

Morristown Master Plan Re-Exam

Presented to:

Morristown Planning Board
May 31, 2018

Presented by:

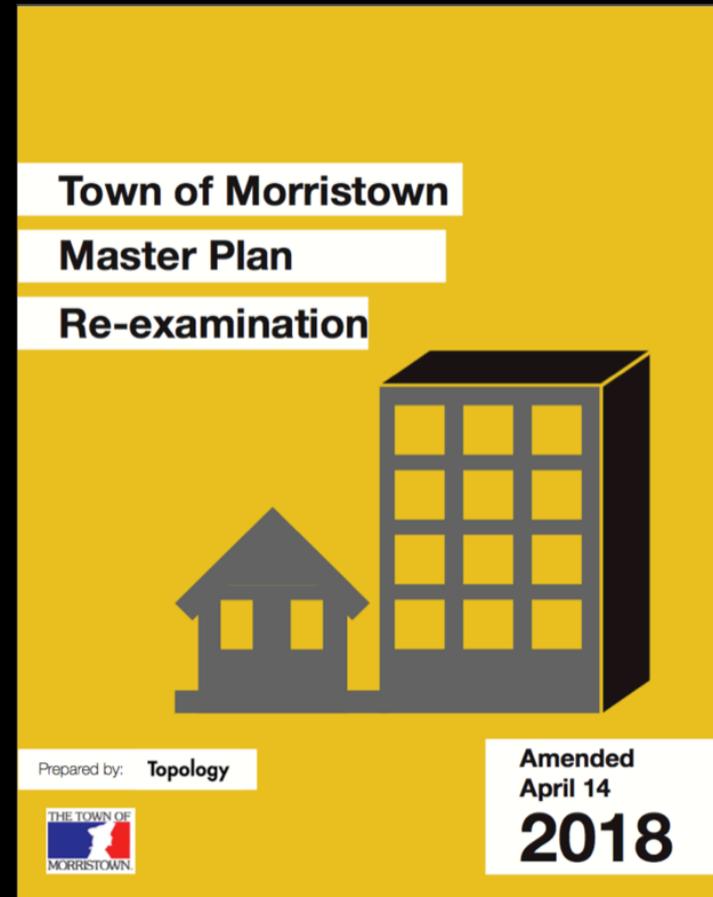
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Agenda

Part 1: Purpose and
Legal Basis

Part 2: Findings &
Recommendations

Part 3: Follow-up Items



PART 1

The Purpose And Legal Basis of a Master Plan Re- Examination

Master Plan vs. Re-Exam

The Master Plan and Re-Examination are two distinct documents with different purposes under the law. Morristown adopted it's last Master Plan in 2014, which:

- Establishes municipality's vision and goals.**
- Serves as basis for zoning and redevelopment plans.**
- Intended to be a living document, amended as towns objectives change.**
- No requirement to update or modify over time.**

Purpose of Master Plan Re-Ex

A Master Plan Re-Examination, on the other hand, is a periodic assessment of the master plan.

- Generally speaking a Master Plan Re-Examination is completed every 10 years.**
- Purpose is to ensure a municipal policies remain relevant and updated.**
- Like a Master Plan, Re-Exam can provide basis for updating ordinances (Land Use and Redevelopment Plans) to reflect current conditions.**

What does the MLUL say?

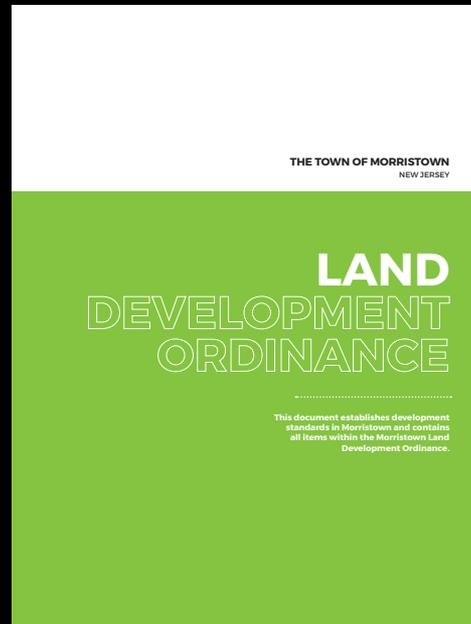
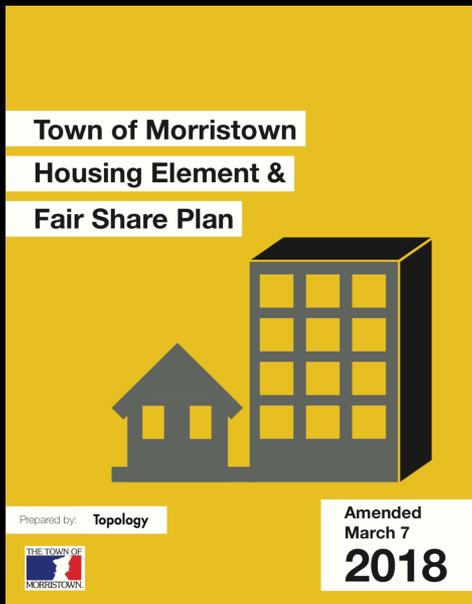
The New Jersey Municipal Land Use Law requires a Re-Examination *at least* every 10 years. The Re-Examination report shall state:

- a) Major problems and objectives in prior Re-Exam
- b) Change in previously identified problems and objectives
- c) Changes in policy basis of Master Plan
- d) Recommended changes to Master Plan / LDO
- e) Recommended changes to Redevelopment Plans

(more on this later)

So Why a Re-Ex, Why Now?

We've gotten a lot done over the past four years that should be incorporated into the Town's Master Plan. And to ensure upcoming initiatives are part of a framework.



Planning Timeline in Morristown

2003 – Master Plan

2007 – Rezoning Ordinance Adopted

2008 – Master Plan Re-examination

2011 – Housing Element (Interim)

2014 – Morristown Moving Forward Plan

2017 – Mobility Initiative

2018 – Master Plan Re-examination

- Rezoning (Pending)

PART 2

Master Plan Re- Examination Report Contents

Legal Requirements...

The New Jersey Municipal Land Use Law requires a Re-Examination *at least* every 10 years. The Re-Examination report shall state:

- a) Major **problems and objectives** in prior Re-Exam
- b) The **changes in those problems** previously identified
- c) The **changes in assumptions** underlying Master Plan
- d) The **recommended changes** to Master Plan / LDO
- e) The **recommended changes** to Redevelopment Plans

2.1 Reassessment of Problems and Objectives Identified in 2008 Master Plan Re-Examination

What does the statute say?

The first sections of the re-examination must include an assessment of:

- A. The major **problems and objectives** relating to land development in the municipality at the time of the adoption of the **last reexamination report**
- B. The extent to which such problems and objectives have been **reduced or have increased** subsequent to such date.

Overview of Major Problems and Objectives from 2008 Master Plan Re-Exam

Bottom Line: Approximately 80% of major problems and objectives from the 2008 Master Plan Re-Exam have been addressed. *(see handout)*

| Issue | Description | Status |
|--------------|---|----------------------------------|
| Split Zoning | Properties were inadvertently split zoned | Complete – 2007 Zoning Amendment |

2.2 Changes to Assumptions Underlying Morristown's Planning Policies

What does the statute say?

“The extent to which there have been changes to assumptions underlying the **Master Plan** or **Land Development Ordinance** as last revised.”

Recent policy developments

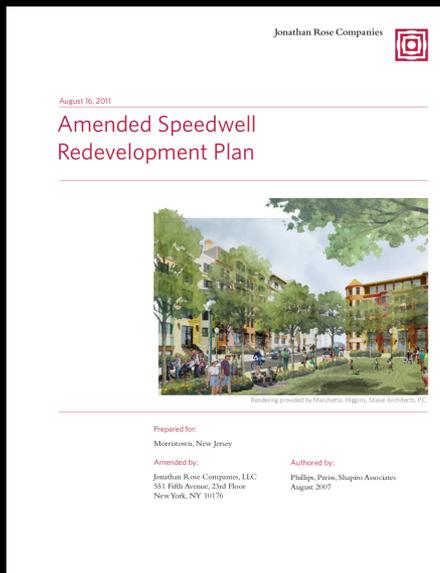
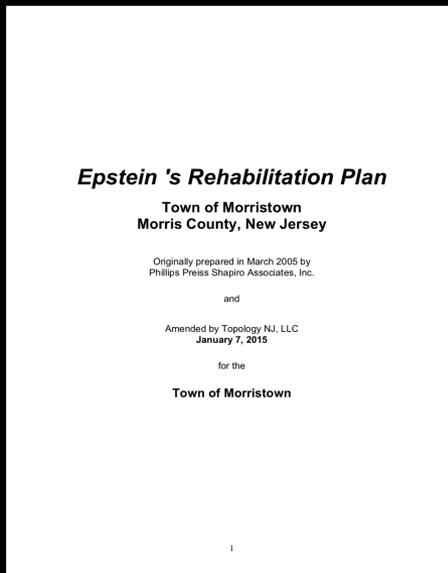
- a) Affordable Housing Litigation**
- b) Redevelopment Progress**
- c) Multi-Year Zoning Analysis**
- d) Mobility Study**

Changes to Affordable Housing

- **COAH deemed moribund - 2015**
- **Town Settlement with Fair Share Housing Center**
- **New Housing Element and Fair Share Plan**
- **225 Units Prospective Need Obligation**
- **Fulfilling obligations will require changes to inclusionary requirements and redevelopment plans**

Redevelopment Progress

Significant progress has been made on our redevelopment plans. But we still have work to do...



Redevelopment Progress

- Focus should be on remaining **unaddressed redevelopment areas** or unbuilt phases within existing areas.
- Plans will require modification to fulfill **affordable housing obligation** pursuant to Fair Share Housing requirements.
- Open the door to **smaller-scale, infill redevelopment opportunities**. (i.e. rehabilitation area)

Changes to MP assumptions due to work on Zoning Draft Ordinance

1) In-depth lot-by-lot analysis

2) Hearings

- **8 Presentations to Planning Board**
- **2 Presentations to Governing Body**

3) Stakeholder Engagement

- **Morristown Partnership**
- **Morristown Parking Authority**
- **Historic Preservation Commission**

4) Input from General Public

Changes to MP assumptions due to work on Zoning Draft Ordinance

- 1) Changes to boundaries of zoning districts.**
- 2) Different building typologies.**
- 3) Integration of street frontage standards.**
- 4) Consolidation of single-family districts: flexible lot zoning.**

Changes to MP assumptions due to mobility study

- 1) Town wide study of mobility and traffic patterns
- 2) Use of "Big Data" – GIS, Travel records, traffic counts
- 3) Better Understanding of major intersections
- 4) Signal timings to be updated 2018
- 5) Intersection designs to be implemented over next 5 years
- 6) Basis for requiring developer contribution to off-site improvement established.

2.3 Recommended Changes to Master Plan and Land Use Regulations

What does the statute say?

The specific changes recommended for the **master plan** or **development regulations**, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

Specific Recommendations

- a) Mobility and Infrastructure**
- b) COAH**
- c) Corridor Planning (Madison Avenue)**
- d) “Green” Design**
- e) Historic Preservation**
- f) Zoning Code Modification**

Changes to Mobility Plan

- 1) Adopt Capital Improvement Plan incorporating proposals from Mobility Study.**
- 2) Create traffic impact methodology requiring updates of “living” traffic model.**
- 3) Create mechanism to implement pro-rata cost sharing of mobility improvements.**

Changes to Housing Element

- 1) Updated obligation based on settlement agreement:**
 - Rehabilitation: 68 units**
 - New Construction: 27 units**
 - Provision of 30% of funds to affordability assistance**
- 2) Maintain recently updated ordinance requiring affordable housing set-aside of 15% for rental units and 20% for for-sale units.**

Changes to Historic Element

The Re-Examination Report recommends the following with regard to historic preservation policies:

- **Survey National Register eligible properties /districts**
- **Reassess the powers of the H.P.C.**
- **Consider becoming a “Certified Local Government”**
- **Consider a demolition delay ordinance and zoning incentives for adaptive reuse of historic structures**
- **Consider wayfinding and education for historic sites and associated funding for their restoration**

Changes to Community Form Plan

Based on extensive research conducted as part of zoning district, the re-examination report includes recommendations grouped into the following categories:

- 1) Zoning Districts
- 2) Building Types
- 3) Architecture and Massing
- 4) Site Design
- 5) Active Streets

Community Form Changes / Districts

- 1) **Renamed Several Districts.**
- 2) **Consolidated single family districts through use of flexible lot zoning. Consolidated of Neighborhood Commercial into similar commercial district.**
- 3) **Maintained existing Hospital Districts (H/H-1).**
- 4) **Maintained existing Public Purpose Districts.**
- 5) **Change of portions of Ridgedale Avenue to residential only.**
- 6) **Change of King Street to residential only.**

Community Form Changes / Districts

- 1) Removed Live/Work District**
- 2) Underlying zoning in redevelopment areas**
- 3) Colgate property included in Planned Walkable Neighborhood.**
- 4) Expansion of "Neighborhood Commercial" on MLK from Abbett to NJ Transit.**

Community Form Changes Building Types

- 1) Consolidation of Urban Building Types
(Mixed/Commercial)**
- 2) Consolidation of Apartment Buildings
(Urban/Suburban)**
- 3) Replaced Manor House with Courtyard Buildings**
- 4) Flexible standards for Detached and Semi-Attached**
- 5) Removed civic buildings and certain other building types in favor of district-based zoning standards.**

Community Form Changes Architecture and Massing

The Re-examination incorporates language to provide a policy basis for architecture and massing regulations.

- **Articulation and modulation of buildings required: No flat/featureless facades.**
- **Minimum and maximum requirements for windows.**
- **Policy language aimed to strengthen variance requirements.**

Changes to Community Form Site Design

- 1) **Min and Max front yard setback: Build-to-Line**
- 2) **Front yard setback determined based on neighborhood context (“Prevailing Build-to-Line”)**
- 3) **Keeping utilities and other items out of sight from public right-of-way: Effective side yard.**

Other Master Plan Changes

- 1) Recommends a holistic assessment of Madison Avenue and future of H District**
- 2) Incentivize environmental standards rather than mandate.**
- 3) Extend downtown mixed-use districts along South Street to I-287.**
- 4) Step heights down from 6 stories to 4 stories at Dehart Street instead of Pine Street.**

Changes to Development Regulations

- **Height in CBD-2 decreased to 5 stories.**
- **Height in CBD-1 increased to 4 stories.**
- **Multifamily permitted in CBD (not RG Uses).**
- **Density increased in CBD-1.**
- **Density standards imposed in CBD-2 (previously unregulated).**
- **Removed Residential from Headquarters Plaza (UR159)**
- **Removed Residential from OB-2**

Changes to Development Regulations

- **96% of single family zoned properties do not change.**
- **83.6% of properties do not have major use class change.**
 - **Single Family**
 - **1-2 Family**
 - **1-4 Family**
 - **5+ Family**
 - **Office**
 - **Office and Residential**
 - **Commercial (No residential)**
 - **Mixed Use**
 - **Redevelopment**

Changes to Development Regulations

- **Recommended changes to the Land Development Rules are consistent with the proposed zoning ordinance.**
- **Includes any regulation that would be considered to be a change of classification or boundaries.**
- **Includes use table, density and height tables, zoning map, parcel by parcel zoning assignment, etc.**

2.4 Recommended Changes to Redevelopment Plans

What does the statute say?

The recommendations of the planning board concerning the incorporation of **redevelopment plans** adopted pursuant to the “Local Redevelopment and Housing Law,” P.L.1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

Changes to Redevelopment Plans

- 1) Change Affordable Housing Set-Aside Requirements.**
- 2) Amend Spring Street, Speedwell, and other Redevelopment Plans to comply with Fair Share settlement agreement.**
- 3) Pursue "infill" small-scale, market-based, reinvestment opportunities**

PART 3

Follow-up Items

Major Outputs + Outcomes

- 1) Amend Land Use Regulations (zoning)**
- 2) Adopt new Housing Element**
- 3) Prepare Historic Preservation Element**
- 4) Create Capital Improvement Plan**
- 5) Update Redevelopment Plans**

The end.

Thank you!