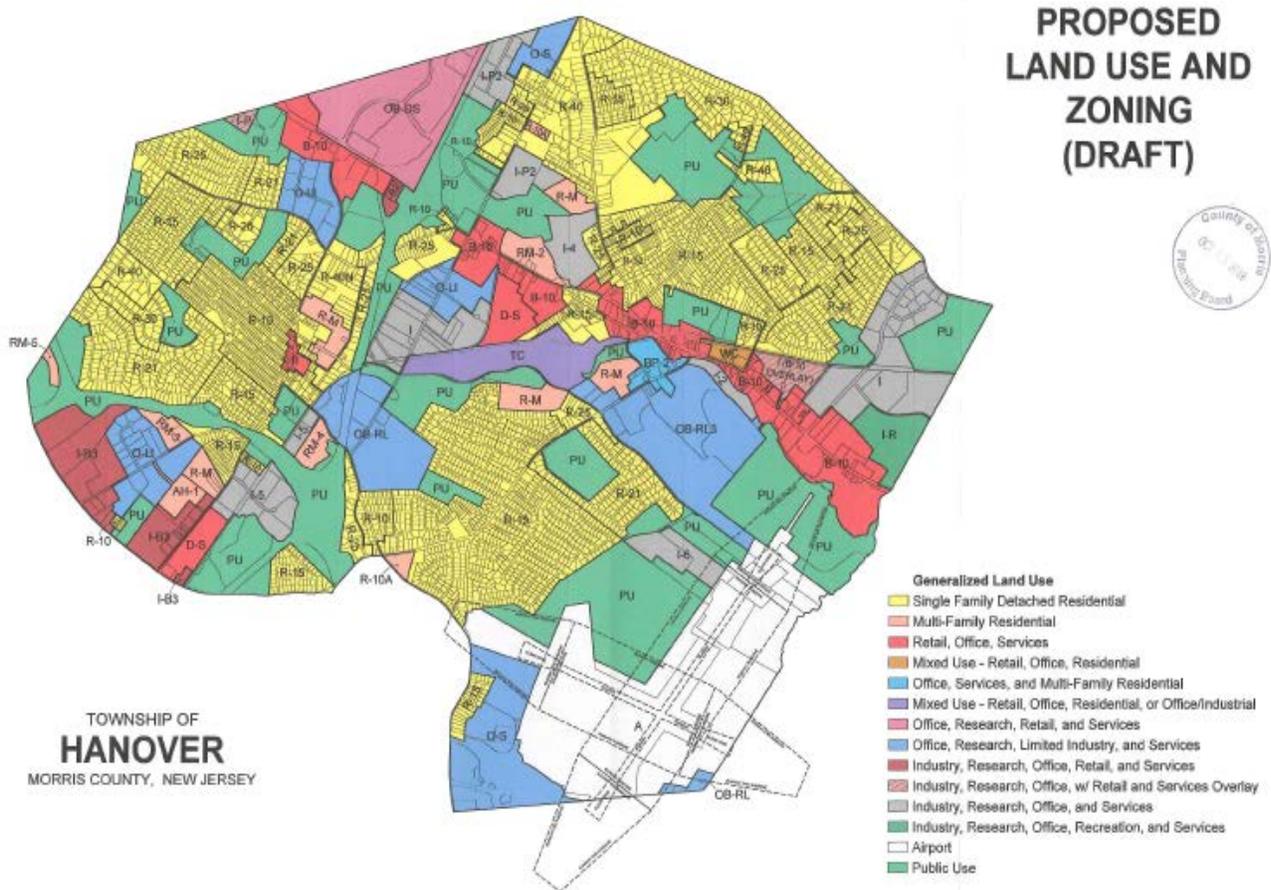


# Plans, Master Plans and Amendments

## Report to the Board September 13, 2018 through November 29, 2018

<b>Municipality</b>	<b>Township of Hanover</b>
<b>Document</b>	Land Use Plan
<b>Public Hearing</b>	10/30/18
<b>Summary</b>	Amendment to the Land Use Plan last updated December of 2017.

- The new Land Use Plan (Plan) describes Hanover as an almost fully developed with well established development patterns. New development is expected to consist primarily of infill or scattered vacant/undeveloped parcels or redevelopment. The Plan seeks to preserve and strengthen the positive aspects of Hanover’s residential neighborhoods and business districts, to ensure that infill development is compatible with these areas, and reduce or minimize any negative features. In certain areas, the Plan promotes redevelopment or adaptive reuse.
- The Plan includes general land use and zoning proposals which are shown on the “Land Use Plan and Proposed Zoning” map. There are 14 generalized land use categories as shown below. Specific land use / zoning / boundary changes from the last amendment (12/2017) associated with this new amendment are not explicitly identified.



# Plans, Master Plans and Amendments

## Report to the Board September 13, 2018 through November 29, 2018

<b>Municipality</b>	<b>Borough of Morris Plains</b>
<b>Document</b>	Master Plan Reexamination Report for the Borough of Morris Plains
<b>Special Meeting</b>	10/24/2018
<b>Summary</b>	Reexamination Report as mandated by the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-89.

- The Borough’s most recent Master Plan was adopted in 1975 and Reexamination Reports were adopted in 1984, 1988, and 2008. In addition, a Master Plan Summary Report was prepared in 2000, summarizing the substantive planning proposals of the 1975 Master Plan including all goals and objectives. Various other amendments to the Master Plan have been adopted between 1988 and 2018, most recently a Housing Element and Fair Share Plan (2018).
- The current Reexamination Report (Report) indicates that the goals and objectives of the 2008 Report remain valid. Significant changes are identified, including the departure of large corporations and regional trends in the office market, changes in housing preferences, compliance with Mt. Laurel obligations and the shifting of non-residential to residential land uses.
- The Report identifies previous recommendations and reaffirms several recommendations, including an intent to continue to take advantage of opportunities to provide affordable housing as required by the State and to continue efforts regarding the acquisition of ROW along Route 10 between Rt. 53 and Rt. 202. Other recommendations are that the Planning Board continue to receive enrollment data from the school district and that recommends that the future ordinance amendments be consistent with County and State recycling laws.
- The Report summarizes every local ordinance adopted since 2008, demographic changes since 2000, and other changes at the County, State and Federal level, examples including the East Hanover Avenue Corridor Traffic Study, State Strategic Plan (Draft), State Water Quality Management Planning Rule, MLUL amendments, and the Federal Colocation Act of 2012.
- The Report recommends Master Plan Changes concerning Land Use, Circulation, Open Space and Environmental Sustainability. General land use changes address items such as the placement of small wireless facilities in the ROW, implementation of stricter performance standards and continuing to pursue opportunities for affordable housing. The Report recommends an examination of permitted land uses in the Downtown and working with the NJDOT to achieve specific roadway improvements to relieve traffic on East Hanover Avenue and Rt. 202 and other Rt. 202 locations. Recommendations also address a strengthening of pedestrian and bicycle connections, maintenance and enhancement of the trail system and continuation of acquisition of open space and links between open space by trail connections. Concerning environmental sustainability, recommendations include, but are not limited to, consideration of a renewable energy ordinance, increased availability of electric vehicle charging stations, incorporation of green building measures in site plans and exploring the possibility of preparing an Environmental Sustainability Element of the Master Plan.
- The Report does not recommend the incorporation of any redevelopment plans adopted pursuant to the Local Housing Redevelopment and Housing Law.

# Plans, Master Plans and Amendments

## Report to the Board September 13, 2018 through November 29, 2018

<b>Municipality</b>	<b>Township of Hanover</b>
<b>Document</b>	Report on the Reexamination of the Master Plan and Development Regulations (amendment)
<b>Adopted</b>	10/30/2018
<b>Summary</b>	Reexamination Report as mandated by the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-89.

- The last Reexamination Report was adopted in December 2017. The current submission is an amendment of the 2017 Reexamination Report.
- The 2017 Reexamination Report included 64 proposed changes to the zoning map. The reason for each change was given, addressing a variety of issues, for example: to address consistency with the master plan, recognize existing lot patterns and/or existing development, recognize lot boundaries and/or address the findings of previous land use studies.
- This 2018 amendment adds four additional proposed changes to the zoning map, bringing the total changes to 68. Proposed zoning changes include:
  - Changing a portion of the R-15 zone to R-10 for reasons of consistency with the master plan and recognition of existing lot patterns;
  - Changing a portion of the R-40 zone to the PU (Public Use) zone in recognition of existing development and lot boundaries;
  - Changing a portion of the R-25 zone to the R-15 zone in recognition of existing lot patterns;
  - Changing a portion of the WC (Whippany Center) zone to B-10 in recognition of a lot boundary.

# Plans, Master Plans and Amendments

## Report to the Board September 13, 2018 through November 29, 2018

<b>Municipality</b>	<b>Borough of Mount Arlington</b>
<b>Document</b>	2018 Master Plan Reexamination Report
<b>Public Hearing</b>	11/28/2108
<b>Summary</b>	Reexamination Report as mandated by the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-89 specifically addressing the need to draft and adopt a new Housing Element and Fair Share Plan in accordance with the Borough’s August 2018 settlement agreement with the Fair Share Housing Center.

- The current Mount Arlington Master Plan was adopted on July 14, 1999, and reexamined on July 13, 2005 and again on December 9, 2015 where an updated Land Use Element was adopted. The current reexamination report exclusively addresses the changes that have occurred relative to COAH Second Round obligations which were originally addressed in the 1999 Master Plan.
- The 2005 Reexamination report noted that all units required for the second round obligation were constructed. The report also addressed Round 3 “Growth Share” obligations, noting that, due to pending litigation concerning the validity of the Round 3 methodology, adoption of a revised Housing Element and Fair Share Plan was premature. The Borough did not submit a petition to COAH to address Round 3 obligations.
- Noting the extent to which problems and objectives and assumptions have changed, the new Reexamination Report identifies the 2015 State Supreme Court decision to move the determination of third round obligation to the courts via assignment judges by County. Mount Arlington filed a declaratory judgment requiring conformation from the court that it’s Housing Element and Fair Share Plan is compliant. Through the declaratory judgement process, the Borough and Fair Share Housing Center agreed to a settlement agreement at a Fairness Hearing in August 2018.
- As a result of the agreement, the Borough was ordered to draft and adopt a revised Housing Element and Fair Share Plan and submit it to the court by February 8, 2019. The one specific change to the Master Plan included in the Reexamination Report is the submission of this new Housing Element and Fair Share Plan.
- As pertains to recommended changes to Development Regulations, the Reexamination Report recommends the adoption of implementing ordinances consistent with the new Housing Element and Fair Share Plan.
- No changes are recommended with regard to Redevelopment Plans.