

Plans, Master Plans and Amendments

Report to the Board June 11, 2018 through September 12, 2018

Municipality	Borough of Morris Plains
Document	Housing Element and Fair Share Plan
Public Hearing	7/23/2018
Summary	Housing Element and Fair Share Plan adopted pursuant to a Settlement Agreement between the Borough, M&M at Morris Plains, JMF-Morris Plains and the Fair Share Housing Center.

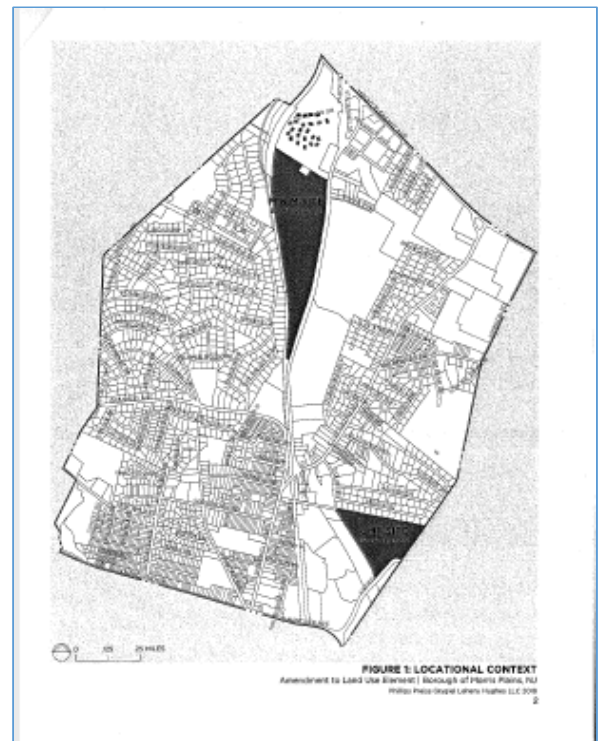
- This Housing Element and Fair Share Plan was prepared in response to the NJ Supreme Court’s 2015 decision and in response to two settlement agreements related to Mt. Laurel lawsuits filed against the Borough by M&M at Morris Plains and JMF-Morris Plains. It sets forth the manner in which the Borough of Morris Plains will address its amended Third-Round affordable housing obligations. This obligation is defined as follows:
 - Present Need Obligation (Rehabilitation Share): 28 units
 - Prior Round Obligation: 144 units
 - Third Round Prospective Need: 205 units
- The Borough will address its Present (Rehabilitation) Need by continuing to participate in the Morris County Community Development Program. The Plan states that, if necessary, the Borough will establish a housing rehabilitation program in order to make funds available to rehabilitate rental units.
- The Borough’s Prior Round obligation will be addressed through a combination of existing qualified affordable housing projects and the development of new affordable housing in connection with the settlement agreement reached with M&M at Morris Plains LLC. This new development is proposed for Block 121, Lot 1, and will include the construction of 15,000 square feet of retail, a hotel, and 434 multi-family residential units of which 73 shall be affordable to very low-, low-and moderate-income households.
- The Prospective Need of 205 units will be addressed through three completed projects, a 100 percent affordable rental project at 260 Tabor Road, an inclusionary rental project at 250 Johnson Road and the Arbor Terrace assisted living facility. Additionally, JMF-Morris Plains anticipates developing a project at 1000, 1100, and 1200 The American Road, which would help complete the Borough’s prospective need obligation. A total of 207 credits will be created for the Third Round, resulting in two surplus credits that may be carried forward to the Fourth Round.

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Report to the Board June 11, 2018 through September 12, 2018

Municipality	Borough of Morris Plains
Document	Amendment to the Land Use Element of the Master Plan
Adopted	7/23/2018
Summary	Amendment to change the land use designation for Block 121, Lot 1 from Research Laboratory to Planned Unit Development and to change the land use designation for Block 11, Lot 3 from Industrial to Multi-family Residential.

- This land use amendment proposes to change the land use designation of two properties in connection with the newly introduced Housing Element and Fair Share Plan (HEFSP). The new HEFSP addresses the settlement agreements reached with M&M at Morris Plains and JMF-Morris Plains. This land use amendment addresses the changes needed to effectuate the rezoning of these properties associated with the settlements.
- The M&M site is located at Block 121, Lot 1 and is 62.68 acres in size. It is located at 200 Tabor Road (Rt. 53) in the north-central portion of the Borough. The existing zoning for the site is L-I Light Industrial which permits a variety of office, research, laboratory and light manufacturing. The B-1A zone currently permits a variety of retail uses. The site was used as a pharmaceutical manufacturing facility until the 1990's. Buildings on site have been demolished and M&M is in the process of cleaning the site to residential standards.
- A new Planned Unit Development designation is established in this amendment, which envisions a mix of uses including townhouses; multi-family apartment buildings; retail/service, restaurants; a hotel, and preserved open space. The permitted residential yield should not exceed 434 units with at least 73 units reserved as affordable housing.
- The JMF site is located at Block 11, Lot 3 and is 28.24 acres in size. It is located in the southeastern portion of the Borough at the border with Morris and Hanover Townships. Existing zoning is I (Limited Industry) which permits limited manufacturing, office, research and warehouse use. The site is currently developed with three buildings formerly used for office. The amendment designates this site as Multi-family Residential, which will allow age-restricted townhouses and condominium buildings, and inclusionary multi-family apartments. It is anticipated that the site will yield 281 dwelling units, of which 50 should be affordable.

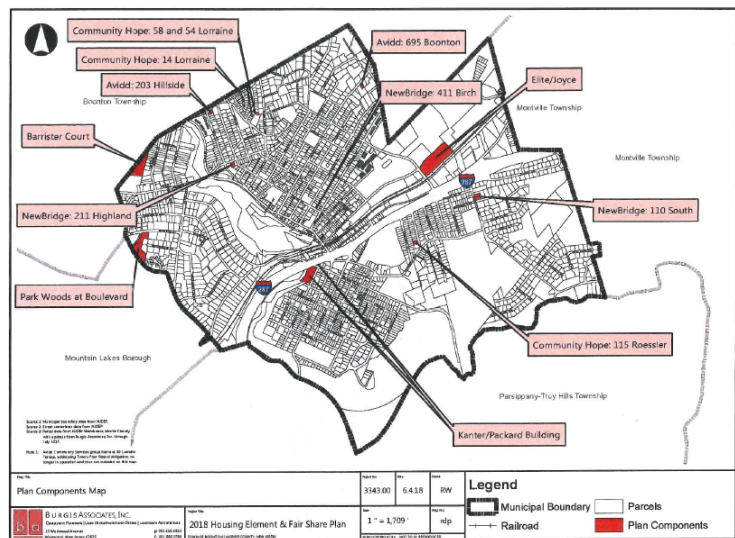


Plans, Master Plans and Amendments

Report to the Board June 11, 2018 through September 12, 2018

Municipality	Town of Boonton
Document	2018 Housing Element and Fair Share Plan
Public Hearing	8/8/2018
Summary	Housing Element and Fair Share Plan adopted pursuant to a Settlement Agreement with the Fair Share Housing Center

- This Housing Element and Fair Share Plan addresses the Town of Boonton’s Third Round housing obligation as was agreed upon pursuant to a settlement agreement reached with the Fair Share Housing Center under court supervision. Under the terms of the settlement agreement executed by the Town of Boonton on March 22, 2018, the Fair Share Housing Center and the Town of agreed that Boonton would accept, for settlement purposes only, the following affordable housing obligations:
 - Present Need Obligation (Rehabilitation Share): 25 units
 - Prior Round Obligation: 11 units
 - Gap Period and Third Round Prospective Need: 261 units
- The Town will address its Present (Rehabilitation) obligation by establishing a municipal rehabilitation program, with funding from Boonton’s affordable housing trust fund, consistent with COAH’s Second Round Rules. The Town will contract with a housing rehabilitation consulting firm to administer this program.
- The Town’s eleven unit Prior Round obligation is addressed with credits received for previously completed group home projects. A total of 26 credits are identified, providing a 15 credit surplus that will be applied to the Town’s Gap and Third Round obligations.
- Pursuant to the Town’s Settlement Agreement with the Fair Share Housing Center, Boonton has a 261-unit Gap + Prospective Need obligation. This figure is comprised of a 59-unit Realistic Development Potential (RDP), developed on the basis of a vacant land adjustment, with a remaining Unmet Need of 202 units. The Town proposes to address its RDP and Unmet Need with surplus credits from the Prior Round, additional credits for existing group home bedrooms, credits from proposed inclusionary development projects, rental bonus credits, the creation of a Myrtle Avenue Overlay Zone, and the creation of a Town-wide mandatory set-aside ordinance. If determined to be necessary, the Town will also create a Division Street Overlay Zone.



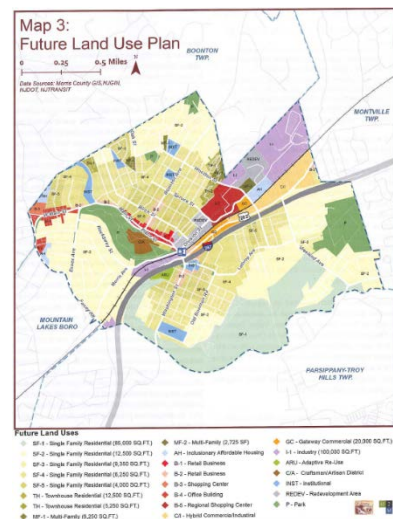
Plans, Master Plans and Amendments

Report to the Board June 11, 2018 through September 12, 2018

Municipality	Town of Boonton
Document	Town of Boonton Master Plan
Adopted	7/31/2018
Summary	Comprehensive Master Plan update addressing land use, circulation, economic development, parks/open space, historic preservation and community development.

- The last Town of Boonton comprehensive plan was adopted in 1998 followed by subsequent planning updates, including, but not limited to, the 2008 Reexamination Report, 2015 Transit Village Feasibility Study and 2016 Downtown Vision Plan. The new Master Plan establishes a long-term vision and new strategies and includes chapters addressing land use, circulation, economic development, parks/open space, historic preservation, and community facilities. Each element of the Plan includes, in a checklist format, a series of goals and specific actions designed to achieve those goals. Short, medium and long-term timeframes are provided to prioritize activities and the allocation of resources.

- The land use element examines existing development patterns and related zoning and includes a significant number of specific zone changes for residential, commercial and industrial uses and general zone changes. Examples of residential changes include the renaming of zone districts to better reflect permitted uses and an examination of accessory uses. Examples of Commercial zone changes include a review of currently permitted uses in all business zones and revisions to the B-1 zone to permit upper floor residential use. The Plan also supports the study of several potential redevelopment areas, e.g. Main Street, Division Street, portions of Mechanics Street and portions of Myrtle Avenue.



- The circulation element outlines a variety of specific improvements related to roadways, bicycle/pedestrian facilities, public transportation and parking. Most significantly, the element stresses the opportunity Boonton has to establish itself as a Transit Village, promoting Transit-Oriented Development as a way to infuse its community with new population and activity. Examples of supported actions include increased traffic calming and adoption of a Complete Streets Policy.

- The economic development element includes a series of actions concerning infrastructure and buildable land, business development and retention, business attraction, workforce education and quality of life. It also includes a SWOT analysis describing economic strengths, weaknesses, opportunities and threats. The analysis indicates that Boonton should enhance the overall downtown environment by providing for additional pedestrian amenities, provide better access to parking, support Boonton’s flourishing artist community, continue to promote Boonton’s historic past through a façade improvement program, and capitalize on the downtown’s proximity to natural resources. The economic development element also summarizes an economic analysis completed in 2014, which identified the types of retail activities underrepresented in the Town. These include home furnishings/Furniture Stores, clothing stores and drinking places such as bars, breweries and nightclubs.

- The remainder of the Plan addresses open space/parks, historic preservation and community facilities. Resources in each category are listed and specific action items are identified, e.g. the development of proposed trails and other recreational facilities, the adoption of new regulations pertaining to historic sites and districts, and potential upgrades to educational, community and emergency facilities.

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Report to the Board June 11, 2018 through September 12, 2018

Municipality	Town of Morristown
Document	Town of Morristown Housing Element and Fair Share Plan
Public Hearing	8/23/2018
Summary	Housing Element and Fair Share Plan adopted pursuant to a Settlement Agreement with the Fair Share Housing Center

- This Housing Element and Fair Share Plan was prepared in response to a settlement agreement reached with the Fair Share Housing Center and sets forth the manner in which Morristown will address its amended Third-Round affordable housing obligation. The Plan defines this obligation as follows:
 - Present Need Obligation (Rehabilitation Share): 166 units
 - Prior Round Obligation: 138 units
 - Third Round Prospective Need: 369 units
- Morristown will address its Present (Rehabilitation) Need with units administered by the Morristown Housing Authority, through the funding of a rehabilitation program, and through participation with the Morris County Community Development Program.
- The Town’s Prior Round obligation will be addressed through a combination of existing qualified affordable housing projects. The Plan lists projects including, but not limited to, The Metropolitan, The Highlands, and several Habitat for Humanity and Homeless Solution Projects as providing units in association with the Prior Obligation.
- The Plan indicates that Morristown has a Realistic Development Potential (RDP) of 141, which subtracted from the 369-unit obligation results in an unmet need of 228 units. The Town reports that it has fully satisfied its RDP with 142 valid Third Round credits, resulting in a remaining unmet need of 227 units. In order to create additional opportunity to satisfy the remaining unmet need, the Town will adopt an affordable housing set-aside ordinance mandating a minimum of 15% set-aside on multi-family rental projects of more than five units and a 20% set-aside on fee simple projects of more than five units. The Town also intends to address its remaining unmet need through future redevelopment, should it occur.

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Report to the Board June 11, 2018 through September 12, 2018

Municipality	Township of Mendham
Document	Master Plan Amendment
Public Hearing	9/19/2018
Summary	Amendment to change the land use designations for Block 131, Lot 1 and Block 127, Lot 29, Lot 1.

- Block 131, Lot 1 is located at 1 Cold Hill Road and is identified as the **Pitney Property**. It is approximately 12.27 acres and is currently zoned R-2, which allows single-family dwellings on a minimum lot of 2 acres. The lots that border the property are located within the CR-2 zone, which has a minimum lot size of 20,000 square feet. The property is owned by the Township of Mendham and is occupied by several structures, including the remnants of the main house that was severely damaged by fire. Seven of the 12 acres are restricted to open space use, the preservation of which was funded by the Morris County Open Space Trust.



- The amendment recommends that the entire property be rezoned to the R-Residential zone in order to be in greater consistency with adjacent properties. As seven of the twelve acres of the parcel are preserved, this change will only affect the use of the remaining five acres.

- Block 127, Lot 29 is located at 9 Shores Road. The property is 11.5 acres in size and zoned R-3 in which the minimum lot size is three acres. The property is surrounded by several different zone designations. The amendment indicates that a rezoning to the R-1 one-acre minimum lot size would result in a more efficient use of the land and would be compatible with neighboring properties.

