

PLANNING BOARD OF THE BOROUGH OF FLORHAM PARK

RESOLUTION

RESOLUTION OF THE PLANNING BOARD OF THE BOROUGH OF FLORHAM PARK ADOPTING THE 2022 MASTER PLAN REEXAMINATION REPORT AND THE ASSOCIATED 2022 LAND USE ELEMENT AMENDMENT

WHEREAS, N.J.S.A. 40:55D-28 authorizes a planning board to prepare and, after public hearing, adopt or amend a master plan or component parts thereof, to guide the use of lands within a municipality in a manner which protects public health and safety and promotes the general welfare; and

WHEREAS, N.J.S.A. 40:55D-89 requires that each municipality provide for a general reexamination of its master plan and development regulations at least every ten (10) years by the municipal planning board; and

WHEREAS, N.J.S.A. 40:55D-89 further requires the municipal planning board to prepare and adopt a report on the findings of such examination by way of resolution; and

WHEREAS, the Borough of Florham Park adopted a 2000 Master Plan, dated December 28, 2000, and two (2) reexamination reports were adopted, dated September 6, 2005 and July 8, 2015; and

WHEREAS, on January 8, 2018, the Planning Board adopted an updated Master Plan Land Use Element prepared by Robert A. Michaels, PP, AICP, dated November 28, 2017, finding that it was consistent with the goals and objectives of the Borough's master plan and that adoption and implementation of the updated land use element are in the public interest and protect public health and safety and promote the general welfare; and

WHEREAS, to ensure that Florham Park's Master Plan is consistent with the revisions to the Florham Park Land Development Ordinance since adopted, conforms with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) (hereinafter the "MLUL"), and continues to advance the general welfare of the Borough of Florham Park, the Board deemed it appropriate to undertake a further reexamination of Florham Park's Master Plan; and

WHEREAS, the Board directed its Planners, Harbor Consultants, Inc., to prepare a Reexamination Report of Florham Park's Master Plan and Land Use Element amendment in accordance with the provisions of the MLUL; and

WHEREAS, on November 14, 2022, at a regular meeting, the Florham Park Planning Board considered the Reexamination Report of the Borough of Florham Park Master Plan prepared by Harbor Consultants, Inc. and dated November 3, 2022 (hereinafter the "2022 Master Plan Reexamination Report"), and the Land Use Plan Element of the Master Plan, prepared by Harbor Consultants, Inc. and dated November 3, 2022 (hereinafter the "2022 Land Use Element

Amendment”), and the testimony offered by Board Planner Katherine Sarmad, PP, of Harbor Consultants, Inc.; and

WHEREAS, appropriate proof of publication and service of the Notice of Hearing to adjoining municipalities was provided and the 2022 Master Plan Reexamination Report was available for public inspection during normal business hours in accordance with N.J.S.A. 40:55D-10, -11 and -13; and

WHEREAS, the meeting was opened to the public; and

WHEREAS, there were no comments from the members of the public; and

WHEREAS, the Board finds that the testimony and visual presentation by Katherine Sarmad, PP, merely summarized the contents and findings contained in the 2022 Master Plan Reexamination Report and 2022 Land Use Element Amendment and was not an amendment thereto, and did not constitute a substantial change warranting a new or continued hearing; and

WHEREAS, pursuant to N.J.S.A. 40:55D-89, the MLUL requires that a reexamination report state the following:

- 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 been increased subsequent to such date;
- c. the extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised;
- d. 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; and
- e. The recommendations of the planning board concerning the incorporation of redevelopments plans adopted pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) 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 community.
- f. The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

WHEREAS, the Board finds that the 2022 Master Plan Reexamination Report and associated 2022 Land Use Element Amendment meet the above-referenced requirements of the MLUL; and

WHEREAS, the Board finds that the 2022 Master Plan Reexamination Report and associated 2022 Land Use Element Amendment accurately reflect the policies of the Planning Board; and

WHEREAS, the Planning Board moved for a positive vote to approve the recommendations contained in the 2022 Master Plan Reexamination Report and outlined in the accompanying 2022 Land Use Element Amendment as indicated at its public meeting held on November 14, 2022, at which time same was approved.

NOW, THEREFORE, BE IT RESOLVED by the Florham Park Planning Board, on this 14th day of November, 2022, that the recommendations contained in the Reexamination Report of the Borough of Florham Park Master Plan, prepared by Harbor Consultants, Inc. and dated November 3rd, 2022, be and are hereby adopted as the Board's Master Plan Reexamination pursuant to N.J.S.A. 40:55D-89 and the recommendations contained therein are hereby incorporated as amendments to the relevant provisions contained in the Land Use Plan Element of the Master Plan, prepared by Harbor Consultants, Inc and dated November 3rd 2022.

BE IT FURTHER RESOLVED that within thirty (30) days hereof the Municipal Clerk shall publish this resolution, the 2022 Master Plan Reexamination Report, and the 2022 Land Use Element Amendment, on the Municipality's website, shall publish a Notice of Decision in the official newspaper, and shall mail copies via certified mail of same to the New Jersey Office of Planning Advocacy, and the Morris County Planning Board.

I HEREBY CERTIFY that this is a true copy of a Resolution of the Borough of Florham Park Planning Board duly adopted at the regular public meeting held on November 14, 2022.

Pursuant to N.J.S.A. 40:55D-10(g)(2), this Resolution memorializes the action taken by the Board at the regular public meeting held on November 14, 2022.

On motion of: Hegan

Seconded by: Dvorkin

The vote on the Resolution was as follows:

AYES: 6

NAYS: 0

ABSTAINING:

ABSENT: 3

DATE: November 14, 2022 Marlene Rawson

Marlene Rawson, Secretary of
the Planning Board of the
Borough of Florham Park