

# Plans, Master Plans and Amendments

## Report to the Board – May 18<sup>th</sup>, 2013 through June 7<sup>th</sup> 2013

<b>Municipality</b>	<b>Chester Township</b>
<b>Document</b>	2013 Master Plan Reexamination Report
<b>Public Hearing</b>	May 28, 2013
<b>Summary</b>	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.

- Chester Township’s current master plan was adopted in October of 2001, with amendments adopted in 2004, 2005 and 2010 concerning the Environmental and Utility Plan; Land Use Plan; Housing Plan and Fair Share Plan. The last Reexamination Report was adopted in 2007.
- The current report notes that the assumptions, policies and objectives upon which the Master Plan is based have changed by virtue of the Township’s decision to conform local planning and zoning to the Highlands Regional Master Plan in both the Preservation and Planning Areas of the Township.
- Specific changes recommended to the Master Plan and Development Regulations address the Township’s decision to conform to the Highlands Regional Master Plan. In accordance with these recommendations, the Reexamination Report includes appendices containing related conformance materials. These include the Chester Township Highlands Master Plan Element and the Chester Township Highlands Checklist Ordinance.
- The Highlands Master Plan Element is derived from the template provided by the Highlands Council, and includes an inventory of Highlands defined environmental features located within the Township.
- The checklist ordinance requires that the Township obtain a consistency determination from the Highlands Council for any proposed development in the Township that qualifies as a “Major Highlands Development” as defined by the Highlands Act. Waivers are permitted for applications where such applications are deemed to be exempt from the Act. The checklist ordinance also includes a provision permitting the Highlands Council to “call-up” for review any Township Board approval for projects meeting certain criteria. The Highlands Council can subsequently approve, deny or conditionally approve such applications.

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