

# Plans, Master Plans and Amendments

## Report to the Board May 14<sup>th</sup> through June 10<sup>th</sup> 2015

<b>Municipality</b>	<b>Borough of Mount Arlington</b>
<b>Document</b>	Borough of Mount Arlington Highlands Preservation Area Master Plan Element
<b>Public Hearing</b>	May 27, 2015
<b>Summary</b>	Master Plan Amendment incorporating the Highlands Regional Master Plan goals, policies objectives and strategies for that part of Mount Arlington located in the Preservation Area of the Highlands Region.
<ul style="list-style-type: none"> <li>• The Borough of Mount Arlington Preservation Area Master Plan Element (Plan) was developed in response to the Highlands Water Protection and Planning Act requirement for municipal conformance to the Highlands Regional Master Plan in the Highlands Preservation Area. The Plan is based on the model Highlands Master Plan Element developed by the Highlands Council. Mount Arlington is conforming in the Preservation Area only; however, the Preservation Area covers only 7% of the Borough. The remainder of the Borough is located in the Highlands Planning Area for which conformance is not being sought. The new Plan amendment applies only to the Preservation Area and supplements the existing Mount Arlington Township Master Plan as applicable to this area.</li> <li>• The Plan amendment addresses the goals, policies, objectives and major components of the Highlands Regional Master Plan, as applicable. It identifies the relationship between the Highlands Act and the Municipal Land Use Law and includes supplements to the existing Township Master Plan. These supplements address: Land Preservation/Land Stewardship, Redevelopment Planning, Housing, and the Plan’s relationship to State, Regional and Local Plans. These supplemental Plans are primarily composed of restated goals and objectives as found in the Highlands Regional Master Plan.</li> <li>• Exhibits identifying the Preservation Area, Preserved Lands, Highlands Conservation Priority Sites, Special Environmental Areas and State Planning Areas are also included.</li> </ul>	

# Plans, Master Plans and Amendments

## Report to the Board May 14<sup>th</sup> through June 10<sup>th</sup> 2015

<b>Municipality</b>	<b>Mount Arlington Borough</b>
<b>Document</b>	Highlands Environmental Resource Inventory
<b>Public Hearing</b>	May 27, 2015
<b>Summary</b>	Environmental Resource Inventory based on the Highlands Council Model required for adoption by all conforming municipalities.

- As part of their Highlands Conformance requirements, Mount Arlington Borough had developed a Highlands Environmental Resources Inventory (ERI). The new Mount Arlington ERI is based on a model ERI supplied to all conforming Highlands municipalities and incorporates the standards and requirements currently listed in the Highlands Regional Master Plan (RMP).
- The ERI identifies and maps various environmental resources as specifically defined in the Highlands RMP. These include watersheds, forest resources, open waters and riparian areas, steep slopes, critical habitat, carbonate rock areas, scenic resources, water resources, prime groundwater recharge areas, agricultural, cultural, historic and archaeological resources. The ERI also incorporates various Highlands RMP regulatory policies and initiatives including Highlands Land Use Capability zones, land preservation and stewardship, water quality, wellhead protection and septic system yield standards. Other issues addressed include contaminated sites, infrastructure, water and wastewater utilities, roadways and transit.
- A series of figures based on Highlands mapping of these resources and conditions for the Borough are included. Mount Arlington is located in both the Preservation and Planning Areas of the Highlands and is conforming in the Preservation Area.

# Plans, Master Plans and Amendments

## Report to the Board May 14<sup>th</sup> through June 10<sup>th</sup> 2015

<b>Municipality</b>	<b>Mine Hill Township</b>
<b>Document</b>	2015 Master Plan Reexamination Report
<b>Public Hearing</b>	6/1/15
<b>Summary</b>	This Reexamination Report constitutes the Master Plan Reexamination mandated by the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-89.

- Mine Hill adopted its Master Plan in August of 1988 and Reexamination Reports were adopted in 1994 and in 2001. In 2010, the Township adopted an amendment to its Land Use Element concerning the creation of a new Economic Development (ED) Zone District.
- The current Reexamination Report (Report) identifies major goals and objectives relating to land development in the Borough at the time of the last Reexamination Report and the extent to which these have been addressed. Recent changes to address prior issues include: adoption of a new Economic Development District along Iron Mountain Road, purchase of significant open space areas, revisions to the Commercial (C) District to eliminate automobile oriented uses, adoption of multiple ordinances to comply with NJDEP regulations relative to stormwater management and the adoption of various other ordinances concerning land use, development fees, tree removal, right-to-farm and signage.
- Significant changes to the assumptions, policies and objectives identified include: changes to the Municipal Land Use Law (MLUL), enactment of the NJ Stormwater Management Program and the preparation of related plans and ordinances, the adoption of the Highlands Act and development of the Highlands Regional Master Plan, the elimination of the Township Board of Adjustment and creation of a unified Land Use Board, the adoption of new NJDEP WQM Planning Rules in 2008 and the municipality's cooperation with the Morris County Department of Planning and Preservation in the creation of a WMP element for the Township. The Reexamination also details the municipality's development a Housing Element and Fair Share Plan, which was submitted to COAH and deemed complete. COAH failed to review this Plan for substantive certification; however, and the Report notes that the courts have now taken over the substantive certification process.
- Recommended changes to the Master Plan and the Development Regulations include, but are not limited to:
  - Elimination of the TH-1 townhouse district, which has been preserved as open space, and the designation of all publicly owned property within the TH-1 or PMARC districts as single family, including amendment of the SF district to allow open space and recreation.
  - Elimination of the RAH affordable housing zone. The Report notes that the site has no sewers and will not be permitted a sewer extension since it is located in a Highlands "Protection Zone."
  - Pursuant to the requirements of the MLUL: 1) identify community residences for the developmentally disabled, community shelters for victims of domestic violence and community residencies for persons with head injuries and family day care centers as permitted uses in all residential zones; 2) permit child care centers in all non-residential zones and 3) permit houses of worship in all zones that permit other institutions or places of assembly as required by the Religious Land Use and Institutionalized Person Act.