

Plans, Master Plans and Amendments

Report to the Board July 13, 2022, through September 7, 2022

Municipality	Town of Morristown
Document	2022 Master Plan Reexamination Report
Adopted	July 28, 2022
Summary	Reexamination in accordance with MLUL 40:55D-89

- Morristown last adopted a comprehensive Master Plan in 2014 and adopted a Reexamination Report in 2018. The Reexamination Report (Report) reflects notable changes that have occurred since 2018, particularly the COVID-19 pandemic and the adoption of a new Land Development Ordinance (LDO) which incorporates “form-based code,” i.e., regulates physical form alongside traditional zoning mechanisms.
- The Report identifies the extent to which previously identified problems and objectives have been reduced or met. Issues highlighted in the Report include affordable housing, shared and off-site parking, implementation of the Morristown Mobility Plan, adoption of the new LDO and multiple redevelopment sites (Center/Coal, Epstein’s, Lumberyard, Market/Bank, Morris Street, Speedwell Ave., Spring Street, Train Station, Washington Street).
- The Report highlights changes in the assumptions, policies and objectives since 2018, including the results of the 2020 U.S. Census (an 8.8% increase in population since 2010), impacts of the COVID-19 pandemic (emergence of work-from-home economics, use of public transportation, changes in housing preferences and housing affordability). Changing State policies on Climate Change, Electric Vehicle Infrastructure and Recreational Cannabis are noted. Local changes are noted, most significantly, the introduction of the LDO. The Report identifies opportunities for improvement to the LDO that have been identified during various development proposals submitted over the several years the new LDO has been in place. Changes concerning building heights / intensity are also noted.
- Recommended changes to the Master Plan and development regulations focus on amendments to the LDO pertaining to:
 - Restructuring the Code Framework (Harmonize the LDO with the legal mechanics of the MLUL and prioritize building standards over district standards).
 - Redefine Permitted Uses (e.g., expand outdoor dining as a conditional use, revise definitions for “home occupation” and “home business,” define “critical infrastructure.”)
 - Refine Permitted Building Types (e.g., prohibit stacked townhomes, make some conditional uses permitted).
 - Refine Intensity Controls (e.g., reduce height and intensity controls in the Town Center district for parcels furthest from the Green, amend FAR exemption language).
 - Refine the “Frontage Type” map and undertake targeted district map amendments.
 - Continue to develop local housing policy (e.g., affordability and accessory dwellings).
 - Continue to monitor Areas of Concern (e.g., historic preservation, mobility planning).
- The Report cites the need to create redevelopment plans for various redevelopment areas and the need to amend redevelopment plans for others, e.g., Train Station Redevelopment Area and Speedwell Avenue Redevelopment Area.

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Municipality	Borough of Netcong
Document	Master Plan Reexamination Report
Public Hearing	8/22/2022
Summary	Reexamination in accordance with MLUL 40:55D-89

- The Borough of Netcong last adopted a comprehensive master plan in 1978, updated in 1988 with reexamination reports developed in 1998 and 2008. Most recently, the Borough adopted a Housing Element and Fair Share Plan (2016). The 2022 Reexamination Report (Report) constitutes a reexamination of the 2008 Reexamination Report.
- The Report examines the goals and objectives carried forward from the 1998 Reexamination Report and identifies the extent to which previously identified problems and objectives have been reduced or met. Examples of actions addressing goals and objectives include improvement in park facilities, the completion of roadway improvement projects, the adoption of redevelopment areas within walking distance of the train station, and the adoption of ordinances consistent with the N.J. Residential Site Improvement Standards. As pertains to the 2008 Reexamination Report, examples of issues include needed amendments to the B-C zone, the adoption of a redevelopment plan for the Quirk/Masco Corporation tract, the adoption of the Stoll/Allen Redevelopment Plan and adoption of the Housing Element and Fair Share Plan in 2016.
- The Report highlights changes in the assumptions, policies and objectives since 2008, including changes in the U.S. Census statistics from 2009 to 2019, including a slight reduction in population and household size, and an increase in the median age and details concerning employment and housing conditions. Redevelopment activity, capital improvements and changes in State laws, amendments to the MLUL and rule amendments are discussed. Recent changes in housing preferences, the commercial real estate market, transportation patterns and the installation of new wireless facilities are also discussed.
- Recommended changes to the Master Plan and development regulations focus on amendments pertaining to:
 - Rezone portions of the B-C Business Commercial zone along Ledgewood and Maple Ave to R-2 residential.
 - Amend the B-C zone standards to expand the list of permitted uses.
 - Extend FAR standards to the B-1, I-1, I-2 and I-3 districts to regulate development intensity.
 - Establish standards for rooftop appurtenances and ornamentation.
 - Explicitly permit child care centers, family day care and community residences in residential districts consistent with MLUL requirements.
 - Adopt an electric vehicle charging station ordinance consistent with state requirements.
 - Establish standards for the regulation of wireless telecommunication facilities.
 - Determine whether to consider allowing cannabis business in the Borough.
- The Report cites the need to revisit the Station Area Redevelopment Plan and the Stoll/Allen Street Redevelopment Area due to a lack of activity at these sites.

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Report to the Board July 13, 2022, through September 7, 2022

Municipality	Township of Randolph
Document	Housing Element and Fair Share Housing Plan
Public Hearing	8/29/22
Summary	Third Round Housing Element and Fair Share Plan Amendment prepared in accordance with a settlement agreement with the Fair Share Housing Center

- The Randolph Township Housing Plan Element and Fair Share Plan Amendment was prepared in accordance with a settlement agreement with the Fair Share Housing Center pursuant on August 19, 2021, which was approved by Court Order on June 3, 2022. The Borough's affordable housing obligations are as follows:
 - Present Need Obligation (Rehabilitation): 33 units
 - Prior Round Obligation (1987-1999): 261 units
 - Gap (1999-2015) + Prospective Need (2015-2025): 643 units
- The Borough's Rehabilitation obligation is 33 units. In the past, the Township has participated in the Morris County Department of Community Affairs HOME program for housing rehabilitation and the Township will continue to participate in this program as needed. The Township will continue to evaluate whether a rental rehabilitation program must be administered by the Township.
- As pertains to the 261-unit Prior Round obligation, the Township has satisfied this obligation through a combination of existing inclusionary rental projects, inclusionary for-sale projects, prior cycle credits, group homes and supportive housing.
- As pertains to the 643-unit Third Round obligation, the Township has identified 208 credits related to existing and approved housing. The proposed mechanisms to address the remaining obligation include eight inclusionary housing projects, two 100% affordable housing projects and the rezoning of three additional sites, resulting in a total of 437 additional affordable housing credits, bringing the total to 645.
- The Township will also adopt a Mandatory Set-Aside Ordinance that requires that any site that benefits from a rezoning, variance, or redevelopment plan approved by the Township that results in multi-family residential development of five dwelling units or more will produce affordable housing at a set-aside rate of 20%.