

1                   **SECTION XVI - COMPATIBILITY WITH PLANS OTHER**  
2                   **THAN TOWNSHIP PLAN**

3  
4  
5                   **Introduction**

6  
7                   The Municipal Land Use Law requires that the Master Plan take into consideration the plans of  
8                   contiguous municipalities and Essex County and the N.J. State Development and Redevelopment  
9                   Plan to enable coordination, and reduction of conflicts, in community planning. The contiguous  
10                  land uses of neighboring communities are shown on the Zoning of Adjoining Communities Map  
11                  (Map K).

12  
13                  **Essex County**

14  
15                  No inconsistencies or conflicts with the Essex County master plan or solid waste management  
16                  plan were found.

17  
18                  **Contiguous Municipalities**

19  
20                  The master plans and implementing zoning ordinances of the contiguous municipalities have  
21                  been examined.

22  
23                  **Borough of Florham Park**

24  
25                  The Passaic River forms the boundary between the southwestern portion of the Township and  
26                  the Borough of Florham Park. The contiguity runs from a point south of Route 10 and west of  
27                  the Cedar Hill Country Club to the southern boundary of the Township. The contiguous  
28                  portions of Florham Park are zoned C-1, Office and Manufacturing; R-44, one-family on  
29                  minimum of 1 acre; OSM, Open Space, Municipal Use; and MF-4, Multi-family Residential.  
30                  This Master Plan proposes that the Cedar Hill Country Club, currently zoned R-1, be rezoned  
31                  OSGC-Open Space Golf Course with permitted alternative use as an Inclusionary Planned  
32                  Residential Development and preserved open space. The other Township lands contiguous to  
33                  Florham Park are either County parklands or zoned R-1 or WRC-Water Resource  
34                  Conservation.

35  
36                  **Township of East Hanover**

37  
38                  The Township of East Hanover is west of the Passaic River and north of the Borough of  
39                  Florham Park. Again, the river forms the boundary between Livingston and its neighbor. The  
40                  land within East Hanover from its boundary with Florham Park north to Route 10 is zoned R-  
41                  120 requiring a minimum lot size of three acres, and R-20 for one-family homes. This is  
42                  compatible with the adjacent Cedar Hills Country Club (presently zoned R-1 but  
43                  recommended to be rezoned OSGC – Open Space Gold Course with alternative use as  
44                  described on the preceding paragraph), and the R-5A zone between the country club and Route  
45                  10 and includes a 20-acre open space buffer between the river and the nearest housing  
46                  structure.

1 Along Route 10, East Hanover has a B-2 Highway Business District west of Livingston’s B-1  
2 District and a portion of its CI District. Adjacent to the B-2 District there is an SFA, Single  
3 Family Attached district, with an R-20, Residential One Family District north of that. There  
4 is a narrow greenbelt on the Township side of the river that buffers Livingston’s CI District.  
5 The balance of East Hanover’s R-20 District, its P Public zone, a small R-20 District, and a  
6 large I-3, Light Industrial District south of the East Hanover border with the Borough of  
7 Roseland, all face West Essex Park on the Township’s side of the river.  
8  
9

10 **Borough of Roseland**

11  
12 The Township’s northerly border abuts the Borough of Roseland for its entire length. From  
13 west to east, Roseland’s contiguous zoning consists of an [R-6] [ROM] Garden Apartment  
14 District, a B-2 Retail Business District, a Conservation District, a Conservation/Recreation  
15 District, an R-3 Detached Single Family Residence District, and a small Conservation District.  
16 However, a portion of Roseland north of I.S. 280 and to the east of Livingston Avenue has  
17 been developed as an office park. None of the present uses for lands in the Township are in  
18 conflict with the Roseland Master Plan. However, the proposed exchange of land between  
19 jurisdictions and adjustment of the municipal boundaries is not found in the Roseland master  
20 plan.  
21  
22

23 **Township of West Orange**

24  
25 The Township of West Orange is along the Township’s easterly boundary. From the  
26 Township’s southerly boundary northward to East Northfield Road, West Orange has an R-G  
27 Garden Apartment zone; an OB-2 Office Building zone; and an R-1 One-Family zone, and an  
28 R-4 One-Family zone. On Northfield Road (Northfield Avenue in West Orange) there is a B-2  
29 Retail Business zone. North of Northfield Road there is an R-4 One-Family zone, an R-C  
30 Single-Family or Townhouse zone, an R-3AH One-Family zone, an R-3 One-Family zone, an  
31 R-5 One-Family zone that includes a public school abutting the Township’s R-1 residential  
32 district known as “BelAir”, and an R-2 One-Family zone. The proposed boundary adjustment  
33 is not found in the West Orange master plan.  
34  
35

36 **Township of Millburn**

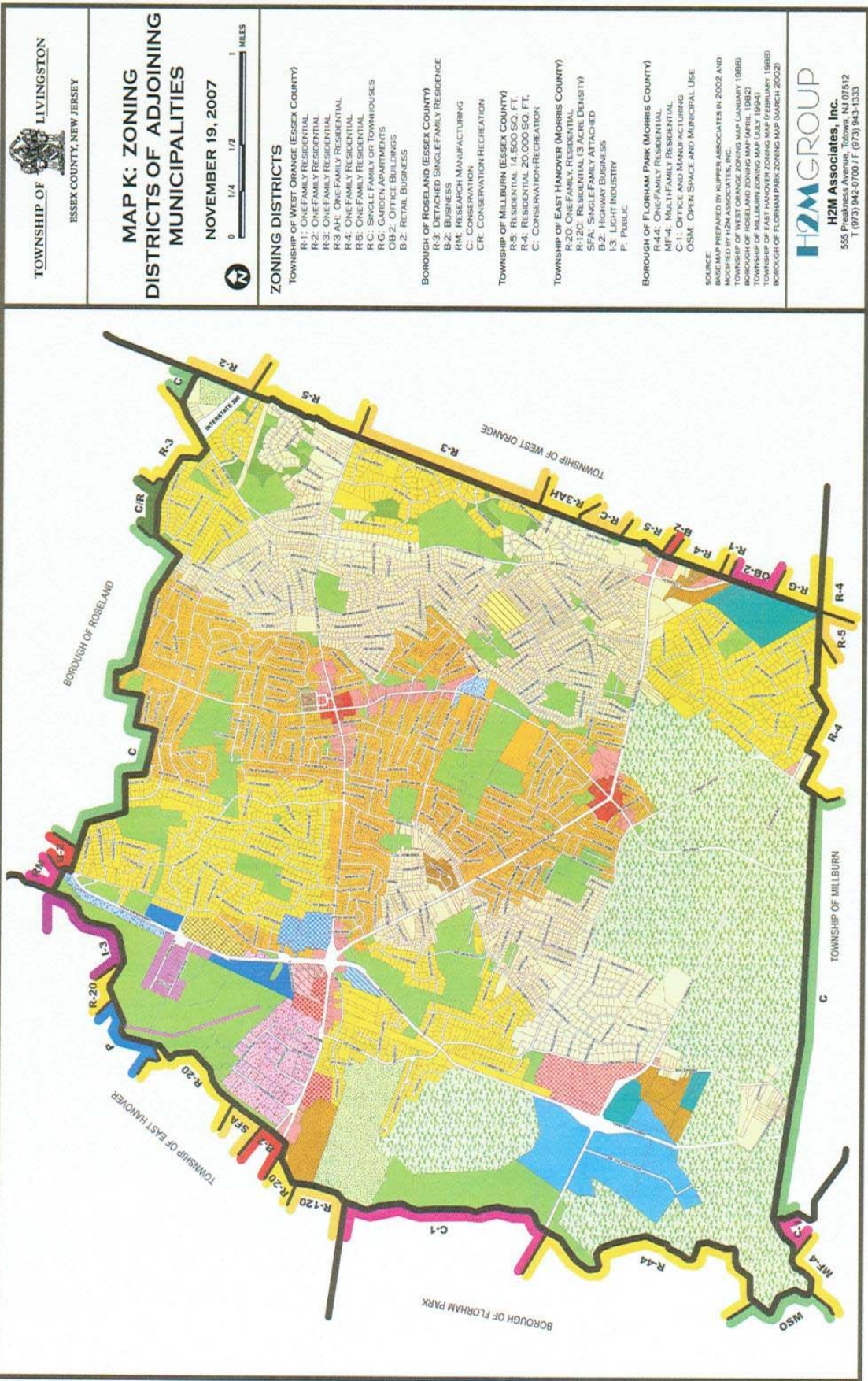
37  
38 The Township of Millburn is to the south of Livingston and to the east of the Township of  
39 Florham Park. The Millburn/Township boundary runs through the East Orange Water Reserve  
40 from the Florham Park boundary to White Oak Ridge Road. The portion of the Water Reserve  
41 within Millburn is zoned Conservation. That zoning is compatible with the Township’s  
42 adjacent WRC – Water Resource Conservation District; although the Township also has a  
43 small Single-Family Residential District, a corner of which abuts the Millburn Conservation  
44 district just northwest of Passaic Avenue. With the exception of a small Livingston B-1  
45 District at the intersection of South Orange Avenue, East Hobart Gap Rd. and White Oak  
46 Ridge Road, Millburn’s R-4 and R-5 districts, with minimum lot areas of 20,000 and 14,500  
47 square feet respectively, abut Livingston’s R-1 Single-Family district with a minimum lot  
48 size of 24,000 square feet.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45

**Conclusion:** There are no inconsistencies between this Master Plan and Master Plans of the adjacent communities that would render this Master Plan incompatible with any of the others. Proposed changes in municipal boundaries presented in this Master Plan cannot be accomplished unilaterally.

**New Jersey State Development and Redevelopment Plan.**

This Master Plan is consistent with the New Jersey State Development and Redevelopment Plan (SDRP) and the standards and goals for the State’s Metropolitan Planning Area (PA1), which recognize the Township’s mature development patterns that present little vacant land for future development. The zoning recommendations in regard to water reserve and reservoir areas are consistent with the standards and goals of the SDRP which places those properties in the Environmentally Sensitive Planning Area (PA5).



TOWNSHIP OF LIVINGSTON  
ESSEX COUNTY, NEW JERSEY

**MAP K: ZONING DISTRICTS OF ADJOINING MUNICIPALITIES**

NOVEMBER 19, 2007



**ZONING DISTRICTS**

TOWNSHIP OF WEST ORANGE (ESSEX COUNTY)  
 R-1: ONE-FAMILY RESIDENTIAL  
 R-2: ONE-FAMILY RESIDENTIAL  
 R-3: ONE-FAMILY RESIDENTIAL  
 R-3 AH: ONE-FAMILY RESIDENTIAL  
 R-4: ONE-FAMILY RESIDENTIAL  
 R-5: SINGLE FAMILY OR TOWNHOUSES WITH ATTACHED GARAGES  
 OB-2: OFFICE BUILDINGS  
 B-2: RETAIL BUSINESS

BOROUGH OF ROSELAND (ESSEX COUNTY)  
 R-3: DETACHED SINGLE-FAMILY RESIDENCE  
 B-2: BUSINESS  
 RM: RESEARCH MANUFACTURING  
 C: CONSERVATION  
 CR: CONSERVATION RECREATION

TOWNSHIP OF MILLBURN (ESSEX COUNTY)  
 R-5: RESIDENTIAL 14,500 SQ. FT.  
 R-4: RESIDENTIAL 20,000 SQ. FT.  
 C: CONSERVATION/RECREATION

TOWNSHIP OF EAST HANOVER (MORRIS COUNTY)  
 R-20: OFFICE BUILDINGS  
 R-120: RESIDENTIAL (3 ACRE DENSITY)  
 SFA: SINGLE-FAMILY ATTACHED  
 B-2: HIGHWAY BUSINESS  
 I-3: LIGHT INDUSTRY  
 P: PUBLIC

BOROUGH OF FLORHAM PARK (MORRIS COUNTY)  
 R-4: ONE-FAMILY RESIDENTIAL  
 MF-4: MULTIFAMILY RESIDENTIAL  
 C-1: OFFICE AND MANUFACTURING  
 OSM: OPEN SPACE AND MUNICIPAL USE

SOURCE:  
 BASE MAP PREPARED BY KUPFER ASSOCIATES IN 2002 AND MODIFIED BY H2M ASSOCIATES, INC.  
 TOWNSHIP OF WEST ORANGE ZONING MAP (JANUARY 1988)  
 TOWNSHIP OF MILLBURN ZONING MAP (MAY 1982)  
 TOWNSHIP OF EAST HANOVER ZONING MAP (FEBRUARY 1988)  
 BOROUGH OF FLORHAM PARK ZONING MAP (MARCH 2002)

**H2M GROUP**  
 H2M Associates, Inc.  
 555 Pinetree Avenue, Towson, NJ 070512  
 T (973) 942-0700 / F (973) 943-1333

