

Plans, Master Plans and Amendments Report to the Board December 1, 2017 through January 11, 2018

Municipality	Township of Mount Olive
Document	Housing Element and Fair Share Plan
Public Hearing	12/13/17
Summary	Housing Element and Fair Share Plan prepared in response to the NJ Supreme Court 2015 decision

- This 2017 Housing Element was prepared to replace the Township’s previous third round plan, submitted to COAH for substantive certification on November 5, 2009. The current Plan was developed as a result of the 2015 Supreme Court decision placing third round jurisdiction with the courts, and reflects an agreement with the Fair Share Housing Center in accordance with a Settlement Agreement scheduled for a Final Judgement of Compliance hearing on January 12, 2018. As per this agreement, the components of the Township’s obligation are listed as follows:
 - Present Need Obligation (Rehabilitation Share): 139 units
 - Prior Round Obligation (1987-1999): 45 units.
 - Prospective Need (2015-2025): 634 units
- The Plan reports that the prior round obligation has been satisfied through a combination of exiting rental units and associated rental bonus credits.
- The prospective need will be met through a combination of existing and proposed developments (including family rental, age restricted, supportive/special needs and family owner-occupied), totaling 492 units plus 158 bonus credits for a total of 650 units.
- The Plan indicates that 45 units of the 139 unit present (rehabilitation) requirements have been completed with funding from the Morris County Department of Community Development Program. The Township will continue to participate in the County program and indicates that it will provide supplemental funding through the Township’s Affordable Housing Trust Fund if necessary to address this portion of their obligation.

Plans, Master Plans and Amendments

Report to the Board December 1, 2017 through January 11, 2018

Municipality	Borough of Florham Park
Document	2017 Land Use Plan Amendment
Public Hearing	12/11/17
Summary	Land Use Plan amendment intended to facilitate property rezoning in coordination with the Borough's 2017 Housing Element and Fair Share Plan.

- There are seven sites included in this Land Use Plan Amendment that are proposed for rezoning to accommodate a portion of the Borough's affordable housing obligations, as included in the 2017 Third Round Plan. The obligations expressed in that Plan and in this Land Use Plan Amendment are as follows:
 - Present Need Obligation (Rehabilitation Share): 25 units
 - Prior Round Obligation (1987-1999): 326 units.
 - Prospective Need (2015-2025): 624 units
- The sites proposed for rezoning as per this Land Use Plan Amendment include:
 - Palmont Associates 147 Columbia Turnpike, Block 1903, Lot 5 - Current Zone: B-1. Current Use: Office. Proposed: 126 rental units (multi-family) of which 25 will be low/mod units.
 - 215 Ridgedale Ave., Block 801, Lot 4. Current Zone: PB-2. Current Use: Office. Proposed: 54 units (multi-family) of which 11 will be low/mod units.
 - Alfieri Property, Columbia Turnpike, Block 501, Lot 4, Block 601, Lots 1-3, Block 702, Lot 9. Current Zone: C-2. Proposed mixed-use multi-family housing - 560 units of which 112 will be low/mod units.
 - Sisters of Charity of Saint Elizabeth, Block 1301, Lot 2, Park Ave. - Current Zone - R-44. Proposed: 198 units of multi-family, 40 of which will be low/mod units.
 - Braemar Homes, 2 Vreeland Road, Block 303, Lot 11. Current Zone: C-1. Proposed: 50 units of multi-family housing of which 10 will be low/mod units.
 - Afton Village, 2 Hanover Road, Block 905, Lot 30.02. Current Zone: Proposed: 16 townhomes of which two will be low/mod.
 - B&B Associates, 165-167 Ridgedale Ave. Block 1906, Lots 12 & 13. Current Zone: PB-2. Proposed: Seven townhomes of which one will be affordable.
- The land use plan amendment also states that the Borough will adopt an accessory apartment ordinance that will permit up to ten dwellings to create affordable accessory apartments pursuant to conditions established by ordinance.

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Report to the Board December 1, 2017 through January 11, 2018

Municipality	Township of Hanover
Document	Land Use Plan
Public Hearing	12/12/17
Summary	Land Use Plan amendments carrying forth the recommendations described in the 2017 Reexamination Report.

- The introduction of the new Land Use Plan corresponds to the 2017 Hanover Reexamination Report issued in October 2017, which made numerous recommendations for land use changes. The new Plan and proposed zoning seeks to eliminate discrepancies between existing districts and the 2013 Land Use Plan and make other changes to strengthen the positive aspects of Hanover’s residential neighborhoods and business districts, encourage compatible infill and reduce negative features. In some areas, the Plan seeks to promote the redevelopment or adaption of existing developments to new or different uses or layouts in order to improve upon substandard, obsolete or undesirable conditions.
- Six single-family categories are included in the Plan. The plan proposes to change the zone designations for residential areas exhibiting a development pattern that deviates significantly from existing zone patterns. Of note, the R-40 zone includes a new option to allow residential cluster development with the primary purpose of preservation of open space and protection of environmentally sensitive areas. This new zone will accommodate an existing cluster development. A new R-10A zone is planned to allow multiple detached single-family development on a single lot as a single coordinated development and is planned as a transitional use between an adjacent house of worship and single family dwellings. Standards are also provided for seven multi-family districts, including three affordable housing zones.
- Retail uses include the B, B-10, B-10 Overlay and D-S Zone districts. Of note, a new B-10 Highway Business zoning district is proposed to be located along both sides of Route 10, and is intended to replace the existing B, B-1, B-P and I-B zones along this corridor. The intent of the new zone is to promote a strong economic environment, ensure complementary infill and redevelopment, ensure the preservation of environmental features, enhance appearance, preserve retail commercial areas and encourage a community sense of place.
- Fifteen other nonresidential (office, shopping center, professional, industrial) districts are detailed, not including three mixed use planned development center zones, the A (Airport) district and a PU (public use) district.
- The A (Airport) district is amended to include the boundaries of the Airport Safety Zones (runway, clear zone, runway subzone, runway end subzone) for the Morristown Airport and the land use plan is amended to depict the boundaries of the Airport Safety Zones.

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Municipality	Township of Long Hill
Documents	Community Facilities Element and Utility Service Element of the Master Plan
Public Hearing	12/12/17
Summary	Summaries of existing community facilities and utility infrastructure in Long Hill and related recommendations

- The last Long Hill Township Master Plan was adopted in 1996 and the Planning Board has determined that a complete rewriting of the Master plan is warranted. To this end, the Planning Board has prepared a new Community Facilities Element and Utility Services Element of the Master Plan.
- The Community Facilities Plan Element includes an inventory of facilities with descriptions addressing the following: Town/Hall/Library Complex, Police Department, Fire Companies, First Aid Squad, Public Works, Schools, Senior Center, Millington School House/Old Town Hall, Community Center, and Houses of Worship. Recommendations include, but are not limited to:
 - Evaluation of flooding risk at the police department location and potential relocation
 - Exploration of potential for public works facility expansion
 - Possible acquisition of space to house a museum of Long Hill and its constituent communities.
 - Identification of new locations for indoor recreation programs
- The Utility Service Plan Element addresses the infrastructure that is essential to the support of land use and development. The Element addresses water supply and wastewater disposal systems, electricity, telecommunications, natural gas utilities and stormwater management. Recommendations include, but are not limited to:
 - Coordinate future Township infrastructure capital improvements with the water, natural gas, telephone, cable and wastewater utilities to economize and synchronize efforts
 - Complete wastewater service to all areas in the Township where practical and economically feasible
 - Manage the wastewater treatment plant and collection system network infrastructure assets in a manner that ensures sufficient treatment capacity is provided to address increased flows associated with redevelopment or new development, particularly as described in the Housing Element.
 - Install, where feasible, new electrical utility distribution lines and telecommunications lines below-grade and relocate existing above-grade utilities below-grade whenever they are rehabilitated or renewed.
 - Continue to support Township Ordinances which address stormwater discharge particularly within flood prone areas
 - Require prompt removal of unused, abandoned or functionally-obsolete above-ground utilities by the utility owners