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2016 Master Plan Reexamination: 2022 Amendment

August 11, 2022

Township of Frelinghuysen
Warren County, New Jersey

Adopted by the Planning Board
September 8, 2022

Prepared by:

A blue ink signature of Darlene A. Green, written in a cursive style.

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Project No. FRB-0075

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Introduction

The New Jersey Municipal Land Use Law, NJSA 40:55D-89 et seq. (hereinafter “MLUL”) requires that Planning Boards review municipal master plans and zoning and land development regulations at least once every ten years. Although once every ten years is the minimum requirement, Planning Boards may undertake a reexamination report at any time to address changes in municipal assumptions, policies regarding land use, or emergent land use issues. The statute requires that the reexamination report be adopted by the Planning Board by resolution and distributed to the State Office of Planning Advocacy and the County Planning Board. A notice that the report and resolution have been prepared must be sent to the municipal clerk of each adjoining municipality.

The purpose of a reexamination report, prepared in accordance with the MLUL, is to periodically reexamine the master plan, zoning, and land use and 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. The MLUL requires that municipalities review the master plan and zoning and land development regulations in terms of the following:

1. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
2. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
3. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for such 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.
4. 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.
5. 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 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 municipality.
6. 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 last master plan reexamination was adopted on December 5, 2016 and entitled *2016 Master Plan Reexamination Report* (hereinafter "*2016 Reexamination*"). This report was subsequently amended by a document entitled *Addendum to the 2016 Master Plan Reexamination* (hereinafter "*2017 Addendum*") that was adopted on June 5, 2017. The *2017 Addendum* was one page and included supplemental information regarding the Township's Stormwater Management Plan and Stormwater Control Ordinances. Otherwise, the *2017 Addendum* made no changes to the text of the *2016 Reexamination*.

The Township of Frelinghuysen Planning Board is now amending the *2016 Reexamination* for a second time as described herein. The remainder of this document details the amendments, which are limited to recommending one property be rezoned and to address the new electric vehicle requirements.

Components of the 2016 Reexamination Report

Chapter 2 | Problems & Objectives Related to the 2007 Master Plan

No change.

Chapter 3 | Extent That Problems & Objectives Have Changed Since 2007

No change.

Chapter 4 | Extent of Changes in Policies & Objectives Forming the Basis of the 2007 Master Plan Municipal Changes

The Township Administration has decided to change the zoning of Lot 31.01 in Block 201 located at the corner of Route 94 and Muller Road from the Neighborhood Commercial (NC) District to the Research, Office, and Manufacturing (ROM) District. The site is owned by the Township and has an address of 720 Route 94. The property contains 30.68 acres according to the tax card. See the map on page 4 for an aerial map of the property.

Chapter 5 | Changes Recommended for the Master Plan or Development Regulations

Changes Recommended for Zoning Districts

The following new rezoning change is recommended, which would be the third recommendation in the report:

3. The *2016 Reexamination* recommended that Block 201, Lot 31.01 and other adjacent properties be rezoned to the Neighborhood Commercial (NC) District. The Township thereafter rezoned the properties as recommended. Since the rezoning, there has been no interest from the private sector to develop Lot 31.01 under the NC District permitted uses. Due to the rising interest in warehousing and manufacturing within the State, the Township believes Block 201, Lot 31.01 should be rezoned from the Neighborhood Commercial (NC) District to the Research, Office, and Manufacturing (ROM) District. As shown by the map on page 5, there is an existing ROM District west of the subject site along Route 94.

Chapter 6 | Recommendations Concerning the Incorporation of Redevelopment Plans

No change.

Chapter 7 | Recommendations Concerning Public Electric Vehicle Infrastructure

The *2016 Reexamination* is hereby amended to add the above chapter and below text to comply with the new master plan reexamination requirement concerning public electric vehicle infrastructure.

The Planning Board is unaware of any existing charging infrastructure in the Township. The Planning Board has no specific recommendations concerning appropriate locations for the development of public electric vehicle infrastructure. However, Frelinghuysen recognizes the legislation adopted in 2021 that requires certain types of developments filed after July 9, 2021 to include charging spaces and/or make-ready parking spaces. Furthermore, the law made charging stations an accessory use in all districts regardless of the local zoning ordinance. The law also required a model ordinance to be developed and published by the Department of Community Affairs (hereinafter "DCA"), which upon publication became effective in each municipality. The model ordinance was published by DCA on September 1, 2021. Municipalities that elect to adopt the model ordinance may make changes to the section entitled "reasonable standards" through the normal municipal ordinance process but are not permitted to change other parts of the model ordinance. Frelinghuysen does not intend to adopt the model ordinance as the legislation has been incorporated into the MLUL and automatically applies to certain types of development whether or not the municipality adopts the model ordinance.

Conclusion

This amendment to the *2016 Reexamination* addresses the desire to rezone Lot 31.01 in Block 201 from the Neighborhood Commercial District to the Research, Office, and Manufacturing District. Additionally, this amendment also addresses the new requirement concerning public electric vehicle infrastructure, which was implemented after the adoption of the *2016 Reexamination*. No other revisions are proposed to the Township's master plan or development regulations at this time.

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Legend

-  Municipal Boundary
-  Parcels
-  Block 201, Lot 31.01



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0 150 300
Feet
1 inch = 300 feet

**Aerial of
Block 201, Lot 31.01**
Township of Frelinghuysen
Warren County, New Jersey

Colliers Engineering
& Design

August 2022

Legend



Municipal Boundary



Parcels



Block 201, Lot 31.01 (to be rezoned)

Zoning Districts



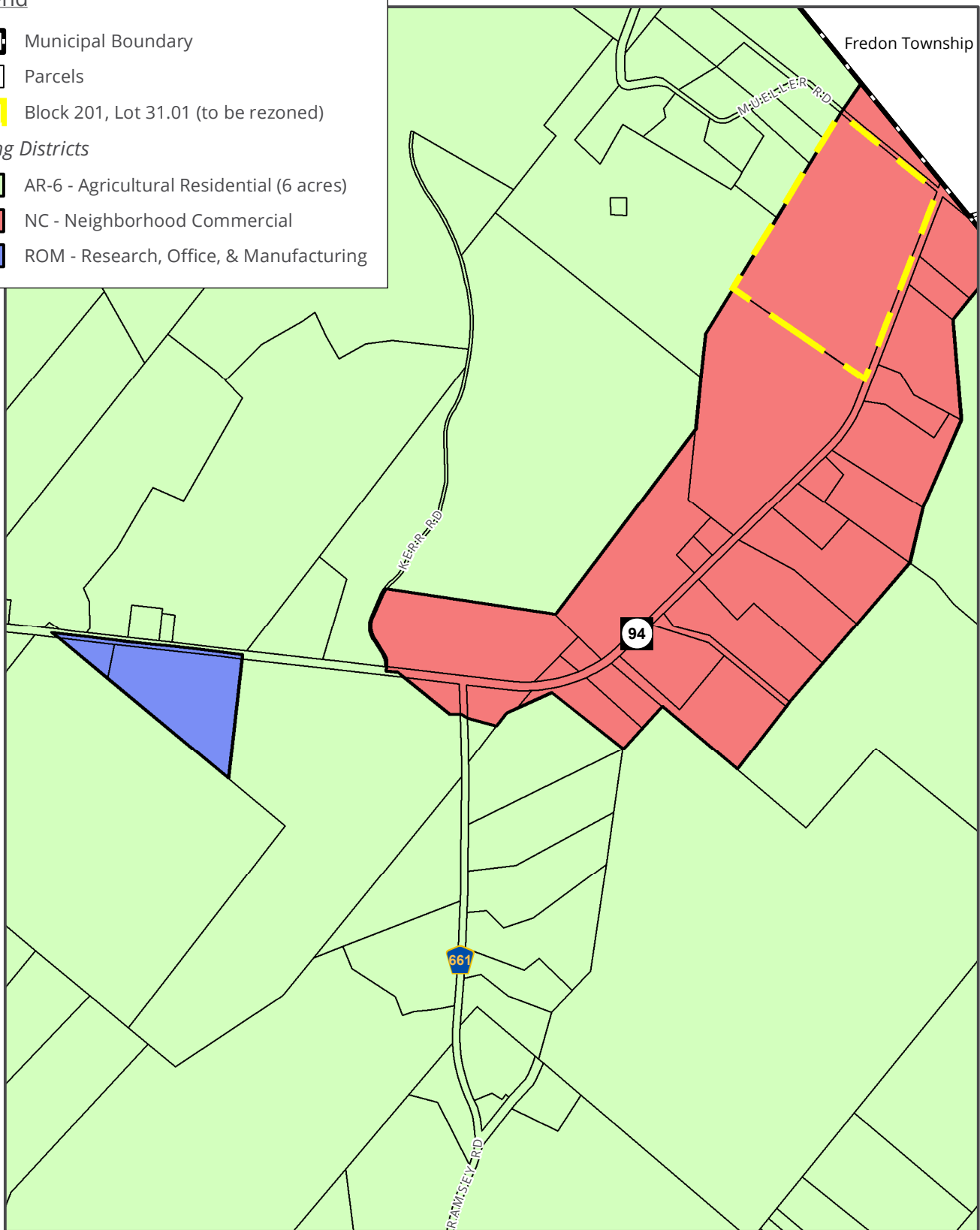
AR-6 - Agricultural Residential (6 acres)



NC - Neighborhood Commercial



ROM - Research, Office, & Manufacturing



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0 500 1,000
Feet

1 inch = 1,000 feet

Existing Zoning

Township of Frelinghuysen
Warren County, New Jersey



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