

**FAR HILLS BOROUGH, SOMERSET COUNTY**  
**LIST OF CURRENT MUNICIPAL PLANNING AND REGULATORY DOCUMENTS**

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The Borough's Master Plan was most recently prepared in 2003 and included the following Elements:

- Land Use Plan
- Conservation Plan
- Housing Plan
- Utility Services Plan
- Circulation Plan
- Community Facilities Plan
- Recreation Plan
- Economic Plan
- Historic Preservation Plan

Since the last Master Plan adoption, a reexamination report was prepared and adopted in January 2009. Recommendations in the report include review and update of the following zone and district regulations:

R-5, review of bulk standards, including building setbacks, permitted building height and allowable coverage to determine whether these standards should be adjusted in anticipation of future land use changes within the Village area.

R-9, Review permitted nonresidential development options and amend development standards where necessary to better protect adjoining residences wherever nonresidential development is permitted adjacent to existing residences and residential neighborhoods.

NO Review permitted residential apartment development options and amend regulations with incentives to encourage affordable housing conversions and accessory apartment creation within the existing single-family residential housing stock.

VC Review bulk standards applicable to the VC Zone and particularly the Fire Station and amend bulk, height, coverage standards and parking requirements to incentivize redevelopment of this site in a manner that is consistent with (1) adaptive reuse of the building, and (2) maintaining the Station's 'landmark' status in the Village.

R-3 Zone, in conjunction with the Borough's affordable housing obligation, conduct a review of the R-3 zone to determine whether and to what degree this zone should accommodate a portion of the Borough's affordable housing obligation and identify an alternative minimum lot for this zone and/or a density standard to permit the development of a moderate amount of affordable housing.

Ordinance Section 803.F. – Review and amend where necessary the specific performance standards to establish more prescriptive standards to preserve existing scenic conditions to the maximum extent possible. Ordinance standards such as the placement of buildings & structures, enhanced setback requirements, buffering and preferred building and structure materials should be added to clarify the application of the scenic ordinance standards.

In addition, it was recommended that the Borough amend the Stormwater Management Plan and stormwater management ordinances in accordance with NJDEP requirements.

### **Land Development Ordinance**

The Revised General Ordinances of the Borough of Far Hills was prepared in 2005 and amended and updated as follows:

- Ordinance No. 92-9 – Sections 803A. & B. Steep Slopes and Stream Corridor Protection
- Establish requirements for the redevelopment and reconstruction of dwellings served by individual on-site septic systems in the Borough of Far Hills.