

**Plans, Master Plans and Amendments
 Report to the Board September 12, 2024 through October 9, 2024**

Municipality	Township of Pequannock
Document	2024 Master Plan Reexamination
Public Hearing	10/7/24
Summary	Reexamination in accordance with MLUL 40:55D-89

- In December of 2019, the Township adopted a comprehensive Master Plan that included the following Elements: Land Use, Circulation, Parks and Open Space, Economic Development, Community Facilities, Historic Preservation, Utilities and Recycling. The Reexamination Report (Report) states there have been no changes with regard to the extent to which problems and objectives have been reduced or increased and the extent to which there have been significant changes in the assumptions, policies and objectives forming the basis of the last master plan.
- The Report indicates that a new Statute permits Cottage Food Operators to distribute cottage food products to consumers. The Report explains that a Cottage Food Operator (CFO) is an individual who owns and operates a cottage food operation in the individual’s private home, noting that foods approved by the NJ Department of Health include, but are not limited to, baked goods, candy, dried fruits, jams, jellies, and preserves. The Report recommends that the Township amend its Zoning Ordinance to include Cottage Food Operators as a home occupation, subject to the requirements of N.J.A.C. 8:24-11.5.

Plans, Master Plans and Amendments

Report to the Board September 12, 2024 through October 9, 2024

Municipality	Township of Mount Olive
Document	2024 Master Plan Reexamination
Public Hearing	10/17/24
Summary	Reexamination in accordance with MLUL 40:55D-89

- Mount Olive last adopted a comprehensive Master Plan in 2003. The last Reexamination Report (Report) was completed in 2013. Since 2013, master plan amendments were adopted to allow Planned Unit Developments with an affordable housing component in the FTZ-4 zone and to establish a 100% affordable housing zone at the former Cobblestone nursing home site.
- Regarding problems and objectives of the last Report, the Report notes 1) the achievement of Plan Conformance with the Highlands Regional Master Plan, 2) the redevelopment of the Cobblestone nursing home, 3) the Highlands Redevelopment Area designation for 17.7 acres of land on Route 46 and 4) the adoption of a updated Open Space Plan in 2020. The Report further notes the adoption of a Highlands Preservation Area Ordinance, the establishment of an affordable accessory apartment program and other zoning modifications.
- Regarding the extent to which there have been changes in the assumptions and objectives forming the basis for the master plan and/or development regulations, the Report identifies the most significant factors as 1) the decision to pursue Highlands Area Conformance for both the Highlands Preservation and Planning Areas and subsequent designation of multiple Highlands Redevelopment Area designations and 2) the adoption of the Township’s Third Round Affordable Housing Element and Fair Share Plan in 2017, subsequent land use plan and zoning changes, the abolishment of COAH and the creation of new Fourth Round Rules and affordable housing obligations (in progress). The Report also notes the adoption of the Combe Fill North Redevelopment Plan, approval of a related solar array site plan and an anticipated update of the Township Stormwater Management Plan.
- Recommended land use and zoning changes include but are not limited to:
 - Establish an Overlay Zone for the Village Green Commercial Center to establish an opportunity for age-restricted housing.
 - If needed to address Fourth Round Affordable Housing obligations, consider potential infill locations that may have attributes for increased density or mixed-use development.
 - Change the former TARN 23 acre site on Bartley Rd. from the RR-AA to CR-3 zone.
 - Update the Zoning Map to show Highlands Preservation and Planning Area as overlays.
 - Make Land Use Ordinance changes related to, but not limited to: setbacks for decks, definitions of “family,” regulations pertaining to nonconforming use repairs and exemptions, regulations concerning parking, appeals, trailers, outdoor storage and the definition of warehousing.
 - Prepare a new Comprehensive Master Plan.
- No recommendations for new redevelopment regulations are proposed.
- The Report notes the adoption of an ordinance related to the development of Electric Vehicles infrastructure in 2023.

Plans, Master Plans and Amendments

Report to the Board September 12, 2024 through October 9, 2024

Municipality	Township of Mount Olive
Document	Amendment to the Land Use Plan Element of the 2003 Master Plan
Public Hearing	10/17/24
Summary	Amendment to establish an Overlay Zone for the Village Green Shopping Center Site

- The purpose of the Land Use Plan amendment is to establish an Overlay Zone at the Village Green Shopping Center to create the opportunity for new active adult housing, including an affordable housing component. This will enable the integration of age-restricted dwellings into the commercial area utilizing the existing infrastructure to repurpose vacant commercial space and retrofit structures for upper-level units. The approximately eight-acre Village Green Shopping Center site fronts on Route 46. Village Green Apartments are located immediately northwest and behind the shopping center site, including 73 two story buildings and one single story building with a total of 1,173 units on the 105-acre site.
- Anticipating the Fourth Round Affordable Housing process, the Township continues to explore options to continue its efforts to balance new housing with the preservation of environmentally sensitive land. The Report notes the need for more senior housing as evidenced by the growth in the number of persons aged 60 and over, which now make up 20% of the total population, up from 13.7% in 2010.
- The proposed overlay zone would permit age-restricted units for active adults 55 years and older. The maximum number of units is not given, but Gross Density would not exceed 10 units per acre, with a minimum set-aside of 20% for low- and moderate-income households. Access to the recreational amenities in the adjacent garden apartment complex would be a condition for approval of the overlay zone.