 15% of the total parking required, provided there is no net increase in stormwater runoff and low impact development techniques are used.
 - Permit parking structures that are not entirely subsurface, provided certain design standards are met. These design standards are concern maximum height above grade, enhanced buffering, architectural standards and locational guidelines.