

# Plans, Master Plans and Amendments

## Report to the Board July 16, 2024, through Sept 11, 2024

<b>Municipality</b>	<b>Town of Boonton</b>
<b>Document</b>	2024 Master Plan Reexamination
<b>Public Hearing</b>	<b>8/14/2024</b>
<b>Summary</b>	Reexamination in accordance with MLUL 40:55D-89

- The last Town of Boonton Master Plan Reexamination Report was prepared in 2008 and the last Comprehensive Master Plan was adopted in 2018.
- The Report indicates that the problems and objectives previously linked to the land development process in Boonton in both the 2018 Master Plan and 2008 Reexamination Report remain, noting that the Town had its 3<sup>rd</sup> Round affordable housing obligation approved in 2019 but that this expires in 2025. The Report also mentions the impact of COVID and the municipality’s purchase of the Darress Theater on Main Street. Changes noted include the upcoming cross-acceptance process for the as yet not released State Plan, the adoption of new affordable housing rules for the fourth round of affordable housing and new laws requiring the integration of electric vehicle charging stations.
- Recommended land use and zoning changes include but are not limited to:
  - Remove multi-family dwellings as a permitted Primary Principal Use in the B-4 Zone.
  - Remove “nesting” as a method of defining permitted uses within zones.
  - Review Chapter 300 Definitions; refine for clarity and consistency.
  - Separate regulations and definitions pertaining to townhomes and multi-family developments.
  - Develop a definition for pervious surfaces and an ordinance for permitting and calculating lot coverage for man-made pervious surfaces, environmental sustainability; include a climate change-related hazard vulnerability statement.
  - Review permitted uses in the business zone and refine and expand as necessary.
  - Better coordinate parking standards with permitted uses.
  - Eliminate split lot zoning; conform zone boundaries to property lines to prevent complicated variance requests and potential approvals that will run with the land.