

Plans, Master Plans and Amendments

Report to the Board October 7, 2020 through November 24, 2020

Municipality	Chatham Township
Documents	Housing Plan Element and Fair Share Plan
Adopted	7/21/2020
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 December 2018. The affordable housing obligations agreed to by the Township and FSHC and approved by the Court include:
 - Present Need Obligation (Rehabilitation): 63 units
 - Prior Round Obligation (1987-1999): 83 units
 - Gap (1999-2015) + Prospective Need (2015-2025): 387 units
- The Township prepared a Structural Conditions Survey, which resulted in a 6-unit rehabilitation obligation, to be addressed through participation in the Morris County Housing Rehabilitation Program.
- The prior round obligation of 83 units is fully addressed through previous affordable housing projects, including units from the Vernon Grove Condominiums at Chatham Glen and units from a Group Home.
- The Township conducted a vacant land adjustment and established a Realistic Development Potential (RDP) of 200 units. The Township will utilize various mechanisms to address this RDP, including, but not limited to the extension of expiring controls at Vernon Grove Condominiums, two 100% affordable housing projects, group home credits, rental bonus credits and credits from a Regional Contribution Agreement approved in 1996, providing an aggregate total of 228 credits.
- After application of 28 surplus credits related to the RDP, the Township has a remaining Unmet Need of 159 units that it will address through a new inclusionary overlay zone on a site located at Southern Blvd., currently occupied by the Fairmont Commons office complex and through a mandatory set-aside ordinance applicable to residential units of six units or more.

Fairmont Commons



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Municipality	Township of Rockaway
Document	Housing Element and Fair Share Plan
Public Hearing	10/26/2020
Summary	Round Three Housing Element and Fair Share Plan prepared in accordance with a settlement agreement with the Fair Share Housing Center

- A settlement agreement was signed between the Township and the Fair Share Housing Center in March of 2020. Pursuant to this agreement, the Township will address the following affordable housing obligations:
 - Present Need Obligation (Rehabilitation): 17 units
 - Prior Round Obligation (1987-1999): 370 units
 - Gap (1999-2015) + Prospective Need (2015-2025): 567 units
- To address its rehabilitation obligation, the Township will continue its participation in the Morris County Rehabilitation Program. If it becomes necessary to supplement the Program, the Township will establish a housing rehabilitation program to make funds available for the rehabilitation of rental units.
- The prior round obligation of 370 units is fully addressed through a variety of mechanisms, including previous affordable housing projects, projects under construction (Pondview Estates), rental bonus credits and an RCA with the City of East Orange.
- The Township conducted a vacant land adjustment and established a Realistic Development Potential (RDP) of 289 units. The Township will utilize inclusionary development (completed and under construction), Habitat for Humanity, group home and rental bonus credits and several overlay zones to address this requirement.
- The Township will address its remaining Unmet Need of 229 units through the application of several new inclusionary overlay zones and the adoption of a mandatory set-aside ordinance requiring a minimum 20% set-aside on all new multi-family residential developments of five units or greater.

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Report to the Board October 7, 2020 through November 24, 2020

Municipality	Township of Harding
Document	Master Plan Reexamination Report
Public Hearing	10/26/2020
Summary	Master Plan Report as defined by the NJ Land Use Law (N.J.S.A. 40:55D-89) to review and evaluate the local Master Plan and Development Regulations and determine the need for updates and revisions.

- The Harding Township Planning Board adopted its most recent Reexamination Report (Report) in April of 2013. The 2013 Report carried forward the goals and recommendations from previously adopted Master Plan elements and these are listed in the 2020 Report.
- The Report identifies how major problems and objectives have changed and recommends updates to the goals and objectives included in the 2008 Conservation Plan Element, 2008 Community Facilities Plan Element and the 2013 Reexamination Report. Significant changes in assumptions impacting the Master Plan are listed. These include changes at the State level (e.g. affordable housing, Local Redevelopment and Housing Law), and changes in the Municipal Land Use Law, (e.g. the 2010 Time of Application Law, modifications to performance guarantees and the requirement to conduct a Reexamination Report every ten years). Changes at the County and Regional Level are also noted as are changes in Harding’s demographic characteristics and amendments to the municipal ordinances, including but not limited to those required to address affordable housing obligations.
- Various changes are recommended for the Township’s Master Plan and Land Development Ordinance. Examples include:
 - The addition of new objectives concerning the preservation of the Township’s dark skies, the maintenance of open space networks and the protection of large contiguous tracts and corridors for recreation, forest, and open space that protects natural systems and resources.
 - Amendments to the Land Use Element to reflect changes in existing conditions, recent amendments to the Municipal Land Use Law, the preservation of and linkages between historic and environmental resources and discussion of residential land use and the general affordability of Harding’s housing stock.
 - Review and update, where necessary, the Township Environmental Resource Inventory.
 - Update the Open Space Plan, Historic Preservation Plan, Community Facilities Plan, Recycling Plan, Relationship to other Plans, and the Conservation Plan Elements of the Master Plan.
 - Evaluation of split-zoning in residential areas, update home occupation standards, creation of an outdoor dining ordinance, review R-3 zoning requirements as pertains to building massing and bulk requirements and implementation of any remaining provisions of the 2018 Housing Element and Fair Share Plan.
 - Update permitted uses in the B-2 zone, eliminate FAR requirements for single-family residential zones, include electric vehicle charging stations as a permitted accessory use in the B-1, B-2 and OB zones.
- The Township has two designated redevelopment areas: The New Vernon Village Redevelopment Area and the Glen Alpin/Hurstmont Redevelopment Area. Redevelopment Designation is not recommended for any other part of the Township.

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Report to the Board October 7, 2020 through November 24, 2020

Municipality	Township of Denville
Document	Municipal Stormwater Management Plan
Public Hearing	11/18/20
Summary	Stormwater Management Plan developed in pursuant to N.J.S.A 40:55-D93 in accordance with NJDEP guidance.

- Utilizing NJDEP stormwater guidance and best management plan documents, the Township prepared a Stormwater Management Plan in association with a reexamination of its master plan as required under the Municipal Land Use Law. Denville Township is regulated under the New Jersey Pollutant Discharge Elimination System NJPDES Stormwater Tier A General Permit for its storm sewer system and must meet Statewide Basic Requirements (SBR) for this permit.
- As part of the SBR requirements, each Tier A municipality is required to develop, implement and enforce a Stormwater Program and prepare and implement a Stormwater Pollution Prevention Plan that describes the program and serves as the implementation mechanism.
- The Plan outlines the adoption of revised State Stormwater Management Rules in 2004 and recent amendments to the rules adopted on March 2020 which address Green Infrastructure, Total Suspended Solid (TSS) removal requirements and other changes to improve water quality and stormwater management.
- The Plan describes existing conditions related to stormwater management; waterways, infrastructure and flooding and the design and performance standards necessary to meet the requirements of State Stormwater Management Rules (N.J.A.C. 7:8 et seq)
- A Land Use/Build-Out Analysis prepared by the NJ Highlands Council in 2010 is included, as are mitigation plan strategies to address proposed development that is granted a variance or exemption from the stormwater management plan design and performance standards.
- The Plan includes a Model Stormwater Control Ordinance developed by the NJDEP to reflect recent amendments to the State Stormwater Management Rules, including all related design and performance standards.
- The Plan is identified as consistent with Residential Site Improvement Standards. The anticipated Township Stormwater Management Ordinance will require all new development and redevelopment to comply with NJ Soil Erosion and Sediment Control Standards.

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Report to the Board October 7, 2020 through November 24, 2020

Municipality	Township of Chatham
Document	Open Space Plan Element
Adopted	11/16/20
Summary	Master Plan Element to provide a framework for preserving open space in Chatham Township.

- The Chatham Township Open Space Plan Element is intended to guide decisions related to open space within the Township. It identifies the various types of open space land that should be preserved and recommends methods to be used for the acquisition and/or preservation of such lands.
- The Plan considers all parcels of undeveloped lands, all farmland and all developed residential properties of greater than five acres in the assessment and prioritization of parcels for open space consideration.
- Various existing open space resources are described. The development and protection of interconnected green space (greenways) is identified as a central theme for open space preservation moving forward. The intent is to connect existing parks, recreation areas and public buildings to connect neighborhoods and provide a unifying factor for the community.
- Criteria and prioritization schema are identified for the selection of open space as are guidelines for stream and river buffers. These criteria were developed through public input and with consideration of guidelines identified by the Great Swamp Watershed Association, the Trust for Public Land and the Association of NJ Environmental Commissions (ANJEC).
- Acquisition methods for the establishment of greenways and open space are described, as are various regulatory tools available under the Municipal Land Use Law.
- Attachments are included addressing the economic value of open space and outlining specific criteria to be used in the evaluation of critical properties/potential open space parcels.