

Plans, Master Plans and Amendments

Report to the Board September 9, 2020 through October 6, 2020

Municipality	Hanover Township
Documents	2020 Housing Element and Fair Share Plan and Land Use Plan Amendment
Public Hearing	9/15/2020
Summary	Round Three Housing Element and Fair Share Plan prepared in accordance with a settlement agreement with the Fair Share Housing Center.

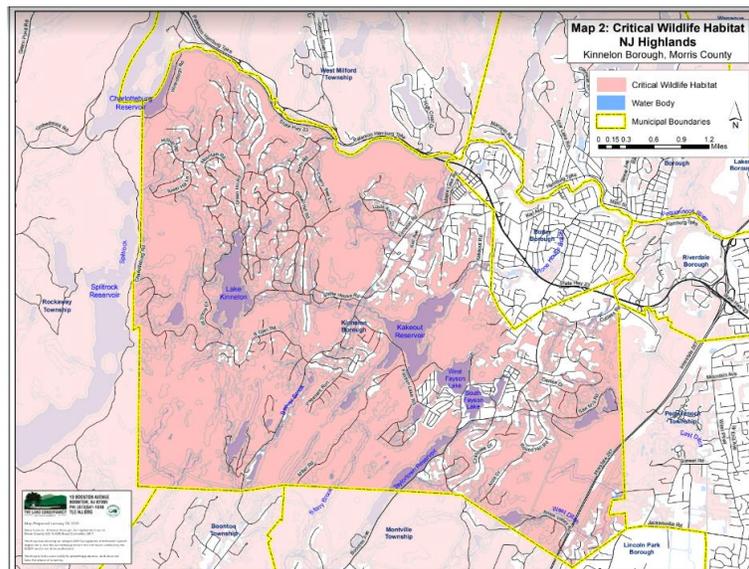
- The Township entered into an agreement with the Fair Share Housing Center (FSHC) in March 2019, which was amended in June 2020. Under the terms of the amended agreement, Hanover Township agreed to accept, for settlement purposes only, the following obligations:
 - Present Need Obligation (Rehabilitation): 26 units
 - Prior Round Obligation (1987-1999): 356 units
 - Gap (1999-2015) + Prospective Need (2015-2025): 975 units
- The Township prepared a Structural Conditions Survey in June 2019, the results of which reduce Hanover’s Rehabilitation obligation from 26 to 6 units. The Township will address this obligation through continued participation in the Morris County Housing Rehabilitation Program and the hiring of a rehabilitation consultant with funding from the Township’s affordable housing trust fund.
- To address its Prior Round obligation, the Township seeks 9 credits from a completed Regional Contribution Agreement, 282 credits from existing affordable housing units and 65 rental bonus credits.
- The Township conducted a vacant land adjustment to obtain a Realistic Development Potential (RDP), which was established as 550 units. To address this RDP, the Township seeks 146 credits from existing affordable units, 262 credits for proposed inclusionary developments, 4 credits for proposed alternative living arrangement bedrooms, and 138 rental bonus credits.
- The Township will address its Unmet Need of 425 units through credits derived from proposed inclusionary development, proposed alternative living arrangement bedrooms, approved assisted living Medicaid waiver units and extensions of affordability controls. The Township also provides a realistic opportunity for the development of affordable housing through the creation of an Accessory Apartment Program and the adoption of a Township-wide mandatory set-aside ordinance.
- The Township also submitted a separate Land Use Element amended to incorporate affordable housing proposals identified in the Housing Element and Fair Plan, i.e. JMI/Pine Plaza, Silverman Corporate Meetings, Whippany Village Our Lady of Mercy, River Park, Care One, Airport Road. This amended Land Use Element includes an updated “Land Use and Zoning Map.”

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Report to the Board September 9, 2020 through October 6, 2020

Municipality	Borough of Kinnelon
Document	Critical Habitat and Conservation Management Plan
Public Hearing	October 1, 2020
Summary	Adoption of a Critical Habitat and Conservation Management Plan related to conformance with the Highlands Regional Master Plan

- The creation and adoption of a Critical Habitat and Conservation Management Plan (CHCMP) is consistent with the requirements of the Borough’s conformance activities related to the Highlands Regional Master Plan (RMP). It is intended to be used by the Borough’s municipal planning officials and professionals, including its engineer and planner, to incorporate standards and criteria for the protection of critical habitat as defined by the RMP, i.e. Critical Wildlife Habitat, Significant Natural Areas and Vernal Pools.
- A CHCMP provides written guidance that conforming municipalities must include in master plans and development regulations. These may include, but are not limited to: performance and design standards for development within or adjacent to Critical Habitat; restoration of the ecological functions and processes of impaired or disturbed Critical Habitat; procedures for modifications to Critical Habitat areas; prevention of habitat fragmentation through open space preservation; and corporate, non-profit and community involvement in creating, protecting and restoring habitat.”
- The Critical Habitat Conservation and Management Plan includes the following:
 - Identification of Critical Wildlife Habitat, Significant Natural Areas, and Vernal Pools;
 - Species and their Life Cycle/Habitat Requirements;
 - Conservation and Restoration Strategies and Methodologies, including Stewardship and Monitoring Recommendations; and
 - Recommendations for Local Development Review and mapping the Critical Habitat Resource Area.



- Once the CHCMP is adopted by the Planning Board, the Borough will adopt a Highlands referral ordinance. All projects that trigger review would be referred for review to the Highlands Council. The Highlands Council will review any development application that meets the applicability of the referral ordinance. If the Highlands Council review is not triggered, then the Critical Habitat provisions are not triggered.