

**Land Use Plan Element
of the Master Plan**



Borough of Florham Park
Morris County, New Jersey

November 3, 2022

Prepared by:



HARBOR CONSULTANTS
ENGINEERS, SURVEYORS, AND PLANNERS
320 NORTH AVENUE EAST
CRANFORD, NJ 07106
TEL (908) 276-2715 FAX (908) 709-1738

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

Katherine Sarmad, PP #33LI00634300

TABLE OF CONTENTS

SECTION 1.0	INTRODUCTION	1
SECTION 2.0	THE MASTER PLAN PROCESS	1
SECTION 3.0	STATEMENTS OF GOALS AND OBJECTIVES	3
SECTION 4.0	LAND USE PLAN ELEMENT	4
SECTION 5.0	REDEVELOPMENT AREAS	8
SECTION 6.0	RECOMMENDATIONS FOR AMENDMENTS TO LAND USE AND DEVELOPMENT REGULATIONS	10
SECTION 7.0	RELATIONSHIP TO OTHER PLANS	12

1.0 INTRODUCTION

1.1 Executive Summary

The Borough of Florham Park has prepared a Land Use Plan Element of the Master Plan. This Land Use Plan Element will provide the framework for updating the Borough of Florham Park Zone Map and Land Use Ordinances. There is a need for the Borough to address other elements of the Master Plan, including but not limited to a climate change-related hazard vulnerability assessment, as required by state law P.L. 2021, c6, amending the MLUL, which will be addressed in the future. This Land Use Element Amendment has been prepared to address specific concerns raised by the public and considered by the Planning Board over the course of several public meetings, as noted below.

Over the years Florham Park has managed addressing major land use development planning by means of adopting periodic re-examinations of the Master Plan. This approach has worked to address the immediate land use and development needs of the Borough. The last time the Borough of Florham Park adopted a comprehensive Master Plan was in December 2000. Since that time, the Borough has adopted two Re-Examination Reports of the Master Plan (2005 and 2015), one Land Use Element (2017), and one Housing Element and Fair Share Plan (2017).

This Master Plan Land Use Element is written to build off of these earlier planning documents, and address the present day land use and development issues in the Borough through a comprehensive review of the land use ordinances. The preparation of this Master Plan involved an in-depth examination of the Borough's land use policies through a comprehensive review of the existing Borough Zoning Ordinances, with cooperation and input from the local land use board, community members, and Borough professionals and officials. Similar to the 2017 Land Use Plan Amendment, this document has been prepared in conjunction with an ongoing Master Plan Reexamination report in order to effectuate the recommendations of the comprehensive review process.

2.0 THE MASTER PLAN PROCESS

2.1 New Jersey Municipal Land Use Law

The New Jersey Municipal Land Use Law N.J.S. 40:55D-1 et seq. (MLUL) establishes the legal criteria for the adoption of a Master Plan. The MLUL provides that the Planning Board of a municipality is required to adopt a Master Plan at least once every ten years. The MLUL requires municipalities to prepare a new Master Plan at least once every ten years "stating the problems and objectives relating to land development, the extent to which these concerns had been addressed and the extent to which the assumptions or policies that provided the basis of the existing master plan had changed. N.J.S. 40:55D-89. See *Levin v. Township of Parsippany-Troy Hills*, 82 N.J. 174, 181 n. 3 (1980) ("the legislative intent is that a municipality should reexamine its land use regulations periodically.")¹

As provided for in N.J.S. 40:55D-28, the Master Plan is to comprise of a report or statement of land uses and development proposals with maps, diagrams and text which must contain, at a minimum, two elements:

¹ Cox page 153

The first element is a statement of the objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based.

The second element, the “Land Use Element”, must state its relationship to the principles in the first element, to optional elements incorporated into the Master Plan and to natural conditions in the municipality, including the topography, soil conditions, water supply, drainage, flood plain areas, marshes and woodlands; the Land Use Element must show existing and proposed locations, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational, and other public or private purposes; it must state the relationship of this development to existing and proposed zone plans and ordinances; the Land Use Element must show the existing and proposed location of airports, and finally, must include a statement of the standards of population density and development intensity recommended for the municipality. In 2021, the MLUL was amended to require municipalities to incorporate a climate change-related hazard vulnerability assessment into their Land Use Element. The Land Use Element of the Master Plan is required to be the basis for any zoning ordinance adopted by the municipality.

A Housing Plan Element, although optional, is a required element of the Master Plan in order for a municipality to adopt and pass a zoning ordinance. A Housing Plan Element shall include residential standards and proposals for the construction and improvement of housing.

A Recycling Plan Element is a mandatory element which incorporates the State Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance.

The Master Plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality, as developed in the Master Plan, to the Master Plans of contiguous municipalities, the Master Plan of the County in which the municipality is located, the State Development and Redevelopment Plan adopted pursuant to the “State Planning Act”.

The Planning Board is the responsible party for the adoption and preparation of the Master Plan. The Master Plan may be adopted or amended only by the Planning Board and only after public notice and a public hearing. Once adopted by the Planning Board, the provisions of the Borough zoning ordinance or any amendment thereto shall either be substantially consistent with the Land Use Element of the Master Plan or designed to effectuate such plan element (N.J.S.A. 40:55D-62). The requirements of the Municipal Land Use Law are intended to encourage all municipalities to focus on a continual and sound planning process. This planning process should address both the short- and long-term goals and objectives of the municipality. The Master Plan should be a planning document that is continuously reviewed, updated and modified in order to address the ever changing land use issues that impact a municipality.

2.2 History of the Borough of Florham Park Master Plans & Land Use Ordinances

The last comprehensive revision of the Borough’s Master Plan occurred in 2000. This Master Plan was reexamined in 2005 and 2015. The Borough adopted an update of the its Master Plan, including a Housing Element and Fair Share Plan and a Land Use Plan Element, in January and November 2017.

2.3 Recent Amendments to the Land Use Ordinances

Zoning ordinances related to the recommended zone changes enumerated in the 2017 Housing Element and Fair Share Plan and 2017 Land Use Elements of the Master Plan were adopted by Ordinances between 2015 and 2018, including adoption of the MF-4 Zone by Ordinance No. 15-11 on July 16, 2015; adoption of the MF-5 Zone by Ordinance No. 17-19 on December 14, 2017; adoption of the MF-6 Zone by Ordinance No. 18-11 on May 17, 2018; adoption of the MF-7 Zone by Ordinance No. 18-1 on February 15, 2018; adoption of the MF-8 Zone by Ordinance No.18-10 on May 17, 2018; adoption of the MF-9 Zone by Ordinance No. 18-9 on May 17, 2018; and adoption of an amendment to the C-2 Zone by Ordinance No. 18-21 on September 20, 2018.

3.0 STATEMENT OF GOALS AND OBJECTIVES

The Municipal Land Use Law requires “A statement of the objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based.”²

3.1 Community Input

The Planning Board of the Borough of Florham Park held a series of public meetings in order to undertake a comprehensive review of the Borough’s Land Use Ordinance – including Section 250 (Zoning), Section 199 (Signage), and 212 (Subdivision and Site Plan Review) on October 25, 2021; January 21, 2022; February, 14 2022; March 14, 2022; April 25, 2022. This comprehensive review sought to identify inconsistencies and outdated code provisions that have been raised as issues in the past, as well as modernize the contemplated uses and standards for specific zones, while preserving the character of the Borough. Additional meetings were held with Borough professionals, including the Borough Zoning Officer, Board Secretary, Construction Official, and the Borough Engineer. Based upon the feedback received, the following goals have been formulated to capture the overarching goals of the Borough through a Land Use Plan Amendment.

3.2 2022 Land Use Goals and Objectives

The over-arching and major goal of the comprehensive Zoning Ordinance review, as delineated in this Land Use Element, is to identify issues with outdated code provisions, to suggest revisions to the same, and to modernize the Zoning Ordinance to balance changing business trends, while preserving the character of the Borough.

This revision also aims to achieve the following goals and objectives:

² Municipal Land Use Law

1. Review and modify bulk standards within single-family residential zones to address consistent requests for variances, while maintaining the character of single-family neighborhoods and protecting from overdevelopment of residential properties.
2. Provide for an expanded mix of permitted uses within Commercial zones, where appropriate, while taking into consideration the context of the zone, and create a new commercial zone to address this, if necessary.
3. Evaluate the permitted uses within the Borough's business zones.
4. Address off street parking requirements for all existing or proposed uses within the Borough through the Zoning Ordinance.
5. Update the Borough's Zoning Map to reflect all designated Redevelopment Areas.
6. Address state law regulations to provide for green infrastructure through Electric Vehicle Supply/Service Equipment (EVSE) within the Borough Zoning Ordinance and code requirements.

4.0 LAND USE PLAN ELEMENT

The Municipal Land Use Law provides that a Land Use Plan Element “must state its relationship to the principles in the first element, to optional elements incorporated into the master plan and to natural conditions in the municipality; it must show existing and proposed development and state the relationship of this development to existing and proposed zone plans and ordinances; it must show the existing and proposed location of airports, and, finally, must include a statement of the standards of population density and development intensity recommended for the municipality.”³

“N.J.S. 40:55D-28d provides that the master plan must include a specific policy statement indicating the relationship of the proposed development of the municipality to (1) the master plans of contiguous municipalities, (2) the master plan of the county, (3) the State Development and Redevelopment Plan adopted pursuant to the State Planning Act (N.J.S. 52:18A-196 et seq.) and (4) the county's district solid waste management plan and (5) in the case of a municipality situated within the Highlands Region, the master plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality, as developed in the master plan, to the Highlands regional master plan.”⁴

4.1 Population Characteristics

Analysis of various demographic factors provides not only a “snapshot” in time during the preparation of this plan, but likewise an overview of the historical factors and trends that may influence the changing land use trends throughout the Borough of Florham Park. An overall understanding of the population trends in Florham Park is necessary to identify the present and to anticipate future needs of the community as these needs also change over time.

³ Municipal Land Use Law

⁴ Municipal Land Use Law

Table 4-A shows the population each decade from 1930 to 2020, based upon the Decennial Censuses. The table indicates that largest population growth occurred in the 1960s, when it more than tripled. The population has only seen a decrease in one decade, as recorded by the 1990 Census which showed an almost 9% decline. However, since 1990, there has been a steady growth in population, although numbers indicate that it may be slowing in recent years.

Year	Total Population	% change
1930	1,269	--
1940	1,609	26.7%
1950	2,385	48.2%
1960	7,222	203%
1970	8,094	12.1%
1980	9,359	15.6%
1990	8,521	-8.9%
2000	10,294	20.8%
2010	11,696	13.6%
2020	12,585	7.6%

Source: U.S. Bureau of the Census, Decennial Censuses

Table 4-B shows the median age for the Borough of Florham Park, the County of Morris, the State of New Jersey, and the United States from 2000 through 2020. The median age in Florham Park has fluctuated over time, and while it decreased significantly from 2000 to 2010, it rose again in 2020. The other geographic areas show a steady increase from 2000 to 2020. Florham Park’s median age has been higher than the USA as a whole each decade, while it has trended lower than both Morris County and New Jersey as a whole since 2010. The age of residents is important because Florham Park will continue to need to plan for the appropriate age groups that it will be serving.

	2000	2010	2020
Florham Park	43.8	38.1	39.2
Morris County	37.8	41.2	42.6
New Jersey	36.7	38.9	39.8
USA	35.6	37.1	37.9

U.S. Bureau of the Census, Decennial Censuses

Table 4-C below demonstrates the Census documented changes in Florham Park’s population since 2000. The table indicates that the percentage of children under 5 has decreased as a proportion of the population since 2000, but have increase in numbers over time. Two age cohorts – 5 to 19 and 35 to 44 – have experienced both a drop in percentage of the total population makeup as well as sheer numbers in at least one decade. From 2010 to 2017, the 5 to 19 age cohort dropped from 2,654 persons or 22.7% of the population to 1,911 persons or 16.2% of the population. The 35 to 44 age cohort represented a decrease in number from both the 2000 and 2010 recordings, declining from 1,368 people in 2000 to 1,187 in 2017. Additionally, both the 55 to 64 and 65 and over age cohorts have seen steady increases in population. In particular, the 65 and over population has increased by nearly 22% in sheer numbers and grown by 3.5% of the total proportion of the population between 2010 and 2017. There have been other steady increase in size and proportion of the 20 to 24 age cohort, while the 25 to 34 and 45 to 54 have also increased in numbers over time.

All of this information indicates that the population of Florham Park has an aging population, as well as a number of families with younger children. Adolescents in their earlier twenties may be more likely to live at home, which may account for the growth in that age cohort, while young

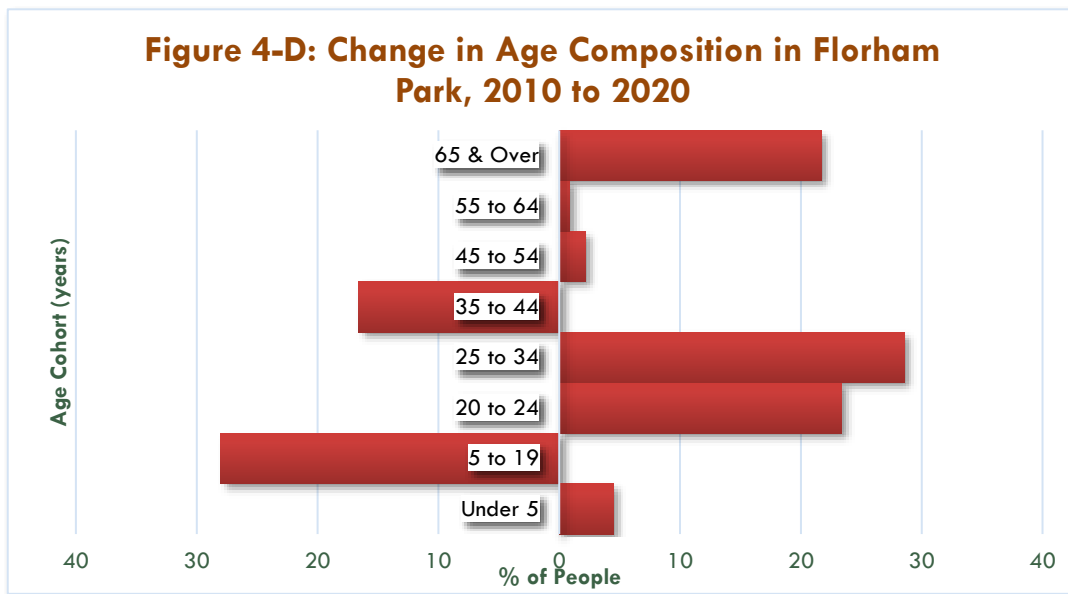
professionals that are slightly older are moving to Florham Park because of its hub of businesses and proximity to job centers. Finally, combined with anecdotal knowledge of the Borough, there appears to be a trend of “lifelong” residents seeking to remain in the Borough, which has led to “aging in place” and overall growth of the senior population. The Borough is experiencing some of the same trends as seen throughout the U.S. of an increasing median age and greater proportion of seniors.

Table 4-C: Population by Age 2000-2020, Borough of Florham Park

Age	2000		2010		% Change from 2000	2020		% Change from 2010
	#	%	#	%		#	%	
Under 5	542	6.1	554	4.7	+2.2	501	4.3	-10.5
5 to 19	1,502	16.9	2,654	22.7	+76.7	1,990	17.1	-25.9
20 to 24	325	3.7	1,246	10.7	+283	1,661	14.2	+33.3
25 to 34	865	9.7	1,000	8.5	+15.6	1,371	11.7	+37.1
35 to 44	1,368	15.4	1,423	12.2	+4.0	1,007	8.6	-29.2
45 to 54	1,356	15.3	1,515	12.9	+11.7	1,299	11.1	-14.3
55 to 64	1,093	12.3	1,337	11.4	+21.9	1,455	12.4	+8.8
65 & Over	1,806	20.3	1,967	16.8	+8.9	2,435	20.8	+23.8
Total	8,857	100	11,696	100	+32.1	11,719*	100	+0.2

Source: U.S. Decennial Censuses: 2000 and 2010, and 2020 American Community Survey 5-Year Estimates*

Figure 4-D helps to visualize the change in age composition for the period between 2010 and 2020. The largest percentage increase over this period was seen in the 25 to 34 age range, followed by the 20 to 24 and 65 and over age ranges. The largest decrease in population was in the 35 to 44 age range, followed by the 5 to 19 age range. The decrease in the 35 to 44 age



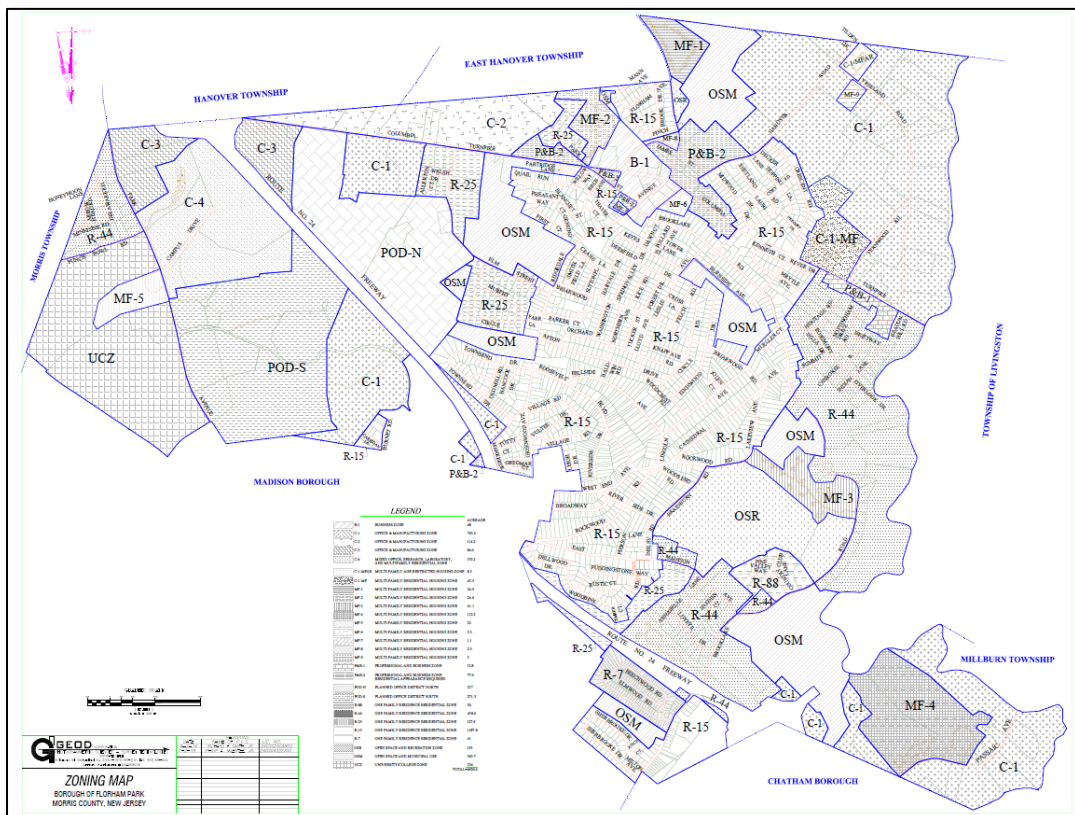
range is notable as the groups both preceding and following this age range both experienced population growth. Addressing the needs of the older members of the community will be of great importance to Florham Park, but the needs of other age ranges, nonetheless, will also be quite significant. The Borough faces a future of substantial needs for growing families and senior services.

Table 4-E shows the average number of people per household and household size from 2000 and 2020. The table indicates that the average household size dropped very slightly from 2000 to 2010 from 2.62 to 2.48, and again to 2.41 in 2020. Households of 1 Person increased steadily every decade, while every other household size decreased as a proportion of total households.

Household Size	2000		2010		2020	
	#	%	#	%	#	%
1 Person	671	20.7	1,067	26.7	1,390	32.7
2 Persons	1,161	35.8	1,344	33.6	1,388	32.6
3 Persons	551	17.0	635	15.9	590	13.9
4 or More Persons	856	26.4	957	23.8	886	20.8
Total	3,239	100	4,003	100	4,254*	100
Average Persons Per Household	2.62		2.48		2.41	

Source: U.S. Decennial Censuses: 2000 and 2020, and 2020 American Community Survey 5-Year Estimates*

4.2 Existing Zoning Map



5.0 REDEVELOPMENT AREAS

5.1 Existing Redevelopment Study Areas

Prior to the last reexamine of the Master Plan, there were no areas designated in need of redevelopment by the Borough. Since then, the Borough of Florham Park Planning Board has adopted the following Redevelopment Study and designed the following properties as an area in need of redevelopment, which is provided in detail below.

5.1.A 50-60 Hanover Road Redevelopment Area

Preliminary Investigation Report dated June 6, 2020

Adopted by Planning Board Resolution, dated July 7, 2020

Adopted by Borough Council Resolution, dated July 20, 2020

Table 5-A. 50 Hanover Road Redevelopment Study Area Properties Tax Data Borough of Florham Park, Morris County, New Jersey			
Owner	Street Address	Block and Lot	Lot Area
50-60 Hanover Road Parcels			
NORTHERN TRUST CO TRUS	50 Hanover Road	Block 303, Lot 5	49.28 +/- Acres
NORTHERN TRUST CO TRUS	60 Hanover Road	Block 303, Lot 12	5.507 +/- Acres
Total Area of 50 Hanover Road Site			54.79 +/- Acres
Florham Park Water and Sewer Infrastructure Parcels			
Florham Park Sewerage Authority	31 Vreeland Road	Block 301, Lot 15	6.50 +/- Acres
Florham Park Sewerage Authority	35 Vreeland Road	Block 301, Lot 16	14.14 +/- Acres
C.T. Services	327 Columbia Tpke	Potion of Block 502, Lot 1	32.77 +/- Acres
Florham Park Sewerage Authority	230 Ridgedale Ave	Block 901, Lot 1	0.2459 +/- Acres
New Jersey Sports and Exposition Authority	142 Park Ave	Portion of Block 1401, Lot 1	93.83 +/- Acres
Borough of Florham Park	37 Elm Street	Block 1402, Lot 1.02	2.89 +/- Acres
Borough of Florham Park	111 Ridgedale Ave	Portion of Block 1701, Lot 9	72.7 +/- Acres
Florham Park Sewerage Authority	293 Columbia Tpke	Block 1701, Lot 14	0.2984 +/- Acres
Borough of Florham Park	3 Tower Ln	Block 1907, Lot 9	0.4591 +/- Acres
Borough of Florham Park	11 Beacon Hill Rd (Rear)	Block 2101, Lot 23	0.23 +/- Acres
Molte Benedizioni, LLC	10 Ridgedale Ave	Portion of Block 2702, Lot 1	0.797 +/- Acres
Moussa, Ghias/Ibtissam	2 Loveys Dr	Portion of Block 3902, Lot 2	0.89 +/- Acres

Florham Park Sewerage Authority	71 Beechwood Rd	Block 4001, Lot 71	0.3873 +/- Acres
Sun Valley Plaza, LLC	57 Passaic Ave	Portion of Block 4201, Lot 29	72.699 +/- Acres
Total Area of Water and Sewer Infrastructure Sites			298.8 +/- Acres²

¹ Information Shown in Table is per Borough Tax Data as of 2020

² Total Lot Area is based upon entirety of Tax Lots, and does not account for sites where only a portion is utilized for water/sewer easements. The total combined area of full parcels utilized for such purpose and portions of sites utilized for easements is significantly less.

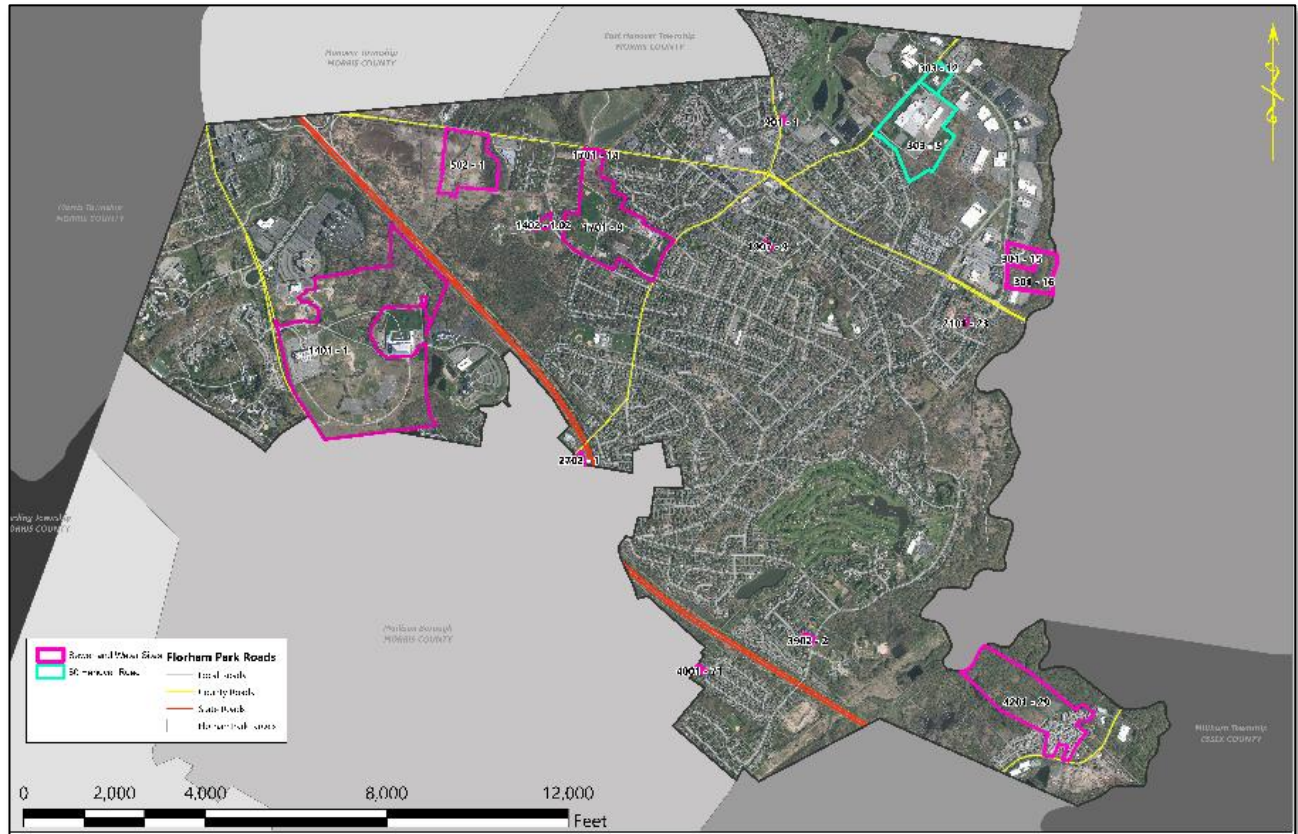


Figure A: Entirety of the 50 Hanover Road Redevelopment Study Area, Including Water and Sewer Sites

Area: The 50 Hanover Road Redevelopment Area, or the “Redevelopment Area,” consists of sixteen (16) parcels identified as Block 303, Lots 5 and 12; Block 301, Lots 15 and 16; Block 502, Lot 1; Block 901, Lot 1; Block 1401, Lot 1; Block 1402, Lot 1.02; Block 1701, Lots 9 and 14; Block 1907, Lot 9; Block 2101, Lot 23; Block 2702, Lot 1; Block 3902, Lot 2; Block 4001, Lot 71; and Block 4201, Lot 29. Block 303, Lots 5 and 12 are two (2) contiguous parcels that comprise the entirety of the focal properties in the Redevelopment Area, and the remaining parcels are entirely comprised of non-contiguous properties that are scattered throughout the Borough and are utilized either entirely or by way of easement on a portion of the property as sewer or water infrastructure facilities that serve the Borough as a whole.

On July 7, 2020, the Florham Park Planning Board transmitted a letter to the Mayor and Council providing that the Board “concur and agrees with the reasons stated in the Preliminary Investigation that the Property constitutes and meets the criteria under the LRHL supporting the recommendation that the Property be determined a non-condemnation “area in need of redevelopment”, and “submits to the Mayor and Council for review and approval the Preliminary Investigation with its recommendation that the Property be declared a non-condemnation “area in need of redevelopment” under the LRHL, and this correspondence shall serve as the Planning Board’s recommendation in accordance with N.J.S.A. 40A:12A-6”.

Redevelopment Plan: A Redevelopment Plan has not been prepared or adopted to date.

6.0 RECOMMENDATIONS FOR AMENDMENTS TO LAND USE AND DEVELOPMENT REGULATIONS

6.1 Off-Street Parking

The Borough should continue the trend of evaluating and increasing the number of on-site parking spaces for all types of development in order to prevent the further overcrowding of on street parking and roadways.

6.2 Setbacks and Improved Lot Coverage in Residential Zones

There is a need to evaluate the bulk requirements for residential zones to ensure the adequate separation of building and structures to allow for sufficient light and open space, as well as the improved lot coverage allowed, particularly as the building tear-down and rebuilds continue to increase.

6.3 Evaluate Permitted Uses in All Zoning Districts

This Land Use Plan Element includes a comprehensive Borough wide reevaluation of all Zone Districts and Zone Map, including recommendations for new zone districts. A comprehensive evaluation of the permitted land uses shall coincide with the adoption of the recommended changes to the Zone Map.

This revision of the Land Use Element of the Master Plan seeks to analyze the current land uses and permitted uses within the Borough in order to better understand and evaluate the need to change the permitted uses in the existing zones and to introduce new zoning designations. Zoning designations that have not been utilized or have disappeared over time may be revisited or eliminated. The introduction of new zoning districts has the potential to increase economic development, create areas of commercial growth, and to mitigate stagnation or vacancy in critical commercial areas. Zoning tables will be updated to reflect the changes in permitted uses within the zones, as well as any permitted uses in additional zones that are recommended with this reexamine.

6.3.A Creation of a New C-5 Zone

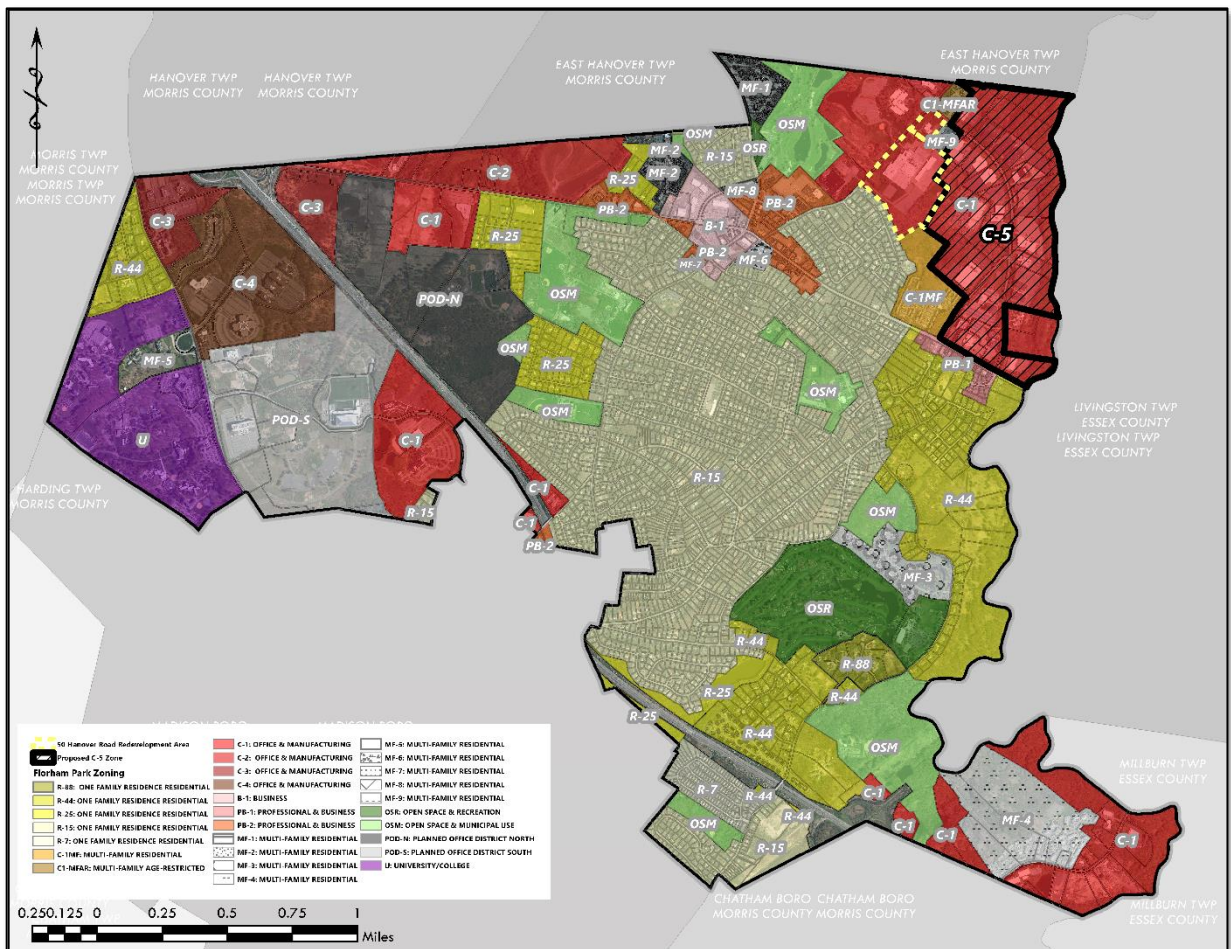
In particular, this Land Use Element recommends the creation of a new C-5 Zone to span the area largely along Vreeland Road. The area is currently zoned C-1, and there are various

areas within the Borough currently zoned as C-1, which have distinctly different contexts. It is recommended that in order to expand the uses of the existing C-1 zone, and to respect the distinct contexts of this zone within the Borough, that a new C-5 Zone be established in the existing C-1 Zone along Vreeland Road. It is recommended that the properties in the area generally along Vreeland Road, identified as Block 301, Lots 2, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 17, and Block 302, Lots 1, 2, 4, 5, and Block 303, Lots 1, 4, 6, 7, 8, 9, 10, 13 be rezoned to a new C-5 Zone.

It is recommended that the C-5 Zone be set forth with the same bulk requirements as the existing C-1 Zone. It is recommended that the C-5 Zone be differentiated from the C-1 Zone by expanding the permitted and conditional uses that will complement the existing development and uses in this area – which may include self-service storage facilities, educational training facilities, pack-and-ship retail uses, and health and wellness centers as permitted uses; and commissary kitchens, warehouses and distribution centers, and breweries/distilleries as conditional uses subject to a set of conditions.

6.4 Proposed Revision to the Existing Zoning Map

The following map is a draft of the zone district changes recommended in this Land Use Element. A full-size copy is available as part of the supporting materials to this document.

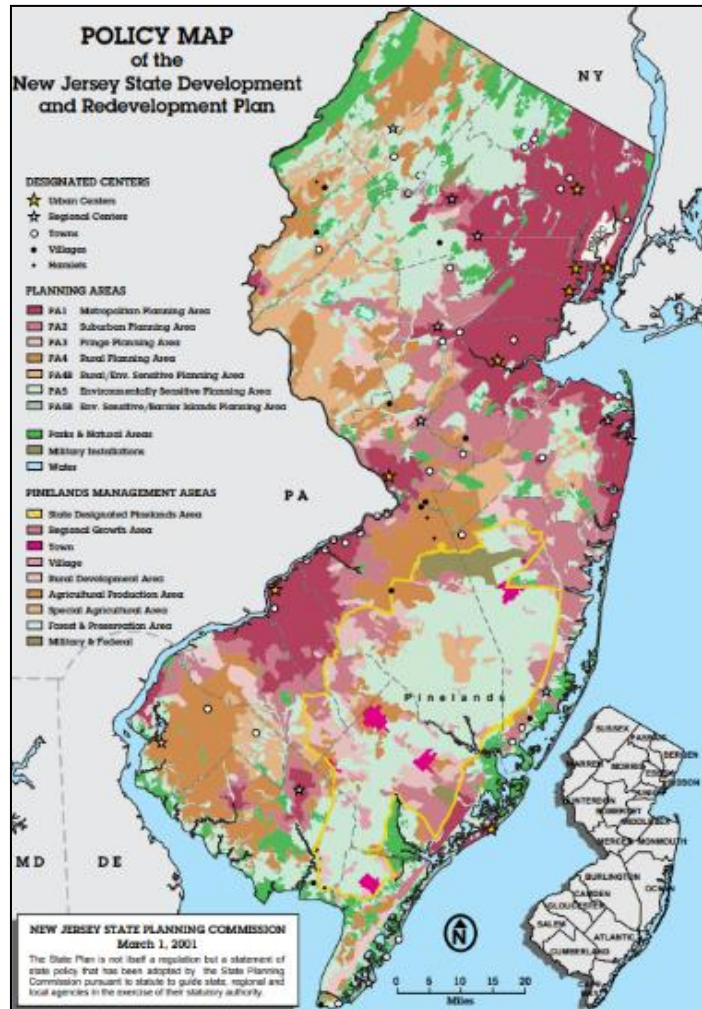


7.0

7.1 New Jersey State Development and Redevelopment Plan, 2001

The State Planning Commission adopted the State Development and Redevelopment Plan (SDRP) on March 1, 2001. The State Plan serves as a guide for public and private sector investment in New Jersey, looking toward the year 2020. The State Plan has not been updated since 2001. The vision that it presents is “Livable Communities and Natural Landscapes”. The primary objectives of the State Plan are the redevelopment, maintenance, and revitalization of existing communities and the development of new communities in compact forms with a mix of uses. Thus, the overall goal of the State Plan is to promote development and redevelopment that will consume less land and fewer natural resources, and use the State’s infrastructure more efficiently.

The SDRP identifies five Planning Areas within the State where different sets of goals and guidelines are considered appropriate to determine development activities. These Planning Areas are labeled as Metropolitan, Suburban, Fringe, Rural and Environmentally Sensitive lands. The SDRP also identifies Designated Centers where future development and redevelopment activities are most appropriate and will be actively promoted. Centers are categorized as Urban Centers, Regional Centers, Towns, Villages, and Hamlets corresponding to criteria including size, regional location, population, residential and employment densities, and available housing stock. The combination of Planning Areas and Designated Centers establishes a comprehensive framework for pursuing land use and development regulation throughout New Jersey.

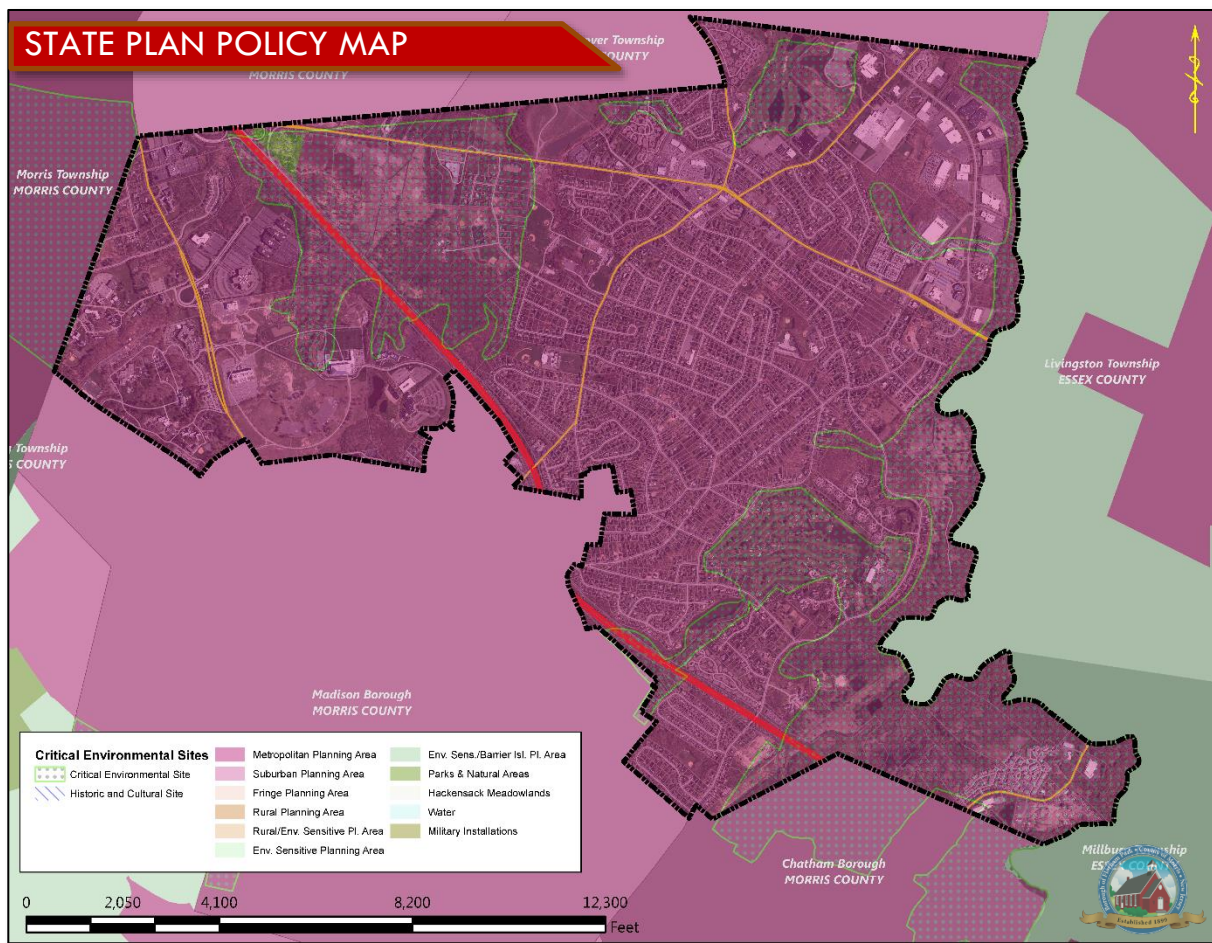


The Metropolitan Planning Area (PA1) comprises the most intensely developed regions in the state. The goals in this planning area category revolve around revitalizing existing cities and towns by encouraging compact growth and redevelopment. The Metropolitan Planning Area is identified as the most appropriate location for future development in New Jersey. The Borough of Florham Park is located entirely within the PA1, Metropolitan Planning Area. The map of Florham Park Borough within the boundaries of the New Jersey State Plan Planning Areas is shown in the map below.

Additionally, portions of the Borough hatched and outlined in green depict areas known as “Critical Environmental Sites” (“CES”) of the NJ State Development and Redevelopment Plan. The goal of the Critical Environmental and Historic sites designation is to protect the features and landscapes of

historic or aesthetic significance that are less than one square mile in extent, and to help organize planning for new development or redevelopment by singling out the elements of natural systems, small areas of habitat, historic sites, and other features that should continue to be expressed in the future landscape through protection and restoration. The presence of CES gives land owners and developers important advance information on how to shape their proposals for development of the land around them, focusing on including them within the design and function of the development whenever possible, while protecting them from adverse impacts. Designating a site as a CES means that the site is of local, regional or statewide significance and that its protection and enhancement is of primary importance.

While the SDRP was undergoing revision and update, and a draft update was released in 2011, it was never fully adopted. A draft of this 2011 State Plan is still available for review on the Office of Smart Growth website.



7.2 County of Morris Master Plan

The Land Use Element of the Morris County Master Plan was prepared by the Morris County Planning Board and Morris County Office of Planning and Preservation, which was adopted on December 3, 2020. Under Section 5 of the Land Use Element of the County Master Plan, the Plan states the “Goals, Objectives, and Recommendations”. As related to this Redevelopment Plan, the following goals listed on page 116 are relevant:

- “1. *The creation of balanced and diverse economic and housing opportunities. Encourage the creation of balanced and diverse economic and housing opportunities suitable to meet the economic, employment and housing needs of Morris County, consistent with the local determination of appropriate land use and community character, coordinated with infrastructure capability and the protection of environmental resources.*
2. *The efficient use of land and resources. Encourage the focus of housing and economic growth in areas with existing or planned infrastructure (sewer/water/transportation) and in existing or planned population and employment centers consistent with environmental protection limitations and environmental protection goals. Encourage less intense growth, and focus major land conservation and preservation activities in areas that do not contain existing or planned infrastructure.”*

This section of the County Master Plan also includes policy objectives to achieve the listed goals. The policy objectives listed on page 117 relevant to this Redevelopment Plan are as follows:

- “2. *Encourage compact development patterns, cluster development, and infill development, consistent with local goals, to reduce sprawl, mitigate environmental impacts, and to make improved utility and transportation infrastructure feasible and economical.*
3. *Minimize Greenfield development where possible; prioritize redevelopment of Brownfield sites, Greyfield sites, obsolete land uses and other previously developed sites.*
6. *Support the creation of diverse housing types that meet the needs of all age groups, income levels and lifestyles.*
14. *Encourage municipal governments to coordinate the planning and redevelopment of commercial corridors, particularly as concerns inter-municipal traffic impacts and to consider the compatibility of adjacent land uses along municipal boundaries in their land use planning. Facilitate inter- municipal communication, coordination and partnerships concerning significant land use issues and associated inter-municipal impacts, including, but not limited to traffic, stormwater, and incompatible land uses.*
15. *Support municipal efforts to provide adequate local community facilities and municipal services that keep pace with the needs of new growth and that*

supports local land use goals and objectives. This includes, but is not limited to, the use of cooperative agreements and shared services where appropriate.”

7.3 Relationship to the Plans of Adjacent Municipalities

The surrounding Municipalities in Morris County include: Hanover Township, East Hanover Township, Morris Township, Madison Borough, and Chatham Borough; and in Essex County include: Livingston Township and Millburn Township.

7.3.A Hanover Township

Hanover Township is located in Morris County and is located to the northwest of the Borough. Hanover is surrounded to its east and west by East Hanover Township and Morris Township, respectively, and its southern border is shared with Florham Park. Overall, it is not anticipated that any major impact on the Township, and the geographic connection with Florham Park is relatively small.

7.3.B East Hanover Township

East Hanover Township is located in Morris County and is located to the direct north of the Borough. East Hanover shares its southern border with Florham Park, and is directly connected via Hanover Road, which runs north to south. Nearby to the west of Hanover Road, East Hanover is also connected by S Ridgedale Avenue, which runs north to south. While other roads connect the two municipalities, the location of the proposed C-5 adjacent to Hanover Road on Vreeland Road is a prominent connection that provides access to State Highway Route 10 further north.

7.3.C Morris Township

Morris Township is located in Morris County, to the west of Florham Park, with access between the two municipalities at the western border. The geographic connection between Florham Park and Morris is relatively small.

7.3.D Madison Borough

The Borough of Madison is located in Morris County, and shares a large border with majority of the southern edge of Florham Park. The two municipalities share a number of regional roadways that connect them, including Route 24, Madison Avenue, and Park Avenue.

7.3.E Chatham Borough

The Borough of Chatham is located in Morris County and shares a relatively small border with the southeastern edge of Florham Park. The two boroughs are connected by local roadways of Brooklake Road and Passaic Avenue, which is in the lesser-developed portion of Florham Park, mostly due to wetlands and environmentally constrained land in this area.

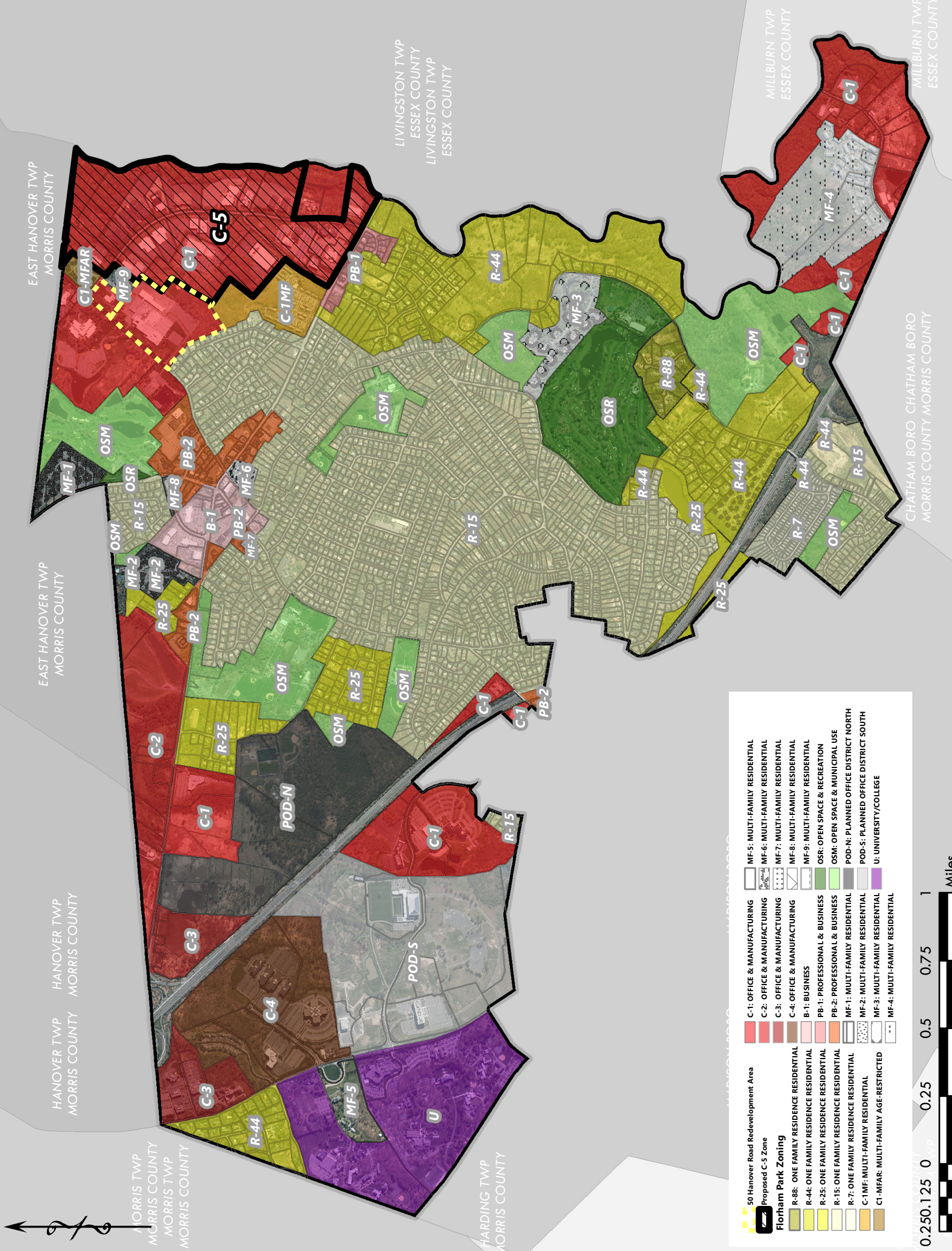
7.3.F Livingston Township

Livingston Township is located in Essex County, and shares a large border with majority of the eastern edge of Florham Park. The two municipalities are connected via the east-to-west Columbia

Turnpike corridor, which becomes South Orange Avenue within the Livingston borders. The Passaic River, just east of Vreeland Road and running parallel with it, defines the border between the two municipalities. Livingston's roadway network is also tangentially connected to proposed C-5 Zone by way of Hanover Road to Mt. Pleasant Avenue and Route 10 East, which intersect with Eisenhower Parkway, which is a north-south connector road between 280 and S Orange Avenue.

7.3.G Millburn Township

Millburn Township is located in Essex County, at the very eastern tip of Florham Park. The geographic connection with Millburn is incredibly minute.



MORRIS TWP
MORRIS COUNTY

MORRIS TWP
MORRIS COUNTY

MORRIS TWP
MORRIS COUNTY

MORRIS TWP
MORRIS COUNTY

MORRIS TWP
MORRIS COUNTY

MORRIS TWP
MORRIS COUNTY

MORRIS TWP
MORRIS COUNTY

MORRIS TWP
MORRIS COUNTY

MORRIS TWP
MORRIS COUNTY

MORRIS TWP
MORRIS COUNTY

EAST HANOVER TWP
MORRIS COUNTY

EAST HANOVER TWP
MORRIS COUNTY

EAST HANOVER TWP
MORRIS COUNTY

EAST HANOVER TWP
MORRIS COUNTY

EAST HANOVER TWP
MORRIS COUNTY

EAST HANOVER TWP
MORRIS COUNTY

EAST HANOVER TWP
MORRIS COUNTY

EAST HANOVER TWP
MORRIS COUNTY

EAST HANOVER TWP
MORRIS COUNTY

EAST HANOVER TWP
MORRIS COUNTY

HANOVER TWP
MORRIS COUNTY

HANOVER TWP
MORRIS COUNTY

HANOVER TWP
MORRIS COUNTY

HANOVER TWP
MORRIS COUNTY

HANOVER TWP
MORRIS COUNTY

HANOVER TWP
MORRIS COUNTY

HANOVER TWP
MORRIS COUNTY

HANOVER TWP
MORRIS COUNTY

HANOVER TWP
MORRIS COUNTY

HANOVER TWP
MORRIS COUNTY

LIVINGSTON TWP
ESSEX COUNTY

LIVINGSTON TWP
ESSEX COUNTY

LIVINGSTON TWP
ESSEX COUNTY

LIVINGSTON TWP
ESSEX COUNTY

LIVINGSTON TWP
ESSEX COUNTY

LIVINGSTON TWP
ESSEX COUNTY

LIVINGSTON TWP
ESSEX COUNTY

LIVINGSTON TWP
ESSEX COUNTY

LIVINGSTON TWP
ESSEX COUNTY

LIVINGSTON TWP
ESSEX COUNTY

MILBURN TWP
ESSEX COUNTY

MILBURN TWP
ESSEX COUNTY

MILBURN TWP
ESSEX COUNTY

MILBURN TWP
ESSEX COUNTY

MILBURN TWP
ESSEX COUNTY

MILBURN TWP
ESSEX COUNTY

MILBURN TWP
ESSEX COUNTY

MILBURN TWP
ESSEX COUNTY

MILBURN TWP
ESSEX COUNTY

MILBURN TWP
ESSEX COUNTY

CHATHAM BORO
MORRIS COUNTY

CHATHAM BORO
MORRIS COUNTY

CHATHAM BORO
MORRIS COUNTY

CHATHAM BORO
MORRIS COUNTY

CHATHAM BORO
MORRIS COUNTY

CHATHAM BORO
MORRIS COUNTY

CHATHAM BORO
MORRIS COUNTY

CHATHAM BORO
MORRIS COUNTY

CHATHAM BORO
MORRIS COUNTY

CHATHAM BORO
MORRIS COUNTY

MORRIS TWP
MORRIS COUNTY

MORRIS TWP
MORRIS COUNTY

MORRIS TWP
MORRIS COUNTY

MORRIS TWP
MORRIS COUNTY

MORRIS TWP
MORRIS COUNTY

MORRIS TWP
MORRIS COUNTY

MORRIS TWP
MORRIS COUNTY

MORRIS TWP
MORRIS COUNTY

MORRIS TWP
MORRIS COUNTY

MORRIS TWP
MORRIS COUNTY

50 Hanover Road Redevelopment Area

Proposed C-5 Zone

Florham Park Zoning

	C-1: OFFICE & MANUFACTURING		MF-5: MULTI-FAMILY RESIDENTIAL
	C-2: OFFICE & MANUFACTURING		MF-6: MULTI-FAMILY RESIDENTIAL
	C-3: OFFICE & MANUFACTURING		MF-7: MULTI-FAMILY RESIDENTIAL
	C-4: OFFICE & MANUFACTURING		MF-8: MULTI-FAMILY RESIDENTIAL
	B-1: BUSINESS		MF-9: MULTI-FAMILY RESIDENTIAL
	PB-1: PROFESSIONAL & BUSINESS		OSR: OPEN SPACE & RECREATION
	PB-2: PROFESSIONAL & BUSINESS		OSM: OPEN SPACE & MUNICIPAL USE
	R-15: ONE FAMILY RESIDENCE RESIDENTIAL		POD-N: PLANNED OFFICE DISTRICT NORTH
	R-25: ONE FAMILY RESIDENCE RESIDENTIAL		POD-S: PLANNED OFFICE DISTRICT SOUTH
	R-44: ONE FAMILY RESIDENCE RESIDENTIAL		U: UNIVERSITY/COLLEGE
	R-7: ONE FAMILY RESIDENCE RESIDENTIAL		
	C-1MF: MULTI-FAMILY RESIDENTIAL		
	C1-MFAR: MULTI-FAMILY AGE-RESTRICTED		

0.250.125 0 0.25 0.5 0.75 1 Miles