

2014 MASTER PLAN REEXAMINATION REPORT

Hardyston Township
Sussex County, New Jersey



HARDYSTON TOWNSHIP PLANNING BOARD

Brian Kaminski, Chairman
Robert Neubig, Vice-Chairman
Carl Miller, Class I
Robert F. Schultz, Class II
Leslie Hamilton, Class III
William Hickerson, Class IV
James Homa, Class IV
Donald Trien, Class IV
Jeffrey Albanese Class IV

Anne-Marie Wilhelm, Land Use Administrator
Thomas F. Collins, Jr., Esq., Board Attorney
Robert P. Guerin, P.E., Board Engineer
Carrine Piccolo-Kaufer, P.P. AICP, Board Planner

MAY 2014

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

Prepared by:

HARDYSTON TOWNSHIP
2014 MASTER PLAN REEXAMINATION REPORT

Introduction

This report constitutes the Master Plan Reexamination Report for Hardyston Township as defined by the New Jersey Municipal Land Use Law (MLUL). The New Jersey Municipal Land Use Law (MLUL) (N.J.S.A. 40:55D-1 et seq.) provides that each municipality within the State of New Jersey periodically reexamine its Master Plan policies and assumptions, its zoning restrictions and site plan and subdivision regulations, and prepare and adopt by resolution a report on the findings of such reexamination at least every ten years. The Reexamination Report must include the following components (N.J.S.A. 40:55D-89):

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 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 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.
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” into the land use plan element of the municipal master plan, and recommended changes, if any, to the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The current Hardyston Township Master Plan was adopted by the Planning Board pursuant to Article 3 of the MLUL (N.J.S.A. 40:55D-28) in October 2003. The Board subsequently adopted amendments to the Master Plan, affecting the following Master Plan Elements, respectively:

Hardyston Township Housing Element & Fair Share Plan - December 6, 2005

Hardyston Township Housing Element & Fair Share Plan - December 2, 2008

In addition to the aforementioned Master Plan amendments to the Township's Housing Element and Fair Share Plan, the Township has undertaken a number of planning activities, including the following:

Master Plan Reexamination Report - October 2005

Stormwater Management Plan - April 19, 2005

Stormwater Management Ordinance - April 25, 2006

Village Center Form-Based Code Ordinance - July 2, 2007

Petition for Highlands Plan Conformance (including a draft Highlands Master Plan Element, Environmental Resource Inventory, and Highlands Land Use Ordinance - December, 2009

Since the time of adoption of the last amendment to the Master Plan, the assumptions, policies, and objectives upon which the Master Plan is based have changed by virtue of: a) the enactment of the Highlands Water Protection and Planning Act ("Highlands Act," N.J.S.A. 13:20-1 et seq.) by the State Legislature on August 10, 2004; b) the adoption of the Highlands Regional Master Plan by the Highlands Water Protection and Planning Council ("Highlands Council") on July 17, 2008, which became effective on September 8, 2008; c) the requirement of the Highlands Act that municipal Master Plans and regulatory provisions be brought into alignment with the Highlands Regional Master Plan for lands located within the Highlands Preservation Area; and d) the affirmative decision of the Hardyston Township Governing Body to conform to the Highlands Regional Master Plan for municipal lands located in the Preservation Area, as set forth by a Resolution titled "A Resolution of the Township Council of the Township of Hardyston Expressing its Notice of Intent to Petition the Highlands Council for Plan Conformance" adopted on January 2, 2009.

Accordingly, the Planning Board has reexamined the Township Master Plan and development regulations to determine the specific changes necessary to achieve consistency with the Highlands Regional Master Plan and thereby, to incorporate the specific changes in State policies, goals, and objectives as set forth by the Highlands Act. It is the intent of this Report to identify the specific revisions needed to bring the Township Master Plan and development regulations into conformance with the Highlands Regional Master Plan. This report will also consider and provide recommendations for other land use and zoning issues that have arisen since the time of the last Master Plan adopted in 2003 and Master Plan Reexamination report adopted in 2005.

Hardyston Township Municipal Summary

Hardyston Township is 32 square miles in size and has localized developed areas with less developed environmentally constrained outlying areas, which include the Highlands Preservation Area that encompasses both Newark Watershed properties and the Hamburg Mountain Wildlife Refuge. The Township is bounded by several municipalities including Vernon Township, West Milford Township, Jefferson Township, Sparta Township, Borough of Ogdensburg, Lafayette Township, and Wantage Township. The Township itself surrounds the Borough of Hamburg and the Borough of Franklin. Hardyston Township is a diverse community that consists of large rural lots, sprawling family farms, multiple lake communities, more densely developed townhouse and condominium developments, a resort-oriented hotel and golf community, as well an industrial park and numerous retail and commercial establishments. The Township experienced significant development at the height of the real estate boom in the late 1990's and early 2000's; with an estimated forty-one percent increase in the number of housing units from 2000 - 2010, and a total population increase of thirty-three percent over the same period. Throughout the period of intense development, and then through the subsequent economic downturn, the Township has continued to be both proactive and innovative relative to its goals and objectives for the future of the Township, including developing a state of the art of municipal complex and recreation center, adopting a form-based code that helps achieve the recreational-tourism vision for the Township's future, and utilizing cluster/lot-size averaging zoning techniques to help preserve the environmental and scenic resources of the Township while allowing for reasonable development.

1. Major Land Development Problems & Objectives

The following details the major problems, and goals and objectives relating to land development in the Township at the time of the adoption of the 2003 Master Plan and 2005 reexamination report. Many of these continue to be valid, while others have changed, specifically as a result of the passage of the Highlands Act, the adoption of the Regional Master Plan, and/or the decision of the Governing Body to conform its planning documents to the Regional Master Plan.

General Goals

The general goals of the Township represent the long-term vision for the Township and form the basis for the plans, land regulations, and actions that guide the development of Hardyston. The goals set forth in the 2003 Master Plan are as follows:

- To provide municipal services that serve the needs of the residents
- To maintain harmonious land uses and circulation patterns
- To retain water quality and environmental resources
- To minimize the impact of development on wildlife
- To retain the natural features and amenities that gives the Township its rural character
- To provide open space and recreational opportunities close to all residents
- To encourage economic development in the Route 94 corridor and in the regional center
- To encourage the preservation of the Township's historic and cultural resources
- To promote recreation and eco-tourism as a means of economic development

Objectives

The objectives of the Township's Master Plan make more specific recommendations than the broad goals identified above.

Land Use Objectives

- Minimize the impact of large-scale medium density residential development on the surrounding natural environment.
- Preserve and enhance the existing established rural residential and recreational character of Hardyston.
- Promote "Smart Growth" principles.

- Establish a design theme for the Township and its public buildings, consistent with the Township's rural character.

Conservation Objectives

- Protect areas constrained by steep slopes, poor drainage, flood prone lands and wetlands.
- Minimize site disturbance.
- Minimize the visual impact of development on important natural environments.
- Use all available tools to protect and preserve environmentally sensitive natural resources in the Township.
- Protect the groundwater.

Open Space & Recreation Objectives

- Preserve as much open space as possible, especially lakes, streams, tributaries, and significant habitats.
- Promote recreational opportunities for teenagers.
- Enhance the recreation opportunities of the Township through better use of current facilities.

Community Facilities Objectives

- Maintain and enhance the level of community facilities consistent with the character and development of the Township.
- Create a civic center with municipal services, recreational facilities near the center of the Township's population.
- Concentrate community facilities in those areas with higher densities.

Utility Objectives

- Utilize utility plans as a growth management tool, extending infrastructure only in areas intended for growth.
- Preserve and maintain the existing utility infrastructure, including public water, sanitary sewer and storm water facilities.
- Preserve and protect the Township’s public water supply, including storage areas, treatment facilities and the distribution system.

Circulation Objectives

- Provide safe vehicular, pedestrian, and bicycle circulation by improving traffic signals at key intersections, utilizing traffic calming measures, and providing adequate on and off street parking and sidewalks in appropriate locations.
- Encourage and support mass transit options, even those which are likely only in the long run.
- Create efficient circulation patterns and calm traffic on local, county, and state roads.
- Enhance potential gateway locations to improve the appearance of the Township’s transportation corridors. Capitalize on the “gateway to Sussex County” theme.
- Improve way-finding signage on major roads and at gateway locations to facilitate circulation and identify the route to key activity centers and destinations in the Township.
- Take necessary measures to mitigate the effects of increased regional traffic.

Economic Objectives

- Promote economic development along established corridors and in the Stockholm area.
- Strengthen existing commercial districts and corridors by encouraging a mix of uses that provide employment, retail opportunities, services, and entertainment.
- Encourage the reuse of vacant non-residential buildings.
- Develop economic development strategies focusing on recreation and eco-tourism.

- Capitalize on the expanding purchasing power created by new residential development in the region.

Housing Objectives

- Provide adequate housing for all ages and demographics, especially senior citizens.

Historic Preservation Objectives

- Consider conducting a survey to identify additional properties for nomination to the State and National Registers of Historic Places.
- Encourage awareness and protection of Hardyston’s cultural, social, and historic heritage to provide a link to the past, to enhance the visual appearance of neighborhoods and to promote economic development.

Recycling Objectives

- Continue to be a leader in the use of recycled materials throughout the community, including at parks and in Township offices.

Comparison to Other Planning Efforts

- Consider land use policies in light of their impact on the region.
- Promote the designation of Hardyston as a “Regional Center.”

2. Extent of Reduction/Increase in Problems & Objectives

The extent to which each of the problems and objectives listed in item 1 above, have been reduced or have increased subsequent to the date of the last reexamination report, either as a result of passage of the Highlands Act, the adoption of the Regional Master Plan, and the decision of the Governing Body to conform its planning documents to the Regional Master Plan, or by other actions of the Township Planning Board, Township Council, advisory groups, developers, or the public at large are indicated below.

General Goals

- The Township continues to provide a wide range of municipal services to residents, including a Township Police Department, volunteer fire department and first aid squad, snow plowing, recreation, and recycling. The Township is a leader in promoting shared service agreements that promote efficiencies and create cost savings, with nearly forty active agreements in place.
- The Township continuously reviews their development regulations and land use policies to ensure that development takes place in manner that has little impact on the surrounding communities and environment.
- The Township has over 4,000 acres of Newark Watershed property, which has been preserved and protected from development in order to protect water quality. As stewards of this important land, the Township has supported the need to protect the water quality of New Jersey. The passage of the New Jersey Highlands Act and the adoption of the Highlands Regional Master Plan combined with stricter controls from the New Jersey Department of Environmental Protection have added an additional layer of protection.
- The Township's land use planning and Minimum Impact Development District regulations allow development to take place in a manner that minimizes the impact on wildlife and retains the natural features and amenities that give the Township its rural character.
- The Township supports open space and recreational opportunities for all residents. The Township continues to actively use the Sports and Recreation Complex on Wheatsworth Road. In addition, Hardyston acquired additional property across from the existing park for future passive/active recreation opportunities. The Township also partners with Hamburg Borough and Franklin Borough for additional recreation opportunities as part of a shared service agreement at the Littell Community Center located in Franklin.
- The Route 94 corridor represents an area suitable for economic development and is centrally located to other municipal services, including] the Municipal Complex, Hardyston Elementary School, and Walkkill Valley Regional High School. Adoptions of the Town Center Shopping Center District in 2004, the Commercial Recreation Village Center District in 2007, and the other Commercial Recreation and Residential Commercial districts along Route 94 support and encourage economic development.
- The Township continues to encourage and support the preservation of the Township's historic and cultural resources. The Township celebrated its 250th Anniversary in 2012 with a focus on promoting and identifying the important and significant landmarks and resources in Hardyston.

- Hardyston continues to promote recreation and eco-tourism as means of economic development. In 2007 the Township adopted a form-based development ordinance known as the Village Center Ordinance to prepare for the future development of a compact, resort-orientated village center. The Commercial Recreation Village Center District includes development standards for an additional condominium hotel, nearly 300,000 square feet of commercial space (including main street retail space, highway commercial development, and office space, and 1,056 higher density resort-oriented housing. In 2008, Crystal Springs Development received planning board approval to proceed with the development of the Village Center concept; and construction of the commercial aspect is anticipated for the near future. In addition, the golf courses and Grand Cascades Lodge & Conference Center offer additional recreation opportunities and are a premier location for weddings, events, and conferences from throughout the tri-state area.

Objectives

Land Use Objectives

- Hardyston Township’s existing land use regulations coupled with the Township’s petition for Basic Plan Conformance with the Highlands Regional Master Plan supports the Township’s objective to protect and preserve the rural character of Hardyston.
- Hardyston has continued to use “Smart Growth” principles when developing land use regulations including; the 2007 Commercial Recreation Village Center (CR-VC) district which is form based code that promotes a compact, mixed-use, pedestrian friendly community.
- In 2006, the Township completed construction of a new Municipal and Police complex, which incorporates rustic architectural features consistent with the Township’s rural character.

Conservation Objectives

- The Township continues to protect the Township’s natural resources and areas using environmental constraints through existing land use regulations and compliance with the New Jersey Department of Environmental Protection rules and regulations. Conformance with the Highlands Regional Master Plan will support this continued objective.

Open Space & Recreation Objectives

- Hardyston Township currently has approximately 43% of its total acreage as preserved open space, either as part of the Newark Watershed or State and Federal lands.

- The Sports and Recreation Complex located on Wheatsworth Road is used by various sports leagues and the community as a whole throughout the year.
- In 2012, the Township established a community garden as part of the Township's Sustainable Jersey initiative. The garden provides raised beds for community gardens as well as a charity garden that provides fresh produce to local food banks. The mission of the Hardyston Community and Charity Garden is to promote healthy lifestyles, foster community spirit, provide educational opportunities for school-aged children, and help address the need for fresh, healthy food in our local food banks.
- Hardyston continues to look for other opportunities to expand or enhance recreation opportunities.

Community Facilities Objectives

- The location of the new municipal complex on Wheatsworth Road has created a civic space for the community due to its proximity to the Sports and Recreation Complex, Hardyston Elementary School, Wallkill Valley High School, and Sussex County YMCA.
- The Township continues to strive to maintain and enhance the Township's community facilities consistent with the needs of the community.

Utility Objectives

- The Township continues to work with Sussex County in the development of the County-wide Wastewater Management Plan. In 2013, the New Jersey Department of Environmental Protection approved the county-wide Sewer Service Area map, which determines future expansion/connections for public sewers. The wastewater management plan for the portion of the Township located in the Highlands's Preservation Area will be governed by the Highlands Regional Master Plan.
- Future higher density development will be located in areas that have approved public water and sewer areas.
- The Township adopted a Stormwater Management Plan in April 2005 and Stormwater Management Ordinance in April 2006 to help protect and improve the Township's storm water facilities.

Circulation Objectives

- Providing safe circulation for all modes of transit and encouraging mass transit options continues to be an objective of Township.
- The Township has a successful agreement with Sussex County to provide bus transportation services for senior citizens and individuals with limited mobility.
- The Township has installed new signage at the municipal complex and at the main gateways to the Township which are visually attractive and promote Hardyston.

Economic Objectives

- Hardyston continues to promote economic development along the Township's established corridors and within the Township's North Church Technical Center.
- The Hardyston Township Economic Development Commission routinely updates a "Welcome to Hardyston" press folder and the Hardyston Township website to encourage economic development within the Township.

Housing Objectives

- The Township prepared and adopted a Housing Element and Fair Share Plan in December 2008. The Township received Substantive Certification in accordance with the Council on Affordable Housing 2008 Third Round Rules N.J.A.C 5:97 in 2009.
- Hardyston continues to strive to provide adequate housing for all ages and demographics.

Historic Preservation Objectives

- Protection and awareness of the Township's cultural, social and historic heritage as means to enhance the Township and promote economic development is a continued objective supported by the Township's land use policies and regulations and conformance with Highlands Regional Master Plan.

Recycling Objectives

- Hardyston Township continues to support effort recycling efforts both at the school and municipal facilities as well within the community as a whole.

Comparison to Other Planning Efforts

- Hardyston Township continues to recognize the importance of planning within a regional context. The recent development and expansion of the Mountain Creek development located in Vernon just north of the Hardyston/Vernon border support Hardyston and the surrounding area as a true regional tourism destination.

3. Significant Changes in Assumptions, Policies, Objectives

Since the Township adopted its 2003 Township Master Plan and 2005 Master Plan Reexamination Report, there have been several significant changes at the State, County, and local level affecting the assumptions, policies and objectives forming the basis of the Master Plan. These include the following:

Highlands Regional Master Plan Conformance Process

Passage of the Highlands Act, adoption of the Regional Master Plan by the Highlands Council, and adoption by the Governing Body of its resolution to conform the municipal planning documents to the Regional Master Plan have significantly altered and increased the objectives that must be addressed in the Township Master Plan, including but not limited to incorporating a variety of Highlands Resource protections, providing an emphasis on infrastructure and environmental carrying capacities, and initiating a substantial modification to the methodology to be used in determining permitted densities of development within the municipality.

New Jersey Stormwater Regulations

In 2004 the State of New Jersey adopted new Stormwater Management Rules as required by the New Jersey Water Quality Planning Act (N.J.S.A. 58:11A) and the New Jersey Water Pollution Control Act (N.J.S.A. 58:10A). The rules require municipalities to adopt a Stormwater Management Plan and a Stormwater Management Ordinance. Hardyston adopted its Stormwater Management Plan in April 2005 and adopted an implementing Stormwater Management Ordinance in April 2006. The existing Stormwater Management Plan and Ordinance continue to be valid; however, revisions may be necessary for the portions of the Township located in the Highlands Preservation Area as the Township works with the Highlands Council to achieve Full Plan Conformance.

Council on Affordable Housing

The New Jersey Council on Affordable Housing (COAH) adopted Third Round regulations for municipal affordable housing obligations in December 2004, which were to govern affordable housing for the period from 1999-2014. However, the rules were challenged and ultimately invalidated in 2007. In 2008, the Council on Affordable Housing adopted revised third round rules to govern the period from 1999-2018. The Township of Hardyston prepared and adopted an amended Housing Element and Fair Share Plan on December 2, 2008 and petitioned COAH for Substantive Certification. Hardyston Township received Substantive Certification from COAH under the 2008 third round rules in May 2009 and is presently afforded the protections that substantive certification provides until 2018. However, since the time the Township received substantive certification, the 2008 third round rules have been invalidated by the courts and COAH has been ordered to prepare revised third round rules. The draft rules were approved by the Council on Affordable Housing on April 30, 2014 and are expected to be introduced for comment in the June New Jersey Register. The impact the revised rules will have on Hardyston's affordable housing obligation, if any, remains to be determined, and Hardyston Township should continue to implement its existing Fair Share Plan as certified by COAH.

Sussex County Strategic Growth Plan

In 2007, Sussex County received Plan Endorsement from the State Planning Commission for their Strategic Growth Plan. The Strategic Growth Plan establishes a vision, goals, and objectives for the future of the County as a whole. The Plan defines Hardyston Township as mostly a Rural/Agricultural landscape; however, it also identifies areas along the Route 94 corridor as a job creation center consistent with the development of the Commercial Recreation Village Center District.

Sussex County is currently undertaking a planning and visioning process to amend their Strategic Growth Plan to account for the changes in the economy and demographic trends since the economic downturn. Hardyston Township will continue to actively participate in the visioning process necessary to amend the plan.

NJDEP Water Quality Management Rules/Sussex County Wastewater Management Plan

In 2008, the New Jersey Department of Environmental Protection adopted revised Water Quality Management Rules (WQMP) (N.J.A.C 7:15), which established new guidelines for the preparation of Wastewater Management Plans (WMP). Under the new rules, counties are the WMP agencies responsible for developing updated Wastewater Management Plans that encompass all the municipalities within the County. The WMP process establishes sewer service areas, determines the allowable density and level of development based on septic system densities and the revised nitrate dilution model for areas served by septic systems, and addresses nonpoint source pollution through riparian corridor protection, steep slope protection, stormwater management, and septic system

maintenance. Furthermore, the revised WQMP rules rely on new environmental criteria, including Natural Heritage Priority Site, wetlands, category one buffers, and threatened and endangered species habitats, in determining sewer service areas. According to the 2008 rules, County WMP agencies were required to prepare and submit new plans by April 2009; however, due to the Permit Extension Act and other extensions, the County is still in the process of developing a complete Wastewater Management Plan and anticipates a draft plan to be finalized by the end of 2014. The NJDEP approved the WMP Sewer Service Area Map on June 3, 2013. The new map guides site specific amendments and future applications for development. The WMP process has been time consuming and unpredictable. Ultimately, the approval of sewer service areas is essential to the future development of Hardyston relative to higher density housing, including the Village Center, and the Township addressing their affordable housing obligation. Furthermore, while the County WMP still does not have an approved plan in accordance with the 2008 rules, the NJDEP is currently in the process of preparing revised WQMP rules, which may further impact wastewater management planning in Hardyston.

Sustainable Jersey Initiative

In 2009, a municipal certification program for municipalities wishing to go green, save money, and take steps to sustain their quality of life over the long term was established. The Sustainable Jersey Initiative is overseen by a non-profit, non-partisan organization that provides tools, training and financial incentives to support and reward communities as they pursue sustainability programs. Municipalities can achieve Sustainable Jersey Certification by establishing a Green Team Committee and completing a variety of action items. Action items range from planning documents, energy audits and studies, adoption of various land use ordinances and policies, and actual initiatives such as “green fairs,” community gardens, and recycling days. In 2010, Hardyston Township passed a resolution expressing their intent to participate in the Sustainable Jersey Certification program and appointed a Green Team. In 2011, the Township was awarded a \$10,000 grant to create a community and charity garden. The Township continues to pursue Sustainable Jersey Certification and may consider the adoption of the various planning documents and ordinances that are qualified action items under the program.

4. Specific Recommended Changes to the Master Plan

The Planning Board recommends that specific changes to the Hardyston Township Master Plan be adopted, including modifications to the underlying objectives, policies and standards, all as outlined in detail in the “Highlands Preservation Area Master Plan Element” approved by the Highlands Council as part of the Township’s Petition for Plan Conformance.

5. Specific Recommended Changes to Development Regulations

- a. The Planning Board recommends that the specific changes, as detailed in the document titled “Hardyston Township Highlands Preservation Area Checklist Ordinance,” approved by the Highlands Council as part of the Township’s Petition for Plan Conformance (copy attached herewith) be adopted by the Governing Body to implement the objectives, policies and standards as outlined in the Highlands Preservation Element of the Master Plan.
- b. The Planning Board recommends that the specific changes, as detailed in the document titled “Hardyston Township Highlands Preservation Area Exemption Ordinance,” (copy attached herewith) be adopted by the Governing Body to implement the procedural and substantive requirements by which the Township may issue Highlands Act Exemption Determinations.
- c. The Planning Board recommends that the specific changes, as detailed in the proposed amendment to the Commercial Recreation Village Center District (CR-VC) (copy attached herewith), be adopted by the Governing Body to allow for the creation of a long-term care residence option in a portion of the transitional housing sub-district of the CR-VC Form Based Code. The provisions to allow a long-term residence option will amend the CR-VC district to allow for assisted living facilities and related services, including nursing services in a portion of the transitional housing sub-district.

The long-term care residence option is consistent with the goals and objectives of the Hardyston Township Master Plan. Specifically, the Township has stated providing a mix of housing types for all income levels and demographics, especially seniors, as a desired objective. Furthermore, a long term residence option has the ability to generate additional affordable housing units, which can address any future affordable housing option. In addition, permitting the long-term care option in the transitional housing subzone is compatible with the surrounding uses and will create a transitional area between the proposed residential units and the existing commercial uses.

Finally, due to the fact that Hardyston Township is not seeking Plan Conformance for the portions of the Township located in the Planning Area of the Highlands, the recommended changes are not in opposition to the Township’s Petition for Plan Conformance and the Highlands Regional Master Plan.

- d. The following properties have been identified as split zone lots, meaning that the lots fall within more than one zoning district according to the current zoning map which was last updated in July 2007. It is the intention of this Reexamination Report to recommend that any property identified as being split zoned be reviewed and potentially rezoned to fall entirely within one zone district or have a clear setback line established for lots that should remain with split zones. The majority of the split zones are located along County Route 631 (North Church Road) and State Route 94. The remaining lots are either railroad lots or open

space lots in the Newark Watershed and Hamburg Mountain Wildlife Refuge or lots on the perimeter of existing lake communities.

The split zone lots are as follows:

BLOCK	LOT	QUAL	PROPERTY LOCATION	CURRENT SPLIT ZONE
15	1.02	QFARM	1-40 ORTS RD	MIDD-5/R-C
21	2		1 DEER TR	MIDD-10/R-3
62	34.05		3316 RT 94	R-C/MIDD-5
62	19		174 NORTH CHURCH RD	R-C/MIDD-5
62	35	CELL5	3312 RT 94	R-C/MIDD-5
62	10		216 NORTH CHURCH RD	I-2/R-C
62	34.02		3314 RT 94	R-C/MIDD-5
62	34.08		245 WHEATSWORTH RD	R-C/MIDD-5
62	34.03		3320 RT 94	R-C/MIDD-5
63	24.13		204 WHEATSWORTH RD	R-C/MIDD-5
63	24.12		206 WHEATSWORTH RD	R-C/MIDD-5
63	24.06		218 WHEATSWORTH RD	R-C/MIDD-5
63	24.02		3330 RT 94	R-C/MIDD-5
64	4.07		3517 RT 94	R-C/MIDD-5
64	4.02		10-42 GRUMM RD	RC/OSGU/MIDD-5
64	6		3661 RT 23	I-1/B-1
67	2.01		40 BUNN RD	R-4/MIDD-3
68	8.01		144 BEAVER RUN RD	MIDD-5/OSGU
68	14	X	16 GRUMM RD	R-C/MIDD-5
72	10.01		3295 RT 94	R-C/MIDD-3
72	5.02		3235 RT 94	R-C/MIDD-5
72	3.03		6 BIG SPRING RD	R-C/MIDD-5
72	5.03	QFARM	3241 RT 94	R-C/MIDD-5
72	5.01		3219 RT 94	R-C/MIDD-5
74	15	QFARM	3199 RT 94	R-C/MIDD-5
74	11		3211 RT 94	R-C/MIDD-5
74	14.06		3205 RT 94	R-C/MIDD-5
74	14.01		9 BIG SPRING RD	R-C/MIDD-5
75	17.02		181 NORTH CHURCH RD	B-1/MIDD-5
75	17.01		175 NORTH CHURCH RD	B-1/MIDD-5
75	25	QFARM	201 NORTH CHURCH RD	R-C/MIDD-5
75	17.05		183 NORTH CHURCH RD	B-1/MIDD-5
75	47		1 LASINSKI RD	I-1/B-2/MIDD-5
75	54		RAILROAD	I-1/MIDD-3
75	65		3170 RT 94	I-1/MIDD-3

75	56.03		22 LASINSKI RD	R-C/I-1
75	43.01		3260 RT 94	R-C/MIDD-5/B-1/I-1
75	39		249 NORTH CHURCH RD	R-C/MIDD-5/B-1
75	16.02		173 NORTH CHURCH RD	B-1/MIDD-5
75	16.01		171 NORTH CHURCH RD	B-1/MIDD-5
75	26	QFARM	205 NORTH CHURCH RD	R-C/MIDD-5
83	27.02		2871 RT 23	MIDD-10/R-3
84	3		2 LAKE SHORE RD E	R-C/R-3
84	1.01		2845 RT 23	R-C/R-3
60	24		RAILROAD	MIDD-10/OSGU

6. Changes Recommended for Incorporation of Redevelopment Plans

At this time the Planning Board makes no findings or recommendations regarding the incorporation of redevelopment plans pursuant to the Local Redevelopment and Housing Law, P.L. 11992, c.79 (C.40A:12A-1 et al.).