

6-1 PREPARATION; CONTENTS, MODIFICATIONS.

6-1.1 The Planning Board shall prepare and, after public hearing adopt or amend a Master Plan or component parts thereof, to guide the use of lands within the Borough in a manner which protects public health and safety and promotes the general welfare. (Ord. No. 581 § 6-1.1)

6-1.2 The Master Plan shall generally comprise a report or statement and land use and development proposals, with maps, diagrams and text, presenting where appropriate, the following elements:

- a. A statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the Borough are based;
- b. A land use plan element (1) Taking into account the other Master Plan elements and natural conditions, including but not necessarily limited to, topography, soil conditions, water supply, drainage, flood plain areas, marshes, and woodlands; (2) Showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes; and (3) Including a statement of the standards of population density and development intensity recommended for the Borough;
- c. A housing plan element, including but not limited to, residential standards and proposals for the construction and improvement of housing;
- d. A circulation plan element showing the location and types of facilities for all modes of transportation required for the efficient movement of people and goods into, about, and through the Borough;
- e. A utility service plan element analyzing the need for and showing the future general location of water supply and distribution facilities, drainage and flood control facilities, sewerage and waste treatment, solid waste disposal and provision for other related utilities;
- f. A community facilities plan element showing the location and type of educational or cultural facilities, historic sites, libraries, hospitals, fire houses, police stations and other related facilities, including their relation to the surrounding areas;
- g. A recreation plan element showing a comprehensive system of areas and public sites for recreation;
- h. A conservation plan element providing for the preservation, conservation, and utilization of natural resources, including, to the extent appropriate, open space, water, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries, wildlife and other natural resources; and
- i. Appendices or separate reports containing the technical foundation for the Master Plans and its constituent elements.

(Ord. No. 581 § 6-1.2)

6-1.3 The Master Plan and its plan elements may be divided into Subplan and Subplan Elements projected according to periods of time or staging sequences. (Ord. No. 581 § 6-1.3)

6-1.4 The Master Plan shall include a specific policy statement indicating the relationship of the proposed development of the Borough as developed in the Master Plan to (a) the Master Plans of contiguous municipalities, (b) the Master Plan of Somerset County, (c) any comprehensive guide plan pursuant to Section 15 of P.L. 1961, c.47.

(Ord. No. 581 § 6-1.4)

6-2 PERIODIC EXAMINATION.

6-2.1 Pursuant to State Law the Borough Council shall, at least every six (6) years, provide for a general re-examination of the Master Plan and this Land Development Ordinance by the Planning Board which shall prepare a report on the findings of such re-examination, a copy of which shall be sent to the County Planning Board and the Municipal Clerks of each adjoining municipality. The six (6) year period shall commence with the adoption or termination of the last general re-examination of such plan and regulations. The first such re-examination shall be completed within six (6) years after December 1978. Such report shall state:

- a. The major problems and objectives relating to land development in the Borough at the time of such adoption, last revision or re-examination, if any.
- 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 such plan or regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources and change in state, county, and Borough policies and objectives.
- d. The specific changes recommended for such plan or regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

(Ord. No. 581 § 6-2.1)