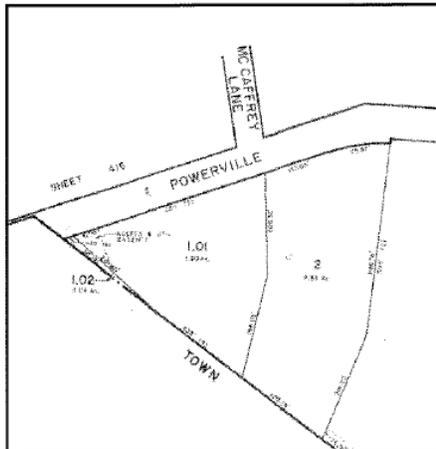


Plans, Master Plans and Amendments

Report to the Board January 14th through February 10th 2016

Municipality	Township of Boonton
Document	Amendment to the Land Use Plan Element of the 2001 Master Plan, Boonton Township Natural Resource Inventory
Public Hearing	1/22/2016
Summary	Boonton Township is amending the Land Use Plan Element to add active adult residential use as a conditional use in the Retail Business District and is adding an updated NRI as an appendix to the Master Plan

- The proposed Land Use Plan Amendment to the 2001 Master Plan adds active adult residential use as a conditional use the Retail Business (RB) District, resulting in a mixed-use district wherein age-restricted residential use with a mandatory 20% set-aside for low and moderate income units would be permitted in addition to existing retail business uses.
- The area in question includes three lots with frontage on Powerville Road adjoining Del’s Village shopping center. These lots comprise approximately 4.5 acres of which 1.95 acres are developed with a one story bank with drive-through.



- The intent of the modification is to expand options available to the Township to provide housing for an active adult population at a location served with public water and sanitary sewerage in proximity to neighborhood shopping facilities. This change would also help the Township meet its third round affordable housing obligation.
- Major recommended standards for this conditional use include a 20% set-aside compatible with the rules and regulations “established by COAH or its successor, or a court of competent jurisdictions.” A minimum acreage of 1.5 acres and a maximum gross density of 15 du/ac. are also proposed.
- Boonton Township is also amending its 2001 Master Plan to add the November 2014 Natural Resource Inventory as an appendix to the Master Plan. The inventory addresses a number of environmental and cultural issues, including but not limited to: historic and cultural resources, climate, land use/land cover, forested areas, geology, soils/soils characteristics, surface waters/subwatersheds, known contaminated sites, groundwater recharge, well head protection areas, wetlands, steep slopes, ridgelines and the New Jersey Landscape Project.