

Plans, Master Plans and Amendments

Report to the Board – February 15th through March 11th, 2011

Municipality	Borough of Madison
Document	Master Plan Reexamination Report
Public Hearing	March 15, 2011
Summary	Reexamination of Master Plan and Development Regulations pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-89, which requires that municipalities examine their master plans at least every six years.

- The Borough of Madison last adopted a Master Plan Reexamination Report in 2004. The 2011 Report lists previous goals and objectives, and the problems and issues identified in 2004. The current document notes that there have been major advances in addressing these concerns. Examples cited include:
 - Adoption of a new Open Space and Recreation Plan Element in 2009;
 - Adoption of a new Land Use Element in 2009, incorporating goals for green building and sustainable design, transit-friendly/downtown design, redevelopment, and increased pedestrian access.
 - Adoption of a Municipal Stormwater Management Plan in 2005; and
 - Establishment of a Traffic Calming Policy Task Force in 2006.
- Other changes noted include the receipt by the Borough of Bronze-level Sustainable Jersey Certification in 2010 and changes in the regulatory environment. Noted changes include the 2008 Permit Extension Act, 2004 State Transfer of Development Rights Act, amendments to the State Development and Redevelopment Plan, and the ongoing changes to state affordable housing policy. The development of the Wastewater Management Plan by Morris County and the amendment of the MLUL time of decision rule are also identified.
- The Report identifies needed changes and analysis related to existing development regulations. Areas to be addressed include the R-3/R4 district boundaries, CBD zoning along East Main Street, impervious coverage and building coverage standards, standards for the installation of renewable energy facilities and standards to discourage cookie-cutter subdivision design.
- The Report recommends that the Borough consider preparing an entirely new Master Plan, expanding on the sustainable design goals identified in the 2009 Land Use Plan. Sustainability would be the grounding principle of the new Master Plan. Alternately, the Borough may create a “Green Plan” Element to amend the existing Master Plan. The Report also recommends development of a Sustainable Transportation Element as part of a new Master Plan or as a separate element. Finally, the Report recommends an update of the Borough’s historic sites inventory.