

# **2004 REEXAMINATION REPORT**

**ADOPTED BY THE WEST AMWELL  
PLANNING BOARD**

**MAY 17, 2004**

**Prepared By**

**Anthony P. Mercantante, P.P. AICP  
License Number 4331**

## Introduction

Pursuant to NJSA 40:55D-89, every six years the Governing Body must provide for a general reexamination of its Master Plan and Development Regulations by the Planning Board, which must adopt such a report by resolution. The Township last adopted a Reexamination Report in 2001. In 2003 the Township adopted a revised comprehensive Master Plan, substantially addressing the issues contained in the 2001 Reexamination.

The purpose of the reexamination process is to periodically review the land use goals and policies of the community to determine if they are still relevant and appropriate, as well as the Development Regulations to determine if updates or improvements are needed. A substantial basis for the adoption of a Reexamination Report and the findings that go into it comes from the local boards as they implement local policy and regulations.

The Municipal Land Use Law requires that the Master Plan Reexamination Report shall address the following:

- The Major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination.
- The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- 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 or designated recyclable materials, and changes in State, county and municipal policies and objectives.

- 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.
- 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, in the local Development Regulations necessary to effectuate the redevelopment plans of the municipality.

## Findings

### **A. The Major problems and objectives relating to land development in the Township of West Amwell at the time of the adoption of the last reexamination report.**

The Township adopted a comprehensive Master Plan in 2003. The Master Plan outlined principles, goals and objectives for the Township. The problems and objectives relating to land development were outlined in the 2001 reexamination report and the 2003 Master Plan. It is recommended that the policies and recommendations of the 2003 master Plan be implemented.

### **B. The Extent to which such problems and objectives have been reduced or have increased.**

The key issues in the 2001 Reexamination Report have been addressed by the 2003 Master Plan and the recommendations contained therein. None of the issues identified have increased significantly.

### **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.**

Since the adoption 2003 Master Plan was so recent, there have been no significant changes in West Amwell that are not addressed in the Master Plan. It is therefore recommended that the Maser Plan be implemented by ordinance. Development pressure and the issue of preserving land as either open space or for agricultural purposes remains a key issue.

**D. Specific changes recommended in the 2001 Reexamination Report were incorporated into the 2003 Master Plan.**

The 2003 Master Plan and particularly the land Use Element includes a number of recommendations, including recommended changes to substantial portions of the current development regulations. It is recommended that these changes be prepared and implemented as soon as possible.

**E. The recommendations of the Planning Board concerning the incorporation of Redevelopment Plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992 c.79 (c.40A:12A-1 et al.), 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 provision of the Municipal Land Use Law is not applicable to the Township of West Amwell since it contains no redevelopment areas and does not anticipate the creation of any in the near future.