

2020 Reexamination Report



SECTION 16 – 2020 – REEXAMINATION REPORT

The New Jersey Municipal Land Use Law requires municipalities to periodically reexamine their master plan and development regulations. The Statute requires that this reexamination take place at least once every six years from the previous reexamination.

The planning board is charged with the responsibility of preparing a report on the findings of the reexamination. N.J.S. 40:55D-89 states that the periodic reexamination must include the following elements:

- 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 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 of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable 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 the 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.

The Municipal Land Use Law, under N.J.S. 40:55D-89.1 states:

The absence of the adoption by the planning board of a reexamination report pursuant to section 76 of P.L. 1975, c. 291 (C. 40:55D-89) shall constitute a rebuttable presumption that the municipal development regulations are no longer reasonable.

The adoption of this document by the Cedar Grove Planning Board and subsequent filing with the Essex County Planning Board is essential in ensuring that municipal development regulations are reasonable and consistent with the Township's land use plan.

The last master plan re-examination report was prepared by Kasler Associates and presented to the Planning Board in December of 2016. This document was signed and sealed by Jason L. Kasler, AICP, PP.

A. The Major Problems and Objectives To Land Development In The Community At The Time of The Preparation Of The Township's Last Re-examination Report

The last re-examination report stipulate the following concerning problems and objectives...

The Township of Cedar Grove is in the process of performing a comprehensive rewrite of its Master Plan. The last comprehensive master plan was performed in 1991. As the proposed Master Plan is scheduled to be completed within the first quarter of 2017, no specific changes are proposed.

B. Extent to Which Problems and Objectives Have Been Reduced or Have Increased Subsequent to the Last Master Plan

The 2017 Master Plan was delayed due to ongoing litigation with the Fair Share Housing Center. The litigation has been settled and this 2020 Master Plan includes all settlement agreements.

C. The Extent to Which There Have Been Significant Changes in the Assumptions, Policies and Objectives Forming the Basis for Such Plans or Regulations With Particular Emphasis on Specific Planning Issues and Governmental Policy

This re-examination report, found as a section in a comprehensive master plan, has suggested in the master plan, that a new land use classification be established and proposed a new R-5 zoning classification. This is not meant to encourage additional development but rather tries to bring more single family homes on smaller lots in compliance. This is a reversal of a recommendation that dates back to 1948 wherein that master plan recommended increasing the R-6 to and R-8. This 1948 master plan recommend increasing the lot area from 6,000 square feet to 8,000 square feet. This master plan recommends rezoning some lots from the R-8 classification back to an R-5 or single family homes on 5,000 square foot lots.

D. Specific Changes

As this reexamination report is included with the 2020 comprehensive Master Plan, there are no specific changes recommended within this reexamination report.

E. Redevelopment Plans

The Township can be considered an completely developed municipality. As such, more and more pressure will be placed on sites that could be seen as underutilized to redevelopment. This will redevelopment pressure will, most likely, occur in the industrial zones. The planning board may wish to consider evaluating these areas to see if they would qualify for an area in need of redevelopment.