



# SECTION XVI - COMPATIBILITY WITH PLANS OTHER THAN TOWNSHIP PLAN



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## INTRODUCTION

The Municipal Land Use Law requires that the Master Plan take into consideration the plans of contiguous municipalities and Essex County and the N.J. State Development and Redevelopment Plan to enable coordination, and reduction of conflicts, in community planning. The contiguous land uses of neighboring communities are shown on the Zoning Districts of Adjoining Communities Map (Map M).

## ESSEX COUNTY

No inconsistencies or conflicts with the Essex County master plan or solid waste management plan were found.

## CONTIGUOUS MUNICIPALITIES

The master plans and implementing zoning ordinances of the contiguous municipalities have been examined.

### **Borough of Florham Park**

The Passaic River forms the boundary between the southwestern portion of the Township and the Borough of Florham Park. The contiguity runs from a point south of Route 10 and west of the Cedar Hill Country Club to the southern boundary of the Township. This Master Plan proposes that the Cedar Hill Country Club, currently zoned R-1, be rezoned OSGC-Open Space Golf Course with permitted alternative use as Inclusionary Residential Development and preserved open space. The other Township lands contiguous to Florham Park are either County parklands or zoned R-1 or WRC-Water Resource Conservation. . The contiguous portions of Florham Park are zoned C-1, Office and Manufacturing; R-44, one-family on minimum of 1 acre; OSM, Open Space, Municipal Use; and MF-4, Multi-family Residential.

### **Township of East Hanover**

The Township of East Hanover is west of the Passaic River and north of the Borough of Florham Park. Again, the river forms the boundary between Livingston and its neighbor. The land within East Hanover from its boundary with Florham Park north to Route 10 is zoned R-120 requiring a minimum lot size of three acres, and R-20 for one-family homes. This is compatible with the adjacent Cedar Hills Country Club (presently zoned R-1 but recommended to be rezoned OSGC – Open Space Golf Course with alternative use as described on the preceding paragraph), and the R-5A townhouse and multi-family apartment buildings zone between the country club and Route 10 and includes a 20-acre open space buffer between the river and the nearest housing structure.

Along Route 10, East Hanover has a B-2 Highway Business District west of Livingston's B-1 District and a portion of its CI District. Adjacent to that B-2 District the Borough has an SFA, Single Family Attached district, with an R-20, Residential One Family District north of that. There is a narrow greenbelt on the Township side of the river that buffers Livingston's CI District. The balance of East Hanover's R-20 District, its P, Public zone, a small R-20 District, and a large I-3, Light Industrial District south of the East Hanover border with the Borough of Roseland, all face West Essex Park on the Township's side of the river.

## Borough of Roseland

The Township's northerly border abuts the Borough of Roseland for its entire length. From west to east, Roseland's contiguous zoning consists of an RM Research & Manufacturing District, an R-5 Single Family Residential District, a C Conservation District, an OB-1 Office Business District, a C/R Conservation/Recreation District, an R-2 Detached Single Family Residence District, and a small Conservation District. However, a portion of Roseland north of I.S. 280 and to the east of Livingston Avenue has been developed as an office park. None of the present uses for lands in the Township are in conflict with the Roseland Master Plan. However, the proposed exchange of land between jurisdictions and adjustment of the municipal boundaries is not found in the Roseland master plan.

## Township of West Orange

The Township of West Orange is along the Township's easterly boundary. From the Township's southerly boundary northward to East Northfield Road, West Orange has an R-G Garden Apartment zone; an OB-2 Office Building zone; and an R-1 One-Family zone, and an R-4 One-Family zone. On Northfield Road (Northfield Avenue in West Orange) there is a B-2 Retail Business zone. North of Northfield Road there is an R-4 One-Family zone, an R-C Single-Family or Townhouse zone, an R-3AH One-Family zone, an R-3 One-Family zone, an R-5 One-Family zone that includes a public school abutting the Township's R-1 residential district known as "BelAir", and an R-2 One-Family zone. The proposed boundary adjustment is not found in the West Orange master plan.

## Township of Millburn

The Township of Millburn is to the south of Livingston and to the east of the Township of Florham Park. The Millburn/Township boundary runs through the East Orange Water Reserve from the Florham Park boundary to White Oak Ridge Road. The portion of the Water Reserve within Millburn is zoned Conservation. That zoning is compatible with the Township's adjacent WRC – Water Resource Conservation District; although the Township also has a small Single-Family Residential District, a corner of which abuts the Millburn Conservation district just northwest of Passaic Avenue. With the exception of a small 4.27 acre Livingston R-5F District at the intersection of South Orange Avenue and White Oak Ridge Road, Millburn's R-4 and R-5 districts, with minimum lot areas of 20,000 and 14,500 square feet respectively, abut Livingston's R-1 Single-Family district with a minimum lot size of 24,000 square feet. The R-5F District is zoned for as house of worship and a 12-unit affordable apartment building. Site Plan approval has been granted and development has begun.

**Conclusion:** There are no inconsistencies between this Master Plan and Master Plans of the adjacent communities that would render this Master Plan incompatible with any of the others. Proposed changes in municipal boundaries presented in this Master Plan cannot be accomplished unilaterally.

## NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN

This Master Plan is consistent with the New Jersey State Development and Redevelopment Plan (SDRP) and the standards and goals for the State's Metropolitan Planning Area (PA1), which recognize the Township's mature development patterns that present little vacant land for future development. The zoning recommendations in regard to water reserve and reservoir areas are consistent with the standards and goals of the SDRP which places those properties in the Environmentally Sensitive Planning Area (PA5).