

DRAFT

**MASTER PLAN
REEXAMINATION REPORT**

WEST WINDSOR TOWNSHIP, NEW JERSEY

APRIL 16, 2008

Prepared by the West Windsor Planning Board

Assisted by:

Maser Consulting, P.A.

The original of this report was signed and sealed by

John Madden, P.P.
New Jersey Licensed Planner #1452
MC Project No. WWP-099

INTRODUCTION TO THE 2008 WEST WINDSOR MASTER PLAN REEXAMINATION REPORT

When the Municipal Land Use Law (NJSA C.40:55D-1 et seq.) was adopted in August 1976, the enabling legislation, which governed municipal planning and zoning in all New Jersey Municipalities, was completely revised. One of the major changes was a provision that required the reexamination of master plans and development regulations every six years pursuant to the provisions of N.J.S.A. C.40:55D-89. The reexamination report is to be prepared by the Planning Board for the governing body. The most recent amendments to N.J.S.A. C.40:55D-89 now require five elements in the reexamination report, as follows:

- 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 reviewed with particular regard to 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 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 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 prior West Windsor Master Plan was adopted in 2002. The West Windsor Master Plan Reexamination Report recommends specific amendments to both the Master Plan and Zoning ordinances. An amended Zoning Ordinance text and zoning map may be part of, or a follow-up action to this Reexamination Report. According to N.J.S.40:55D-62-land 40:55D63, the statutory requirement for the giving of personal notice within a district of zoning ordinance amendment proposing a change to the classification or boundaries of a zoning district is not applicable to changes made as a result of a Master Plan Reexamination recommendation.