

Plans, Master Plans and Amendments

Report to the Board – March 8th through April 19th, 2012

Municipality	Borough of Chatham
Document	Chatham Borough Environmental Resource Inventory
Public Hearing	March 21, 2012
Summary	The Chatham Borough ERI update will be adopted as an element of the Chatham Borough Master Plan.

- The Chatham Borough ERI was first adopted in 1976 and updated in 2008 and 2010. The current update incorporates changes recommended by the Environmental Commission for the Borough of Chatham.
- The amendment includes new information pertaining to the 2010 Census, new sections dealing with Threatened and Endangered Species, and new Chapters devoted to Land Use and Regional Relationships. The document also includes previous information pertaining to geology, topography, climate/air quality, hydrology, soils, vegetation, wildlife, wetlands, historic and cultural factors.
- The newly added Land Use section briefly describes existing land use patterns of development in the Borough, recent development trends (e.g. residential tear downs/McMansion development, commercial development improvements) and the impact of environmental constraints on development patterns. This section also discusses existing transportation infrastructure (roads, railroads, bus), existing zoning and open space preservation activities.
- The newly added Regional Relationship section briefly describes Chatham Borough's relationship to, and/or acknowledges the following:
 - State Development and Redevelopment Plan
 - NJDEP Watershed Management Area Six
 - NJDEP Water Quality Management Planning
 - NJDEP Drought Regions
 - Morris County Department of Planning and Development
 - Morris County Natural Resource Management Guide
 - Morris County Municipal Utilities Authority
 - Morris County Preservation Trust
 - Morris County Green Table
 - Highlands Water Protection and Planning Act
 - Great Swamp National Wildlife Refuge/Watershed Association
 - Passaic River Coalition Groundwater Protection Committee
 - Morris Tomorrow
 - SEAMLESS

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Municipality	Township of Mount Olive
Document	Periodic Reexamination Report of the Master Plan and Development Regulations
Adopted	April 12, 2012
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 ten years.

- Mount Olive’s last Master Plan Reexamination Report was approved on June 17, 2010 and revised on July 15, 2011. That report focused on the Highlands Plan Conformance process, changing statewide regulations pertaining to solar and wind energy facilities and the need for a reevaluation of the Mount Olive’s Industrial zoning districts. Additional changes were recommended concerning commercial zoning, sign regulations and miscellaneous other updates.
- Since last year, the municipality petitioned for Highlands Plan Conformance in the Preservation Area and completed various zoning changes as recommended.
- The majority of the current Reexamination Report addresses significant changes in Regional and State policies and related legislation enacted since the July 2011 Reexamination revision. Items include:
 - The various tasks that must be completed before Mount Olive can receive full Plan Conformance in the Preservation Area.
 - The release of the Draft State Strategic Plan. The report supports the designation of the International Trade Center and Budd Lake areas as “Priority Growth Investment Areas.”
 - Continued uncertainty pertaining to state affordable housing polices.
 - Wastewater Management Plan and coordination with the Morris County Wastewater Management Plan effort.
 - Changes in the MLUL pertaining to renewable energy (solar and wind)
- The only specific change recommended in the report is the implementation of Highlands Plan conformance requirements in the Preservation Area and the analysis of other issues identified in the 2010 Reexamination Report.
- The report notes that while there are no active redevelopment plans in place or under consideration, the township will evaluate Highlands Regional Master Plan redevelopment opportunities in the Preservation Area. Potential opportunities exist in areas along Goldmine Road in the “Existing Community Zone,” along Route 46 in the “Lake Management Zone” and along the Route 206 corridor in Flanders.