

Plans, Master Plans and Amendments

Report to the Board May 10th 2014 through June 12th 2014

Municipality	Chatham Township
Document	Natural Resource Inventory 2013
Adopted	May 19, 2014
Summary	Update of the 1991 Chatham Township Natural Resources Inventory (NRI), prepared by members of the Environmental Commission in consultation with the Township Engineer and Township Planner, adopted as a Technical Appendix to the Township Master Plan.

- The stated purpose of the NRI is to provide information to the Planning Board, developers and others to plan environmentally sensitive construction that fits into the landscape and uses non-structural stormwater controls.
- The document reports major changes in the Township since 1999 that include redevelopment and infill of parcels and small subdivisions, with many modest homes being replaced by bigger homes, and the preservation of large tracts of open space. Of Chatham Township's 9.4 square mile area, over 40% is reported as preserved open space.
- The NRI includes chapters on history, geology, topography, hydrology, climate, air quality, soils, vegetation, wildlife, open space/land use, transportation and regional connections. The NRI further discusses conditions in each of twelve Township sections identified as: Passaic River, Esternay, Orchard, Mountainview, Fairmount, Southern Boulevard, Averett, Morain, Giralda Farms, Loantaka, Hickory and Delta.
- Many figures are presented in the document illustrating resources and conditions. In addition, the document includes fifteen stand-alone maps depicting: the Buried Valley Aquifer, conservation easements, contaminated sites, critical habitat for imperiled species, environmentally sensitive sites, geology, land use/land cover (1986-2007), open space, parcels with potential for development, slopes, soils, stormwater recharge, streams requiring a 300 foot buffer, topography and wetlands.

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Municipality	Borough of Morris Plains
Document	2014 Master Plan Amendments
Public Hearing	6/16/2014
Summary	Incorporation of targeted amendments to the Land Use Plan, Community Facilities Plan and Open Space Plan Elements, including associated maps.

- Various properties are proposed for reclassification in the Land Use Plan to multi-family residential to address affordable housing obligations. Zoning and associated land use map changes are proposed to identify 260 Tabor Road as an affordable housing site. A 56-unit age restricted and family residential development is proposed in partnership with the Madison Affordable Housing Corporation on this 2.7 acre site. A second 5.6 acre site on Mount Tabor Road and Route 53 West is proposed as a 100% affordable housing site. This municipally sponsored development would produce a maximum of 135 affordable units with a density of up to 25 du/ac. The land use plan also identifies affordable housing opportunities available through various shelters and group homes located along Central Avenue and Beech Drive.
- Regulatory additions and amendments are also proposed to address wall signage in the Downtown Business District (B-1) and the use of drive-through facilities in the B-3 Shopping Center District. Additional changes to floor area ratio and parking standards are also recommended in the B-3 Business District to permit expansion and modernization of the Kohl's / Shop-Rite Shopping Center area.
- The Community Facilities Plan Map is revised to reflect current and proposed affordable housing tracts, transitional housing and shelters.
- The Open Space Plan is amended to reflect properties acquired since adoption of the 2003 Open Space Plan. The Plan is also amended to include eight specific properties targeted for acquisition as open space, which total 16.51 acres. The largest of these sites (5.7 acres) is part of the existing Kohl's/Shop-Rite shopping center on Littleton Road. The Plan gives priority consideration to preservation of this site, which is located behind the shopping center. Its preservation would provide a pedestrian linkage to adjoining existing Borough open space.