

Wayne Master Plan Re-Exam: 2020

Overview: Master Plan

Statute

NJSA 40:55D-28

Purpose

The Master Plan sets the Township's vision for itself, establishing long term goals and policies to govern the usage and development of land. Key issues addressed in the Master Plan include

- **Character of the community**
- **Locations of land uses**
- **Transportation/circulation strategies**
- **Economic development**

Overview: Master Plan Re-Exam

Statute

NJSA 40:55D-89

Deadline

August 2020 (every 10 years)

Purpose

To ensure that the master plan and development regulations of the Township are sufficient to advance the vision of the Township and adjust to changing circumstances.

Components

- A. Problems/objectives at time of last re-examination**
- B. Extent of changes to those problems/objectives**
- C. Changes in assumptions, policies, objectives**
- D. Recommended changes to Master Plan and Zoning**
- E. Recommended changes to redevelopment plans**

Approach: Master Plan Re-Exam

Engagement

Limited/Minimal

Policy Change

**Clean-up of current ordinance issues.
Changes to bulk standards based on new design trends.
No major policy changes to use/districts.**

Focus

**Changing/Evolving economy
Continuing to attract investment in Wayne.
Development Challenges in Mountain View
Defining questions for future public engagement.**

Follow-up

**Master Plan amendments based on public engagement
Ordinance clean-up
Process refinement**

Continuing to Attract Investment to Wayne



**Zoning
that
reflects
market
demands**

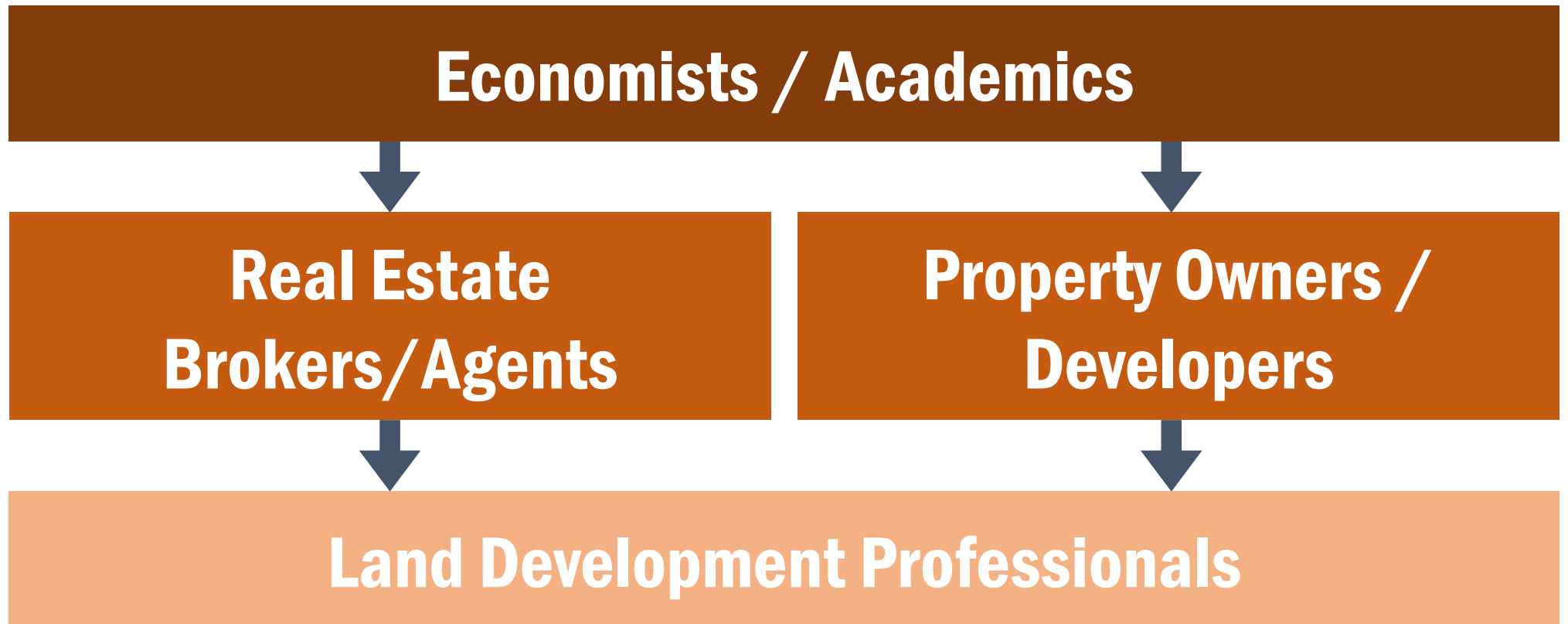


**Efficient
Township
processes**



**Effective
coordination
with other
jurisdictions**

Zoning that reflects market demands



Economists/Academics

Questions

What are the major economic trends that have brought Wayne to its current position within New Jersey?

What are the major changes currently impacting the regional economy?

How will these changes impact land development in New Jersey?

How will these changes impact a town like Wayne?

If these changes are happening, what would Wayne expect to see as evidence of the change?

What can Wayne do to continue to attract business in this new economy?

Real Estate Brokers/Agents

Questions

What is the outlook for their industry?

What are key locational factors?

How does Wayne compare to those locational factors?

What can Wayne do to be more attractive to this industry?

Property Owners/Developers

Questions

Why did they choose Wayne?

What characteristics were they looking for?

What is the outlook for their industry?

What impact do zoning regulations impose on ensuring full use of their existing properties? (Mountain View)

Land Use Professionals: Engineers

Questions

What sectors of land use are they seeing the most demand for development?

What major changes are they seeing in:

retail/restaurant design?

office design?

warehouse design?

What are some prototypical examples of next generation design?

Efficient Township processes

**Land Development
Professionals**

**Property Owners /
Developers**

Inter-departmental Process Review

Published Inter-departmental Workflow



Efficient Township processes

Questions

What is their experience in Wayne?

How does their experience in Wayne compare to other towns?

Where are applications most typically caught up?

Effective coordination with other jurisdictions



Utilities:

- PSEG
- JCPL
- Verizon
- Optimum
- AT&T



County:

- Planning Department
- Economic Development



State:

- DOT
- Transit
- DEP

Timeline: Master Plan Re-Exam

January	Planning Board Scope Presentation
February	Academic Interviews
March	Real Estate Interviews
April	Planning Board Update
May	Developer/Professional Interviews
June	Interjurisdictional Meetings
July	Submission of Draft Report
August	Adoption of Report
Post Adoption	Master Plan Engagement and Amendments Inter-departmental Review/Published workflow Zoning Amendments