

Mendham Township Master Plan Reexamination Summary

The Planning Board of the Township of Mendham will be considering the adoption of the Master Plan Reexamination at their meeting of December 19, 2018. The State of New Jersey pursuant to the Municipal Land Use Law calls for municipalities to reexamine their master plan and development regulations at least every ten (10) years. The last Master Plan Reexamination for Mendham Township was adopted in 2008. A Master Plan Reexamination subcommittee has been working on this task during the past year.

The Master Plan Reexamination gives the municipality a vehicle in which to evaluate previous plans and policies in light of changes which may have occurred and determine whether updates are needed. The Municipal Land Use Law outlines the following steps that are to undertaken in preparing a reexamination report.

- 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 in 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, etc., and changes in State, county and municipal policies and objective.
- 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.

Based on the analysis completed above Mendham's 2018 Master Plan Reexamination recommends that an updated Land Use Plan and Housing Plan be adopted. This recommendation was forwarded because it was felt that significant changes have occurred in the community since the adoption of the last land use plan element and housing plan element, which were prepared in 2002 and 2005 respectively. There also have been changes in State regulations and policies, which have an impact on the Township. These new elements should examine whether the policies and assumptions upon which they were based remain relevant. Updated environmental and background studies are also recommended, which will assist in forming the basis of those plans.

Interested citizens are invited to attend Planning Board's meeting of December 19th at the Municipal Building at 7:30 P.M.