

# DRAFT 2023 Master Plan Reexamination Report

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## 1. INTRODUCTION

The Municipal Land Use Law requires a municipal Planning Board to reexamine its Master Plan and development regulations at least every ten years (N.J.S.A. 40:55D-89). The Reexamination Report is a distinctly different document from a Master Plan both in content and requirements. The Reexamination Report evaluates the community's planning and development regulation documents and identifies whether the community's policies or objectives have changed since the completion of the Township's last Reexamination Report in 2016. The Reexamination Report serves both to identify changes in the community and development arena, as well as determine a course of action for future planning efforts which may include, but is not limited to, amendments to the Master Plan and recommended ordinance changes.

The Planning Board is required to prepare and adopt by resolution a report on the findings of the reexamination. This Reexamination Report is required to include an evaluation of the following:

- 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 to which such problems or objectives have been reduced or have increased.
- 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 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 recycling 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" into the land use 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.

This Reexamination Report evaluates the goals and objectives in the Township's Master Plan. This is followed by a summary of the problems related to land development since 2016 and an evaluation of the extent to which the major problems related to land development have been reduced or increased since adoption of that report. This Report, as required by the MLUL, also addresses changes in the assumptions, policies and objectives forming the basis for the Master Plan or development.