

Plans, Master Plans and Amendments

Report to the Board April 13th through June 9th 2016

Municipality	Township of Hanover
Document	Route 10 Corridor Planning and Zoning Report amendment to the Land Use Plan Element of the Master Plan
Public Hearing	June 21, 2016
Summary	Planning analysis and recommendations regarding both sides of the Route 10 (aka Mount Pleasant Ave.) between the municipal boundary with East Hanover Ave. to the intersection of Ridgedale Ave. and the Route 10/287 interchange.

- The intent of this report, which is proposed for adoption as an amendment to the Land Use Plan, is to promote the revitalization of the Hanover portion of the Route 10 corridor through the determination of appropriate uses and intensities of use that will enhance the corridors' physical character, improve its aesthetic image and increase ratables while discouraging an increase in the kind of strip commercial development that currently typifies much of Route 10 in Morris County.
- The report identifies existing environmental, land use and zoning conditions along the corridor. The report indicates that past efforts to effect revitalization of the Route 10 corridor through conventional zoning mechanisms have not been successful and that, in light of existing physical and regulatory constraints, an alternative approach to encourage revitalization and redevelopment is needed. In summary, the report recommends achieving this, in part, through the elimination and/or consolidation of zones along the corridor, through a modification of zoning controls to promote redevelopment and through identification of areas in need of redevelopment as permitted by the Local Housing and Redevelopment Law (LHRL). The report states that use of the LHRL would afford greater flexibility in the development application process and stimulate the kinds of innovative thought necessary to encourage comprehensive and enhanced development along the corridor.
- The report goals stress development of a flexible development approach, promotion of attractive and sustainable economic development, protection of the environment, protection of community character and enhancement of the visual and aesthetic appearance of the corridor.
- General recommendations include consideration of the LHRL in conjunction with a further Master Plan amendment identifying specific redevelopment sites. The report includes "sample redevelopment opportunities" and concept plans illustrating how various properties may be redeveloped or enhanced. Twelve "Proposed Areas of Study for Areas in Need of Redevelopment or Rehabilitation" are also identified along the corridor. Other recommendations include potential modifications to zoning controls that may allow more than one principle building on a lot, modification of excessive parking standards and the inclusion of new standards for internal vehicular and pedestrian circulation connections between adjoining properties. The report further recommends the elimination of zoning which encourages multi-family residential development along the corridor except for those areas that have been planned or approved for this housing as part of the Township's Housing Element and Fair Share Plan.
- An "Action Plan" is included at the end of the report with three main components that include: 1) Adoption of the corridor report as an element of the Master Plan or preparation Master Plan amendments to incorporate the report's recommendations, 2) Initiation of an "Area in Need of Redevelopment Study" or other such study corresponding to initial study areas identified in the report and 3) Review of current zoning concerning possible amendments related to: zone consolidation, the number of principal uses allowed on a lot in certain B (Business) zones, parking and internal circulation standards, multi-family use along the corridor and regulations limiting the development of gas stations.