

# Plans, Master Plans and Amendments

## Report to the Board June 11<sup>th</sup> through July 30<sup>th</sup> 2015

<b>Municipality</b>	<b>Borough of Florham Park</b>
<b>Document</b>	2015 Master Plan Re-examination and Master Plan Update
<b>Public Hearing</b>	July 14, 2015
<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.

- Florham Park adopted its last Land Use Plan in 2000 and its last Reexamination Report in 2005. The proposed Reexamination Report (Report) identifies major changes and problems and the extent to which these have been addressed since 2005. The Report notes that the Borough’s rate of population growth has been significantly higher than the County’s rate of growth between the years 1990 and 2010, which corresponds to a significant increase in the number of dwelling units constructed between 1990 and 2013. The Report also notes a declining median age compared to a county-wide rising median age. Several previous land use issues that still require attention are identified. Among them are:
  - Potential development of the “Fish Property” on Brookdale Road, which remains one of the largest remaining parcels in the Borough with development potential.
  - The approval and development of properties previously zoned for multi-family, senior citizen projects and affordable housing projects despite a continuing no new multi-family development policy.
  - The likely need for an amended affordable housing plan in light of recent State and court actions, and particularly since the growth share methodology on which the previous plan was based has been invalidated.
- Recommended changes to the Master Plan include, but are not limited to:
  - Creation of a “University Zone” for lands owned by the College of Saint Elizabeth and Fairleigh Dickenson University, so as to avoid constant requests for bulk and use variances related to the current residential zoning applied to these sites.
  - Amendment of residential bulk requirements to avoid overbuilding, maintain community character and ensure compatible building expansions and rebuilds in existing residential neighborhoods.
  - Restriction on future multi-family housing development except as necessary to meet affordable housing obligations.
  - Consideration of modifications to the Green at Florham Park PUD ordinance and General Development Plan to mitigate traffic impacts and ensure the future success of the planned development.
  - Requirement for a 20% affordable housing set-aside for the proposed third phase of the Sun Valley residential development on Passaic Avenue.
  - Modification of bulk requirements in certain areas of the R-15 and R-25D zones to reduce the need for setback and bulk variances for residences existing on undersized lots.