

# Tavistock Borough Master Plan Reexamination and Amendments Public Hearing

September 28, 2021

# Municipal Master Plan

- The Master Plan is a policy document adopted by the Planning Board. It outlines the municipality's land use planning vision and sets forth the recommended policies to guide the Borough toward implementing the vision.
- Authorized by Municipal Land Use Law (N.J.S.A. 40:55D-28).
- Master Plan forms the legal foundation for the zoning ordinance and zoning map.
- The Master Plan includes two required elements and typically several of the optional elements:
  - Required: A statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for development of the municipality are based
  - Required: A Land Use Plan Element
  - More or Less Required: Housing Plan Element
  - Optional: Circulation Plan Element, Utility Service Element, Community Facilities Plan Element, Recreation Plan Element, Conservation Plan Element, Economic Plan Element, Historic Preservation Element, recycling Plan Element, Farmland Preservation Plan Element, Development Transfer Plan Element, Educational Facilities Plan Element Green Buildings and Environmental Sustainability Plan Element
- Zoning code (ordinance) and zoning map are the primary law governing use of land at the local level.

# Master Plan Reexamination

- MLUL (N.J.S.A. 40:55D-89) requires that a general master plan reexamination be undertaken at least every ten years. The report and findings are to be prepared and adopted by the planning board and then sent to the governing body, the County, and the State Office of Planning Advocacy.
- The Master Plan Reexamination must include five parts outlined in N.J.S.A. 40:55D-89(a) through (e).
- The Reexamination report is a review of previously adopted master plans, amendments, and land use regulations to determine whether the ideas and policy guidelines are still relevant and consistent with the Borough's current vision and needs, and whether changes or updates are needed or wanted.
- Often a Master Plan Amendment to address the recommendations or issues raised by the Reexamination Report either accompanies or follows the Reexamination.
- The Report begins with an introduction, brief history, and planning context.

# Contents of Reexamination Report

A Reexamination Report must include the following components (N.J.S.A. 40:55D-89):

- 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 planning, 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 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.

# Overview of Relevant Changes to Assumptions, Policies, Objectives at Local, County and State Levels

- Local ordinance revisions
- State Development and Redevelopment Plan
- Municipal Land Use Law –Master Plan Provisions
- Time of Application Law
- Renewable Energy Legislation
- Wireless Telecommunications Facilities
- Stormwater Management
- Cannabis/Marijuana
- Affordable Housing Rules, Regulations, *Mount Laurel IV*

# Major Problems and Objectives at Time of Adoption of Previous Master Plan: 1994 Master Plan Objectives

Tavistock Borough seeks to enable harmonious and efficient allocation and arrangement of land uses, to preserve and enhance economic and social values, to protect property values, to promote the design of the built environment in a manner that supports the goals, and to provide for ease and efficiency of administration.

The Borough identified two overarching goals:

- Community Character Goal: Provide for the continued scenic open space and low-density nature of the Borough.
- Environment and Open Space Goal: Protect the natural features, resources and open space within the Borough such as steep slopes, streams, and wooded areas

The Master Plan also noted the following problems or concerns:

- Noise concerns were identified and it was recommended that the Borough consider adopting a noise control ordinance to address sound coming from vehicles, residents, pets, and other disturbances.
- The Master Plan noted that Tavistock is a highly managed and manicured environment, with virtually no area left in a natural state. It was noted that the resident wildlife is consistent with species typical in parks.

# Extent to Which Objectives Have Changed

Tavistock has not experienced any significant changes in the overall approach to land use planning since the Master Plan was prepared in 1994. The overarching purpose of the master plan is to preserve the character of the community, to protect the environment, and to maintain the vitality of the Tavistock Country Club property and the residential lots within the Borough.

- The goals remain salient, relevant, and appropriate.
- While the goals have not changed, the responses have changed over time.
- Proactive approach to environmental stewardship.
- Updating the Housing Element

# Master Plan Amendments- Add goals and objectives to address evolving needs of the community

- Revise Environment and Open Space Goal:

Protect the natural features, resources, and open space within the Borough including steep slopes, streams, vegetative buffers, and wooded areas, and aim to reduce the Borough's carbon footprint and overall environmental impact

- Add Environment and Open Space Objectives

- Improve stormwater management by using green infrastructure techniques such as natural, low-impact design elements and green infrastructure installations such as rain gardens, green roofs, permeable pavement, vegetated swales, tree trenches and constructed wetlands.
- Promote the incorporation of green infrastructure planning and implementation strategies in new construction as well as renovation of existing buildings.
- Encourage new development to incorporate green building practices (e.g., solar-oriented, energy and water-efficient design of buildings, low impact site design).
- Maintain tree canopy to increase the beneficial effects such as a reduced carbon footprint, reduced ambient temperature, stormwater management benefits and increased aesthetic appeal to a municipality, as well as improved quality of life.
- Encourage the use of native and other drought tolerant species for landscaping to conserve water, reduce pollution, and attract birds and pollinators. Prohibit the use of invasive species, which can rapidly colonize open areas, causing harm to ecosystems and eliminating the natural benefits of the native species.
- Continue to encourage practices that require reduced watering and reduced pesticide and herbicide use.



# Master Plan Amendments- Add goals and objectives to address evolving needs of the community

- Add a Housing Goal: Preserve and enhance the existing neighborhood character and housing stock and consider opportunities to enable the provision of an affordable housing unit to complement the existing community.
- Add Housing Objectives:
  - Ensure the retention of the four existing permanent residential dwelling units in the Borough in order to maintain a stable population in the Borough.
  - Coordinate with Haddonfield Borough to ensure that the existing residential units on Tavistock Lane are integrated with the surrounding neighborhood.
  - Provide an opportunity for the provision of an affordable housing unit within the Borough to satisfy the Borough's Round Three fair share obligation.

# Housing Element

(including the requirements  
of N.J.S.A. 52:27D-310)

- Housing Inventory
- Age and Type of Housing Stock
- Condition of Housing Stock
- Purchase or Rental Value
- Occupancy Characteristics
- Demographic Characteristics, Income, Employment
- Projection of Housing Stock
- Consideration of Lands Most Appropriate for Low and Moderate Income Housing

Questions?