

**AMENDMENT TO
LAND USE PLAN ELEMENT
MONTVILLE TOWNSHIP MASTER PLAN**

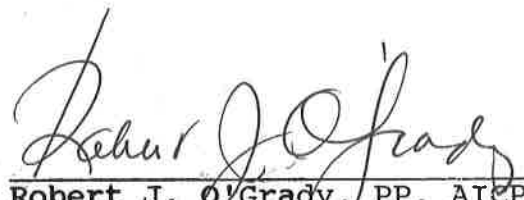
June, 1996

Adopted by the
Montville Township Planning Board

June 26, 1996

Prepared by:

ROBERT CATLIN & ASSOCIATES
Township Planning Consultants


Robert J. O'Grady, PP, AICP
License No. 266

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The original of this report was signed and sealed
in accordance with N.J.S.A. 45:14A-12.

Robert J. O'Grady, PP, AICP
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It is the intention of the Township of Montville to petition the New Jersey Council of Affordable Housing for substantive certification of a Housing Element and Fair Share Plan (HE&FSP). Precedent to filing for substantive certification, the HE&FSP Element must be adopted by the Planning Board to replace the previously existing Housing Plan. This is being accomplished concurrently with this amendment to the Land Use Plan Element.

The adoption of the HE&FSP necessitates that certain changes be made to the Land Use Plan Element of the Master Plan. Specifically, the HE&FSP calls for elimination of two, previously-designated inclusionary housing sites shown on the Land Use Plan as "Affordable Housing". The Land Use Plan must, therefore, be amended to include new land use designations for the two sites. The sites in question are as follows:

1. A 13-acre parcel located on the southerly side of Route 202 and extending to the railroad. This site is currently in the AH-2 Affordable Housing District.
2. A 28-acre site located on the easterly side of River Road immediately south of the Township Public Safety and Municipal Field Complex. This site is located in the AH-3 Affordable Housing District.

The discussions below address proposed amendments to the Land Use Plan Element as they relate to these sites:

Route 202 Site

A number of conditions impact this site. On the northerly side of Route 202 opposite the site are the Hunting Hills and Jade Commons housing complexes. To the east of the site are single family residences located in an R-20A District. To the west is a vacant, 3.85-acre property and light industrial uses beyond. Lands to the west are zoned I-2 Industrial. The railroad, as noted above, is to the south. Prior to establishment of the present AH-2 Zone, the property was zoned for office, research and manufacturing purposes.

The subject site is greatly impacted by wetlands. According to a recent wetlands survey reveals that virtually all of the front half of the property is wetlands and wetland transition area. There are no more than 5 acres of usable upland area to the rear and that upland is subdivided into two, separate areas by additional wetland. Crossing of state open waters and narrow wetland area would appear to be necessary in order to develop the site. As a result, the site has limited potential for development.

An additional impact relates to traffic. Route 202 is a State Highway and is the principal east-west artery in the northerly half of the Township. An estimated 12,000 vehicles travel Route 202 daily in front of the site.

The site in question is transitional in terms of its location. Its use should be one which recognizes the industrial zoning to the west, but which at the same time is sensitive to the residential development to the north and east. Acknowledging also that the upland area backs on the railroad which is not compatible with residential use, it is concluded that office development constitutes the most logical and appropriate use from a zoning perspective. Therefore, it is proposed that the property be reflected on the Land Use Plan in the Office Buildings category.

River Road Site

The River Road site is currently devoted to garden center and related agricultural activities. In addition to not being needed to satisfy the Township's fair share housing obligation, the site cannot be considered vacant and available. Also, there are no indication of any intention to discontinue the current use of the property nor has there been any such indication since the site was zoned for affordable housing purposes in 1984.

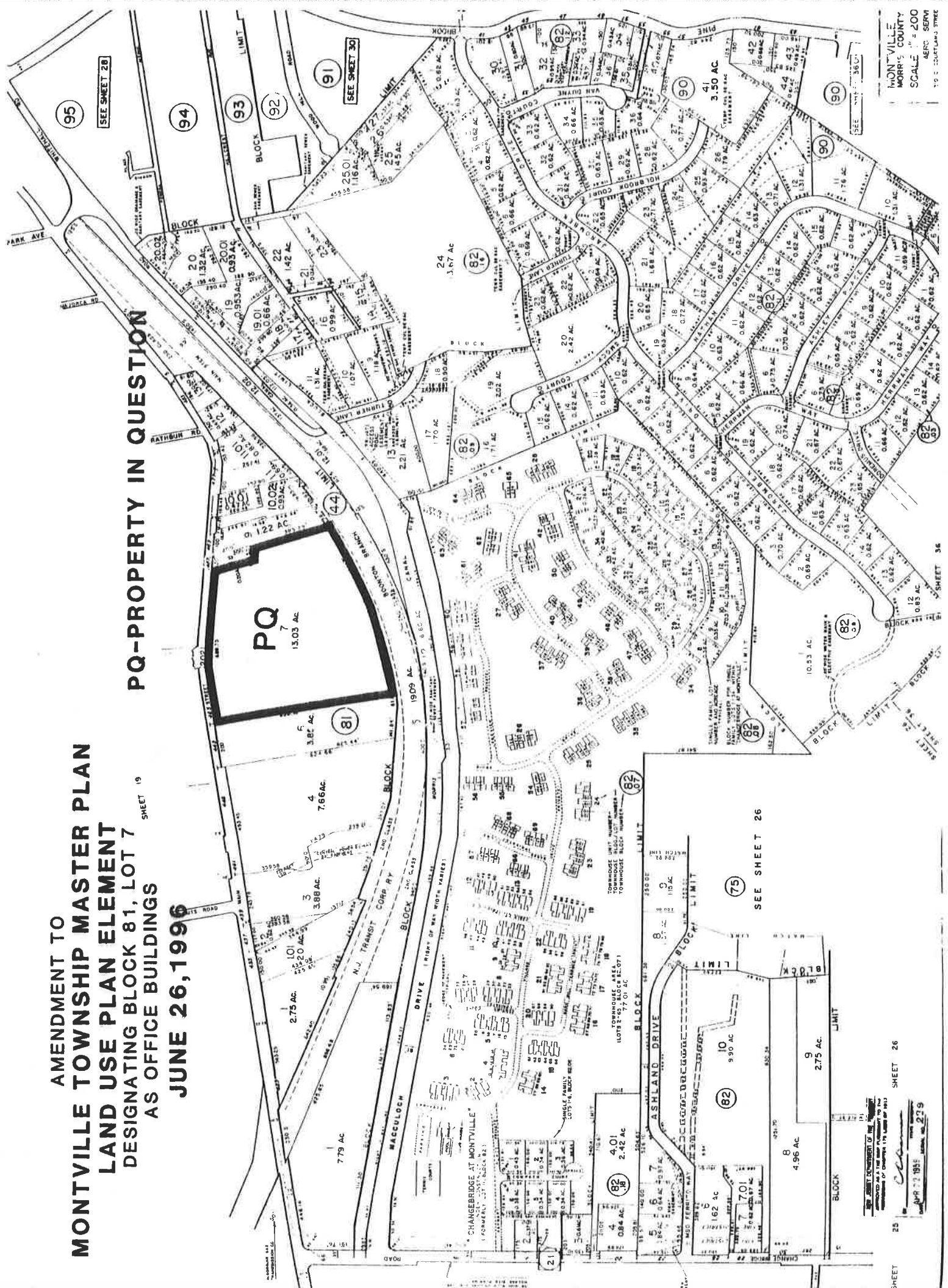
Prior to being zoned AH-3 in 1984, the property along with vacant tracts to the south, was zoned for industrial purposes. The land to the south, along with properties to the north and east have since been zoned for low density residential use (R-43 Residence District). Although present use of the site is non-residential, that use was established following grant of a use variance by the Board of Adjustment. Under these circumstances, it is proposed that the property be designated on the Land Use Plan as Moderately Low Density Residential and rezoned from AH-3 to R-43.

**AMENDMENT TO
MONTVILLE TOWNSHIP MASTER PLAN
LAND USE PLAN ELEMENT
DESIGNATING BLOCK 81, LOT 7
AS OFFICE BUILDINGS**

JUNE 26, 1996

PQ-PROPERTY IN QUESTION

SHEET 19



MONTVILLE
MORRIS COUNTY
SCALE = 200
AERC SERM
100' COURTLAND STREET

SHEET 26

SHEET 25

SHEET 27

APR 27 1996
TOWNSHIP ENGINEER

APR 27 1996
TOWNSHIP ENGINEER

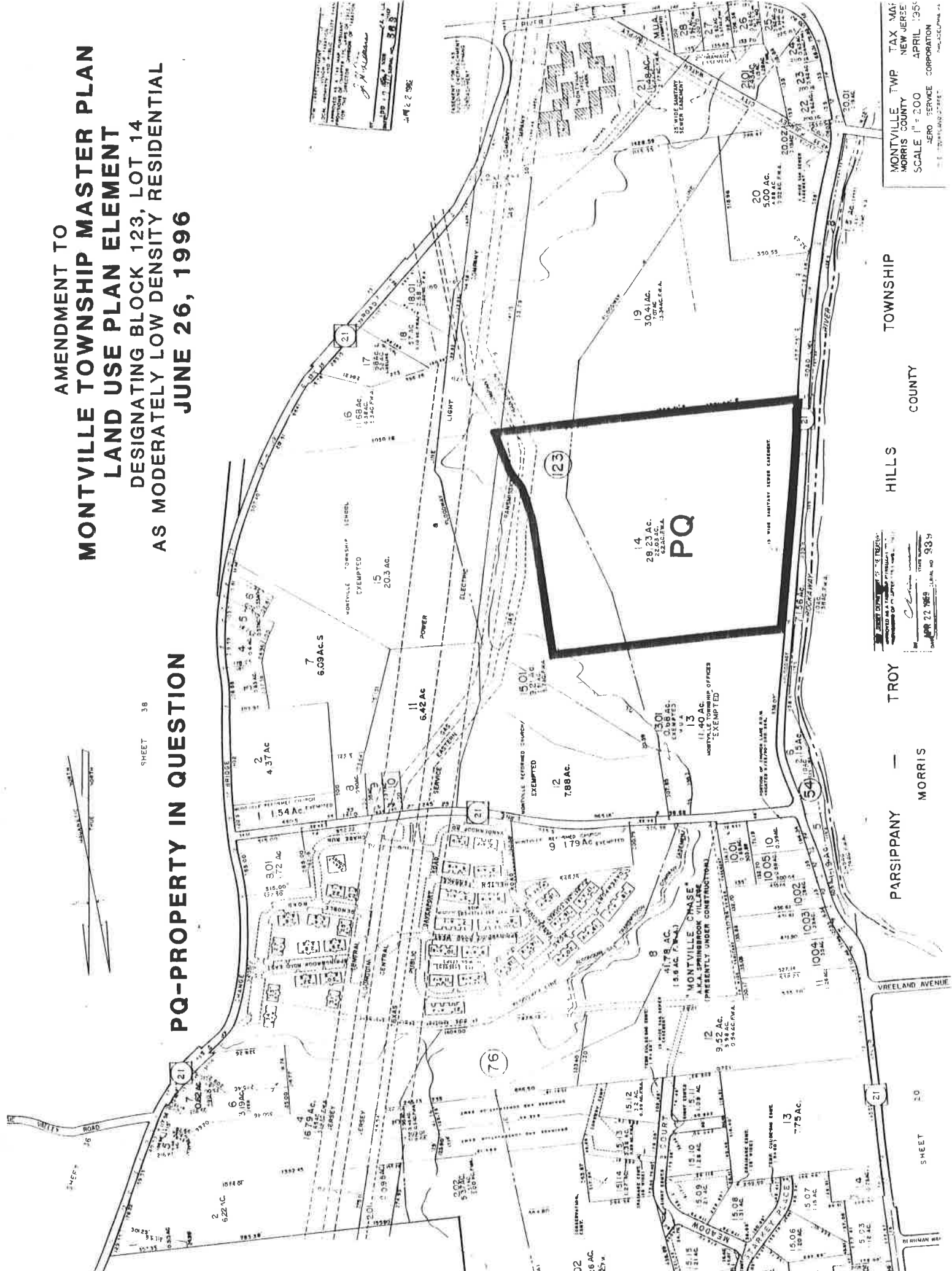
APR 27 1996
TOWNSHIP ENGINEER

**AMENDMENT TO
MONTVILLE TOWNSHIP MASTER PLAN
LAND USE PLAN ELEMENT
DESIGNATING BLOCK 123, LOT 14
AS MODERATELY LOW DENSITY RESIDENTIAL
JUNE 26, 1996**

PQ-PROPERTY IN QUESTION

SHEET 38

J. H. Williams
PLANNING BOARD
MONTVILLE TOWNSHIP
APR 22 1996



MONTVILLE TWP
NEW JERSEY
MORRIS COUNTY
SCALE 1" = 200'
APRIL 1995
-ZERO SERVICE CORPORATION
PLANNING BOARD

TROY
MORRIS

HILLS
COUNTY

TROV
MORRIS

PARSIPPANY
MORRIS

MONTVILLE TWP
NEW JERSEY
MORRIS COUNTY
SCALE 1" = 200'
APRIL 1995
-ZERO SERVICE CORPORATION
PLANNING BOARD

SHEET 39

**RESOLUTION AMENDING MASTER PLAN
MONTVILLE TOWNSHIP PLANNING BOARD
JUNE 26, 1996**

WHEREAS, the New Jersey Council on Affordable Housing (COAH) has recently promulgated revised rules and regulations relating to municipal obligations to provide for low and moderate income housing, which new rules and regulations substantially affect the obligation of the Township of Montville to provide for such housing within its borders; and

WHEREAS, said rules and regulations established a pre-credited housing need for the Township of Montville covering the period from 1987 through 1989 substantially below that presently provided for in the Housing Plan Element of the Master Plan previously adopted by the Township of Montville; and

WHEREAS, it is the intention of the Township of Montville to petition COAH for substantive certification of the revised Housing and Fair Share Plan (HE & FSP), which plan acknowledges the Township's reduced housing obligation; and

WHEREAS, COAH rules require that the Township Planning Board adopt a revised HE & FSP prior to filing for substantive certification; and

WHEREAS, the Planning Board has directed the preparation of such revised HE & FSP, identified as the "Housing Element and Fair Share Plan", dated June, 1996, and prepared by Robert Catlin and Associates; and

WHEREAS, the proposed Housing Element and Fair Share Plan provides for the deletion of the affordable housing designation of two sites of which a new land use must be provided; and

WHEREAS, the Planning Board of the Township of Montville has recommended land use designations for the said sites as contained in a document entitled "Proposed Amendment, Land Use Plan Element, Montville Township Master Plan", dated June, 1996, and also prepared by Robert Catlin and Associates; and

WHEREAS, the Planning Board of the Township of Montville held a public hearing on June 26, 1996, the subject of which public hearing was the proposed amendments to the Housing Element and Fair Share Plan and the proposed amendment to the Land Use Element of the Master Plan, and at which public hearing all members of the public desiring to be heard on this subject were given such opportunity;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Montville that the Housing Element and Fair Share Plan and the Proposed Amendment to the Land Use Plan Element be and hereby are adopted and that the Master Plan be amended accordingly;

IT IS FURTHER RESOLVED that the Master Plan Summary Report, Township of

Montville, Morris County, New Jersey, dated April, 1993, be and hereby is amended to incorporate the above referenced Master Plan amendments as more particularly described and provided in replacement pages to said Summary Report dated June 16, 1996, attached to and made part of this resolution.

IT IS FURTHER RESOLVED that a copy of this resolution, together with copies of all related documents, be filed with the Morris County Planning Board and that all necessary publication be immediately effected.

Attest:


Linda White, Secretary


Joseph O'Dowd, Chairman

7/2/96