

Plans, Master Plans and Amendments

Report to the Board April 13, 2023, through May 10, 2023

Municipality	Denville Township
Document	2023 Master Plan & Reexamination Report
Public Hearing	5/10/23
Summary	Comprehensive Master Plan update and associated Reexamination Report.

- The 2023 Denville Master Plan (Plan) and Reexamination Report update to the last comprehensive master plan adopted in 2000 and the last reexamination report, adopted in 2013. The new Plan includes detailed sections addressing population/socio-economic data, land use, environmental features, community facilities, utilities/services, traffic and circulation, goals and objectives and Plan consistency with the municipal zoning ordinance. Plan elements include Land Use, Historic Preservation, Housing and Fair Share Plan, Recycling and Relationship to Adjoining Community Master Plans. The Plan also incorporates a Stormwater Management Plan, revised in 2020 and a municipal buildout report prepared as part of Highlands Regional Master Plan conformance. Population and socio-economic data and existing land use statistics are provided on both a Township-wide and U.S. Census Tract basis.
- The Land Use Plan includes five single family districts, four multi-family districts, five affordable housing districts, eight commercial districts, two industrial districts, three public districts and four overlay districts. Single family districts account for approximately 4,331 acres of land, multi-family 297 - acres, affordable housing - 317 acres, commercial districts - 459 acres, industrial districts - 471 acres, and public districts (e.g., public open space, transportation) 4,656 acres. Each land use district is broken down by number of acres and number of lots.
- Amendments to the Land Use Plan include a climate change related hazard vulnerability assessment that focuses on exposure to flooding, changes in temperature and the relationship of these conditions to critical infrastructure and to the local population. Resiliency issues are included such as construction requirements in flood hazard areas and participation in the Morris County Flood Mitigation Program.
- The Housing Element and Fair Share Plan (originally adopted in 2021) reports a rehabilitation share of 46 units, a Prior Round obligation of 325 units and a Third Round Obligation of 848 units. Of the rehabilitation share, 21 have been met; the remainder will be met with assistance from the Morris County Rehabilitation program. The Prior Round obligation has been met with existing development. A vacant land analysis resulted in a Realistic Development Potential of 189 units which will be met through a variety of mechanisms.
- The Plan includes a redevelopment area evaluation for a 16.5-acre vacant site with frontage on Vanderhoof Ave. and Dock Rd. located in the I-2 Industrial District. The evaluation concludes that the site meets the Local Redevelopment Housing Law requirements for definition as an area in need of redevelopment. A specific redevelopment plan is not included.
- The Reexamination Report indicates that an update to the 1976 Environmental Resource Inventory is underway.