

REEXAMINATION REPORT OF THE
BOROUGH OF FLORHAM PARK
MASTER PLAN



JANUARY 25, 2026

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sealed in accordance with N.J.S.A.
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Katherine Sarmad, PP
#33LI00634300

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I. INTRODUCTION

a. Statutory Requirements of a Master Plan Reexamination

Under the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-89), Periodic Examination, “the Governing Body shall, at least every 10 years, provide for a general reexamination of its master plan and development regulations by the planning board, which shall prepare and adopt by resolution a report on the findings of such examination, a copy of which report and resolution shall be sent to the County Planning Board”.

The reexamination report statute requires a multi-step process that must be adhered to in order for the municipal governing body and planning board to exercise these powers lawfully. This reexamination of the Borough of Florham Park Master Plan conforms to the requirements of the MLUL and addresses the requirements of N.J.S.A. 40:55D-89 by including the following:

- A. *The major problems and objectives relating to land development in the municipality at the time of 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.*
- 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, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.*
- 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.*
- E. *The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law", N.J.S.A. 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.*
- 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.*

The purpose of a Master Plan Reexamination Report, prepared in accordance with the MLUL, is to periodically reexamine the master plan, zoning, and land development regulations of a municipality

to determine whether they continue to address the development goals and objectives of the municipality and to provide recommendations that will address proposed changes in development goals, the impact of development within the municipality and the impact of planning and development regulations by the County, the State of New Jersey, and the Federal government.

II. MAJOR PROBLEMS, GOALS, AND OBJECTIVES OF THE PRIOR MASTER PLAN DOCUMENTS

i. 2000 Borough of Florham Park Master Plan

The 2000 Master Plan was part of an effort at the time in a long series of planning studies and documents undertaken by the community, and the first full update since the previous Master Plan in 1990. Section 3 of the 2000 Master Plan lists the goals and objectives, and categorizes the list based upon “Land Use”, “Housing”, “Circulation”, and “Community Facilities”.

The Land Use Plan under Section 4.1 of the Master Plan provides that “the Borough is mostly developed and those major properties still undeveloped are constrained by environmental or circulation circumstances, which must be taken into account. The development pressures on the Borough are reflective of its desirability for both residential and nonresidential development. The factors that make Florham Park a desirable community are what this plan attempts to maintain”³.

ii. 2005 Borough of Florham Park Master Plan Reexamination Report

The 2005 Master Plan Reexamination provided an update to the 2000 Master Plan. In Section 4.0 of the 2005 Master Plan Re-examination, the “Changes in Assumptions, Policies and Objectives” since the last Master Plan are outlined. This Section reviewed recommendations forwarded in the 2000 Master Plan to assess whether they have been addressed or worsened over time. The report notes that “property owners have been expressing increasing concern on development applications presented before both the Planning Board and the Zoning Board” and the following “are specific issues that have been raised, which relate to goals and objectives identified in the previous master plan”:

“The compatibility between commercial development and nearby residential uses. This issue has arisen in relation to the treatment and buffering of the rear of commercial properties and the types of uses permitted in the Professional Business Zones (PB).

There have been inquiries concerning the potential for new residential development in existing commercial districts. This may be result of high vacancy rates in office buildings and the high demand for residential uses in the Borough. Any consideration of rezoning existing industrial or office zones for residential use raises issues of compatibility and over development which could tax existing facilities such as the school districts.

The goal of maintaining the existing permitted density of development within the Borough’s residential zones relates to smaller existing dwellings being torn down in increasing numbers in the community and being replaced by much larger dwellings. The Board may wish to reexamine the bulk standards in order to determine whether the existing parameters meet current philosophies. If specific problems are perceived, such as new dwellings are constructed too close, or the height permitted is too great, then specific new parameters should be proposed. The Borough adopted new aggregate

side yard requirements that primarily impacted lots with greater widths than the minimum required.”

iii. 2015 Borough of Florham Park Master Plan Reexamination Report

The 2015 Master Plan Reexamination report reiterated many of the goals and objectives outlined in the 2005 Master Plan Reexamination report. Additionally, it identified new recommendations, including the addition of a new University Zone District, an update to the Professional and Business Zone Uses, Residential Overbuilding and Setbacks, Multi-family housing, future development in the C-2 Zone, expansion of permitted uses in the C-1 Zone, and other. The report also noted that “Other elements of the Master Plan should be included in a limited fashion to address specific issues. A Circulation Plan should be included to address intersection improvements and pedestrian circulation. A Community Facilities Plan should address police, fire and emergency services primarily in regard to the Passaic Avenue neighborhoods and The Green at Florham Park. A Conservation Plan Element should address environmental and energy conservation. There has been interest noted to complete and adopt a Historic Preservation Element as part of the Master Plan. Other elements that have been prepared, such as the Open Space and Recreation Plan should be included as updated.

iv. 2017 Borough of Florham Park Third Round Housing Element and Fair Share Plan Element

The 2017 Housing Plan Element and Fair Share Plan Element, in particular, identified the Borough’s compliance plan to meet the State Third Round affordable housing requirements as mandated by the Mount Laurel IV Supreme Court decisions.

v. 2017 Borough of Florham Park Land Use Plan Element

The 2017 Land Use Element notes that it was “intended to complement the Borough’s Housing Plan and identify the properties that are intended to be rezoned in order to comply with the proposals of that Housing Plan. The Municipal Land Use Law requires that the municipality’s development ordinances are to be designed to effectuate or be substantially consistent with the land use plan element and the housing plan element. This document is intended to comply with that requirement”. The document did not serve to reevaluate any land use policies or regulations within the Borough other than those properties included within the Housing Element and Fair Share Plan.

vi. 2022 Borough of Florham Park Master Plan Reexamination Report and Land Use Element

The 2022 Master Plan Reexamination report notes that it represented the Borough’s continuing effort to ensure that its planning policies and land use goals and objectives remain current and address the issues affecting the Borough’s residents and businesses. The Florham Park Zoning Code has been reviewed via Master Plan Re-examinations and changed via Ordinance on a piecemeal basis in recent years, but has not been reviewed or amended in its entirety since 2000. Many of the major changes since 2000 represented the addition of new zones or the updating of bulk standards. The Reexamination report followed 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 Section includes recommendations that have been formulated in order to address specific concerns in the Borough.

The 2022 Land Use Element noted that 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”.

It specifically included the following goals and objectives:

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.

v. ***2025 Borough of Florham Park Fourth Round Housing Element and Fair Share Plan***

The Borough of Florham Park Fourth Round 2025 Housing Element and Fair Share Plan was adopted on June 23, 2025. The Amended Fair Housing Act (AFHA) created a new process for municipalities to come into constitutional compliance with their affordable housing obligations under the Fair Housing Act (FHA). It also established the Affordable Housing Dispute Resolution Program (“Program”) within the Judiciary for the purpose of resolving disputes associated with the FHA.

The Borough of Florham Park participated in a Settlement conference on November 13, 2025 and December 19, 2025 with the Affordable Housing Dispute Resolution Program (AHDRP) via case number MRS-L-157-25. Since that time, the Borough submitted a “Update Report for the AHDRP” dated December 19, 2025 and participated in a second Settlement hearing on December 19, 2025. A session hearing was held on December 29, 2025. Thereafter, the Borough adopted Resolution 25-273, to authorize the Borough Mayor and Council to enter into a Settlement Agreement with Fair Share Housing Center (FSHC) to resolve FSHC’s challenge in the Program. The Settlement Agreement set forth certain amendments to the Borough’s Fourth Round Fair Share Plan to address its Fourth Round obligation, and was executed on December 31, 2025.

III. EXTENT TO WHICH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR INCREASED

As required under N.J.S.A. 40:55D-89 (a) and (b), the following section examines the major problems and objectives relating to land development in the Borough.

Prior to the 2022 Master Plan Reexamination Report and the 2022 Land Use Element, the Borough had enacted several 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. These 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.

Additionally, after the adoption of the 2022 Master Plan Reexamination Report and the 2022 Land Use Element, the Borough adopted Ordinance 22-16 on November 14, 2022, which codified many of the zoning changes outlined by the comprehensive analysis of the Zoning Code, as recommended by the Reexamination report.

In regards to the Housing Element and Fair Share Plan, the Borough has participated in the Affordable Housing Dispute Resolution Program and addressed its Fourth Round obligation via a mediated settlement, as well as its constitutional requirements under the Amended Fair Housing Act via the adoption of this document. As part of the certification of the Borough Housing Element and Fair Share Plan to have continued immunity from builder’s remedy lawsuits, the Borough will be required to implement the mechanisms outlined within the Plan and Settlement Agreement, including the adoption of certain zoning ordinances that create the opportunity for the creation of affordable housing, the preparation and adoption of a Spending Plan, an updated Affordable Housing Ordinance, Affirmative Marketing Plan, Affordability Assistance Manual, and any other manuals or documents deemed necessary by the Affordable Housing Dispute Resolution Program.

IV. EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN ASSUMPTIONS, POLICIES, AND OBJECTIVES

1. Changes at the State Level

a. State Development and Redevelopment Plan (SDRP)

The Draft State Development and Redevelopment Plan was approved by the State Planning Commission (“SPC”) on December 4, 2024 and was released on December 6, 2024. The Office of Planning Advocacy (“OPA”) conducted public hearings in each of New Jersey’s 21 Counties between February 12, 2025 and April 16, 2025. Municipalities are tasked with completing Cross-Acceptance Response Template forms to determine a municipality’s consistency with the Draft State Plan. The OPA collected all Cross-Acceptance Response Template forms in the Summer of 2025. As provided in N.J.S.A. 52:18A-202.1 and N.J.A.C. 15:30-4.7(a), the Commission was required to produce an Impact Assessment of the State Plan, which describes the impacts of the policies and strategies proposed in the State Plan (“plan impacts”) relative to the impacts that would likely occur without a State Plan (“trend impacts”). The Final Draft State Development and Redevelopment Plan was adopted by the State Planning Commission on December 17, 2025.

b. Adult-Use Recreational Cannabis

On February 22, 2021, Governor Murphy signed into law Assembly Bill Number 21 titled “An Act concerning the regulation and use of cannabis, and amending and supplementing various parts of the statutory law.” The law legalizes recreational personal use of cannabis for adults and provides municipalities with 180 days from the date the law was signed to prohibit or establish zoning provisions regulating the six classes of cannabis – cultivation, manufacturing, wholesaling, distribution, retail, and delivery. Municipalities that do not act within the 180-day period will be “locked in” for a five-year period to standards established by the law. The Borough of Florham Park adopted a prohibition of all cannabis establishments within the municipality via Ordinance 21-13, adopted May 20, 2021.

c. Certain Housing Exempt from Zoning Regulations

On June 30, 2021, Governor Murphy signed into law Senate Bill 1676 titled “An Act concerning hospitals and supplementing P.L.1971, c.136 (C.26:2H-1 et seq.).” The law allows hospitals to construct housing for individuals who are homeless or housing insecure and deems such housing as a permitted use in all residential and non-residential districts of a municipality and exempt the use from local zoning restrictions.

d. Amended Fair Housing Act

On March 20, 2024, Governor Murphy signed legislation that dramatically modifies the State’s affordable housing regulations. The 75-page bill, known as A4, abolishes the Council on Affordable Housing (“COAH”), modifies the process of affordable housing compliance, amends bonus credits, and, among other changes, sets forth several important deadlines. The major changes, include:

- Increasing the cap on age-restricted units from 25% to 30%.
- Creation of the Affordable Housing Dispute Resolution Program, which will be responsible for resolving challenges regarding obligations and housing plans and reviewing housing plans for compliance.
- Failure to meet certain deadlines results in the loss of immunity from exclusionary zoning, which includes builder’s remedy lawsuits, and appears to occur instantly.
- The housing element must also include an analysis of consistency with the State Development and Redevelopment Plan.
- Municipalities that seek a Vacant Land Adjustment are required to identify sufficient parcels likely to redevelop during the current round to address at least 25% of the prospective need obligation that has been adjusted and adopt realistic zoning, or address why it is not possible.
- Transitional housing is now defined and creditworthy if it meets the micro requirements.
- The bonus credits have been radically amended. The rental bonus credit, which many towns relied on in the third round, has been eliminated and replaced with several bonus options. However, most bonuses are now 0.5 instead of 1.
- The length of deed restrictions for rental units has been increased to no less than 40 years. For-sale units remain at no less than 30 years.

Municipal compliance with the AFHA through the adoption of a Fourth Round Housing Element and Fair Share Plan, in line with the deadlines established by law, as well as certification of that Plan provide the municipality with continued immunity from builder's remedy lawsuits. The Borough of Florham Park adopted a Fourth Round 2025 Housing Element and Fair Share Plan on June 23, 2025 in compliance with the June 30, 2025 deadline.

e. Amendments to the Municipal Land Use Law

i. Climate Change-related Hazard Vulnerability Assessment

Assembly Bill Number 2785 titled “an Act concerning municipal master plans, amending P.L.1975, c.291, and supplementing title 13 of the Revised Statutes” was signed into law on February 4, 2021. This law requires any land use plan element adopted after the effective date to include a climate change-related hazard vulnerability assessment which shall analyze current and future threats to, and vulnerability of, the municipality associated with climate change-related natural hazards such as increased temperatures, drought, flooding, hurricanes, and sea-level rise.

ii. Electric Vehicle Charging Space Requirements

Senate Bill 3223 titled “An Act concerning electric vehicles supply equipment and make-ready parking spaces and amending and supplementing P.L.1975, c.291 (C.40:55D-1 et seq.)” was signed into law on July 9, 2021. This law amends the MLUL's definition of inherently beneficial to include electric vehicle charging infrastructure. It also amends the law to permit electric vehicle supply equipment as a permitted accessory use and structure in all zoning districts within a municipality and precludes variances. The law states that an application for the installation of electric vehicle supply equipment at an existing gas station, retail establishment, or any other existing building shall not be subject to site plan or other land use board review provided it does not violate any bulk requirements. Moreover, all applications involving five or more multi-family units must provide 15% of the parking spaces as “make-ready” spaces and install electric vehicle supply equipment in at least one-third of the 15% of “make-ready” spaces. There are also requirements for parking lots containing certain numbers of spaces to provide “make-ready” and/or actual charging equipment. The act took effect immediately and any development applications filed after July 9, 2021, will be subject to these requirements.

2. Other Circumstances

a. COVID-19

The effects of COVID-19 beginning in 2020 had a profound and lasting impacting on people's daily routines – including careers and work habits, livelihoods, social interactions, and more. While certain aspects of the limitations posed by the pandemic have waned in recent years, the aftermath of the pandemic has led to an emphasis on the importance of health and mental health, infrastructure, and public access to open/green spaces for

gatherings, events, and recreational activities that impact planning initiatives.

b. Transportation Modes

Travel patterns and traffic has not only been affected by changing remote and hybrid work, but also as a result of new modes of public transportation such as ride-share services. Additionally, in 2019, New Jersey Law was amended to permit the use of electric bikes and scooters. Communities are now seeing the impacts of more widespread use of electric bikes, and their allowance on public roads, which has led to public health and safety concerns. In response, Governor Murphy signed into law P.L.2025, c.285 on January 19, 2026, putting certain requirements and restrictions on e-bikes.

Ecommerce, same-day deliveries, and food delivery services have also led to a noticeable change in courier and box truck frequencies on local roads, which may need to be evaluated for maintenance or infrastructure as these demands steadily increase.

V. RELATIONSHIP TO OTHER PLANS

This Master Plan Reexamination report is directly related to the most recent Fourth Round Housing Element and Fair Share Plan Element of the Master Plan, and provides updates and recommendations that have been included within these prior documents.

VI. SPECIFIC CHANGES RECOMMENDED

As a result of the Borough's participation in the Affordable Housing Dispute Resolution Program (AHDRP) via case number MRS-L-157-25, the Borough adopted Resolution 25-273, to authorize the Borough Mayor and Council to enter into a Settlement Agreement with Fair Share Housing Center (FSHC) to resolve FSHC's challenge in the Program. The Settlement Agreement set forth certain amendments to the Borough's Fourth Round Fair Share Plan to address its Fourth Round obligation, and was executed on December 31, 2025.

Due to the importance and prevalence of the Amended Fair Housing Act requirements and deadlines established by the law, the Borough's compliance plan for certification of its Housing Element and Fair Share Plan is a significant priority. As a result of the Settlement Agreement, the Borough's Fourth Round Fair Share Plan has been modified and is recommended to include and implement the following mechanisms:

1. Adoption of overlay zoning to the Fairleigh Dickinson University campus at Block 1301, Lot 1 to permit up to 756 total units with a 20% minimum set-aside of 156 affordable units on up to half of the property, and to continue the permitted uses of the university and ancillary and other complimentary uses.
2. Adoption of the ASCO/50 Hanover Road Redevelopment Plan at Block 303, Lots 5 and 12 to permit up to 305 units with a set-aside of 49 age-restricted units and 13 non-age-restricted units.

The following recommendations in addition to the above are also reiterated from the Borough's Housing Element and Fair Share Plan for Fourth Round Compliance:

1. To amend the zoning for the Sun Valley IV site on Block 4201, Lot 31 to permit up to 12 residential dwellings with a set-aside of 3 affordable units.

While no recommendation from the Program, nor Court Order for the vicinage Judge have been submitted at the time of the drafting of this Master Plan Reexamination Report, the Borough will nevertheless be required to implement the mechanisms outlined within the Plan and Settlement Agreement, including the adoption of certain zoning ordinances that create the opportunity for the creation of affordable housing, the preparation and adoption of a Spending Plan, an updated Affordable Housing Ordinance, Affirmative Marketing Plan, Affordability Assistance Manual, and any other manuals or documents deemed necessary by the Affordable Housing Dispute Resolution Program. It is recommended that the Borough Planning Board and Council continue to implement the other required documents, including an Amended Housing Element and Fair Share Plan, in compliance with the March 15, 2026 deadlines set forth by the Amended FHA.

VII. REDEVELOPMENT AREAS

A Master Plan Reexamination report is required to include recommendations of the Planning Board concerning the incorporation of redevelopment plans (adopted pursuant to the Local Redevelopment and Housing Law of 1992) into the land use element, and accompanying changes, if any, to the development regulations. The Local Redevelopment and Housing Law (LRHL) affords municipalities the authority to designate areas “in need of redevelopment,” provided they meet specific statutory criteria. The LRHL also enables municipalities to designate areas “in need of rehabilitation” in accordance with other criteria. Municipalities may prepare and implement redevelopment plans for both redevelopment and rehabilitation areas.

The Borough of Florham Park has adopted the following Redevelopment Studies and designated these as an area in need of redevelopment:

- 1) 50-60 Hanover Road Redevelopment Area
- 2) Park Avenue Redevelopment Area

The following section provides a detailed description of the administrative history and characteristics of the Redevelopment Area.

1. **50-60 Hanover Road Non-Condemnation 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

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 +/- Acres ²

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.

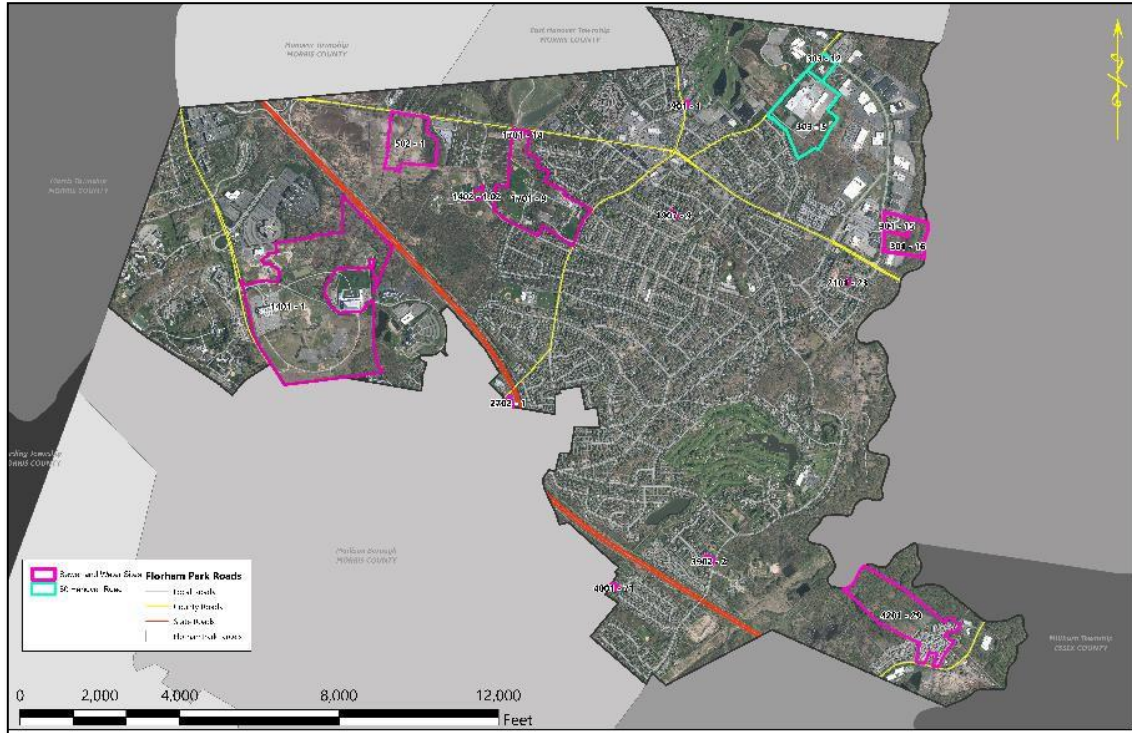


Figure A: Entirety of the 50 Hanover Redevelopment Study Area, Including Water and Sewer Sites

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. It is recommended that in order to implement the terms of the Mediation Agreement with Fair Share Housing Center for the Borough’s Fourth Round Affordable Housing obligation, the Redevelopment Plan be adopted by Ordinance.

2. **Park Avenue Non-Condemnation Redevelopment Area**
Preliminary Investigation Report dated January 3, 2023
 Adopted by Planning Board Resolution, dated March 13, 2023
 Adopted by Borough Council Resolution, dated April 6, 2023

Park Avenue Redevelopment Area Properties Tax Data Borough of Florham Park, Morris County, New Jersey			
Owner	Street Address	Block and Lot	Lot Area
BORO OF FLORHAM PARK	165 Park Avenue	Block 1401, Lot 5.01	2 +/- Acres



Area: The 165 Park Avenue Redevelopment Area, or the “Redevelopment Area,” consists of a single parcel identified as Block 1401, Lot 5.01. The Borough of Florham Park was transferred the property on December 1, 2023, pursuant to that certain Deed recorded on December 7, 2023 in the Morris County Clerk’s Office, Deed Book OR 24689, Page 1025.

Redevelopment Plan: A Redevelopment Plan dated February 7, 2024 was adopted via Ordinance No. 24-03 on April 4, 2024. The Redevelopment Plan permits the development of the property with a digital advertising billboard sign, an emergency services building, and an emergency access road to Route 24 for use by the Borough of Florham Park and Borough of Madison emergency services.

VIII. RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING LOCATIONS APPROPRIATE FOR THE DEVELOPMENT OF PUBLIC ELECTRIC VEHICLE INFRASTRUCTURE

A Master Plan Reexamination Report is also required to provide the recommendations of the Planning Board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts and, 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.

In July 2021, Governor Murphy signed a bill that established state-wide numerical requirements and zoning standards for the installation of electric vehicle supply equipment and “make-ready” parking spaces. Notably, electric vehicle charging stations are designated as permitted accessory uses in all zoning districts. The new law also establishes a minimum number of “make-ready spaces” for multifamily developments with five or more units and other types of developments involving parking lots/garages, and requires the phased installation of electric vehicle supply equipment over a span of six years. The Borough Zoning Ordinance was updated in accordance with the State’s model ordinance to reflect the new State law.

The Borough’s Land Use Boards have continued to enforce the Statewide requirements according to the law, which have created additional privately available EVSE spaces.

The following recommendations related to EVSE should be considered:

1. Consider providing make-ready spaces in municipally-owned parking lots where other improvements are being undertaken. This could provide the opportunity to convert them into full charging stations as electric vehicle ownership become more prevalent.
2. When undertaking EVSE improvements on municipal property, the Borough should seek out available grant funding for the installation of public EV chargers.
3. As municipal charging stations are considered, the Borough could also consider the addition of municipal electric vehicles as older vehicles are replaced. There are grant and funding opportunities that could be pursued for this initiative.