



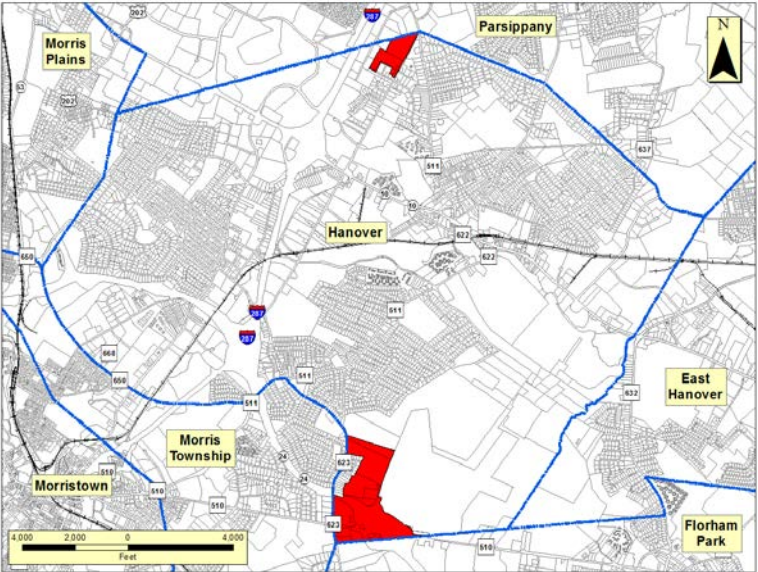
Zoning Ordinances Introduced: May 2019


Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Borough of Chatham	N/A	6/10/19	<p>The River Road Redevelopment Plan establishes standards for the redevelopment of the River Road Redevelopment Area, designated a Non-Condensation Redevelopment Area by Resolution 18-331 on November 26, 2018. The Redevelopment Area consists of Block 135, Lots 9, 10 and 11, which total 4.5 acres in size and are located at the intersection of River Rd. and Watchung Ave. / County Rt. 646. The western boundary of the Redevelopment Area is formed by the embankment of NJ Transit's Morris & Essex Line. The northern two parcels are used for industrial purposes while the southern parcel is used by a heating oil supplier. The area east of the rail line is predominantly industrial, with some commercial and retail uses. West of the rail line are the Willows at Chatham townhomes and small lot single family development. Existing Zoning is M-3 Industrial and Gateway Overlay. Standards for the Redevelopment Area include the following:</p> <ul style="list-style-type: none"> • Permitted Uses: Retail, hotel, restaurants, offices, brewery, banks, multifamily, live/work lofts, public open space, theater, indoor recreation, mixed-use buildings comprised of any permitted uses (residential uses shall not be located under any non-residential uses). • Minimum Lot: 30,000 sq. ft. • Maximum Building Coverage: 75% • Maximum Impervious Coverage: 85% • Maximum Height: 4 stories / 48 ft. <i>(3 stories / 36 ft. depending on location near River Rd. and Watchung Ave.)</i> • Maximum Height: 4 stories / 48 ft. • Other: Open space, building design, parking and circulation requirements. 	

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Chatham	2019-10	6/27/19	<p>Amend the Land Development Regulations to make various changes to the Lot Grading Plans section of the regulations. Examples of the changes include the following:</p> <ul style="list-style-type: none"> • Placement of more than twenty cubic yards of fill is removed from the list of activities necessitating a Lot Grading Plan. • The Lot Grading Plan shall fully comply with the Township's Tree Management Ordinance. • If a notice of violation is issued, the applicant shall submit an amended Lot Grading Plan within ten days of notice. 	
Borough of Chester	2019-12	6/6/19	Amend the Borough Code to add a new Affordable Housing chapter. This chapter establishes regulations pertaining to factors such as buyer and renter income eligibility, maximum rents and sales prices, control periods and affirmative marketing.	This ordinance is as called for by the November 2018 Settlement Agreement between the Borough and the Fair Share Housing Center.

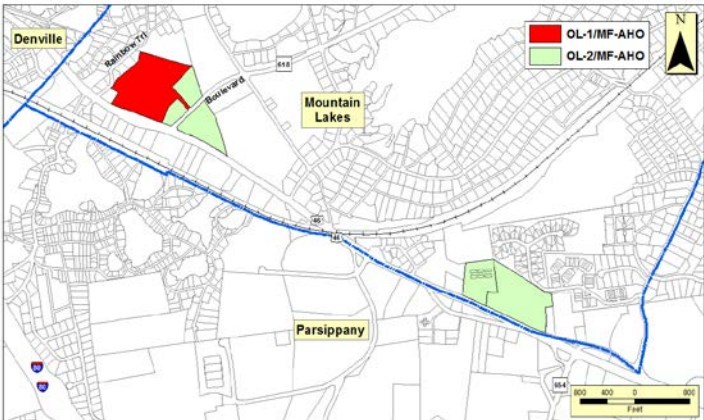
Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Borough of Chester	2019-13	6/6/19	<p>Amend the Land Development Regulations to establish a new overlay zoning district, the B-3-IMUO - Regional Commercial Inclusionary Mixed-Use Overlay District, and amend the Zoning Map to place Block 133, Lot 5 in the new B-3-IMUO Overlay. In addition, a Borough-wide 20% for-sale / 15% rental affordable housing set-aside is established, applicable to multi-family or townhouse developments of six units per acre or more that results in an increase of five or more units than would be permitted under existing regulations</p> <p>The B-3-IMUO Overlay is located on a 7.25 acre parcel at the corner of West Main St. / County Rt. 513 and State Highway 206 that is the site of the Chester Mall. It also has frontage on Old Gladstone Rd. / County Rt. 671. Retail stores and shopping centers are to the south and east. Single family homes are also in the vicinity. The site is in the B-3 - Regional Commercial Business District., which shall remain as the underlying zone. Standards applicable to the new overlay include the following:</p> <p>Permitted Uses:</p> <ul style="list-style-type: none"> • Uses permitted and regulated in the B-3 District. • Mixed-use multi-family development with all non-residential uses limited to the first floor and residential uses limited to floors above non-residential development. <p>Maximum Density: 10 units per acre Minimum Lot: 7.25 acres Maximum Height: 3 stories / 48 ft. <i>(if within 100 ft. of residential zone or use: 2 ½ stories / 35 ft.)</i> Maximum Impervious Coverage: 70% Affordable Set-Aside: 20%</p> 	<p>This ordinance is as called for by the November 2018 Settlement Agreement between the Borough and the Fair Share Housing Center.</p> <p>It is estimated that the B-3-IMUO Overlay could accommodate a maximum of 72 units. This estimate does not include reductions for potential physical and/or environmental constraint.</p>

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Borough of Florham Park	19-12	6/12/19	<p>This ordinance make various amendments to the Subdivision and Site Plan Review and Zoning Regulations. Examples of the changes include the following:</p> <ul style="list-style-type: none"> • The Planning Board and Zoning Board of Adjustment Fee Schedules are revised and expanded. • Responsibility for review and approval of a change in occupancy or use of nonresidential premises is switched from the Planning Board to the Borough Engineer. • Should the Borough Engineer deny a site plan waiver, the application shall be referred to the Planning Board for review and decision. 	
Township of Hanover	20-19	6/13/19	Amend the Land Use and Development Regulations to prohibit the rental of residential property for periods of 30 days or less.	


Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Hanover	24-19	6/13/19	<p>Amend the Land Use and Development Regulations to establish a new zoning district, the O-S - Office-Services District, and amend the Zoning Map to place various parcels into the new district. There are two areas being rezoned as O-S. The northern area includes the site of the Birchwood Manor catering facility on North Jefferson Rd. on the Parsippany border. Roughly half this area is vacant. Most of this area is currently in the I-P2 District, with a small portion in the R-40 District. The southern area is at the State Hwy. 24 and Columbia Tpke. / County Rt. 510 interchange on the Morris Township and Florham Park borders, adjacent to the Morristown Airport. This area includes a hotel, office buildings and a gas transmission facility. Most of this area is currently in the I-P District, with a small portion in the OB-RL3 District. The standards for the new O-S district include the following:</p> <p>Permitted Uses: Business, administrative and professional offices, hotels, conference centers, banquet facilities, data processing centers, educational services, health care and social assistance services, houses of worship and libraries.</p> <p>Minimum Lot:</p> <ul style="list-style-type: none"> • Banquet halls, convention center, hospitals: 10 acres • Houses of worship and schools: 5 acres • All other uses 3 acres <p>Maximum Height: 75 ft. Maximum Building Coverage: 25% Maximum Improvement Coverage: 65%</p> 	

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Harding	N/A		<p>The Glen Alpin/Hurstmont Redevelopment Plan establishes standards for the redevelopment of the Glen Alpin/Hurstmont Redevelopment Area, designated a Non-Condensation Redevelopment Area by Resolution 17-073 on February 25, 2019. The Redevelopment Area is 29.4 acres in size, consisting of Block 34, Lot 1 (site of the Glen Alpin mansion) and Block 27, Lot 2 (site of the Hurstmont mansion) on Mt. Kemble Ave. / US Hwy. 202 at its intersection with Tempe Wick Rd.</p> <p>The Hurstmont site is currently zoned RR Rural - Residential and the Glen Alpin site is zoned PB - Public Land. The purpose of the Plan is to redevelop the Hurstmont property into a Continuing Care Retirement Community (CCRC) with an affordable housing set-aside. In addition, the Plan preserves the historic Glen Alpin site (jointly owned by Harding Township and the Harding Land Trust) and restores it as a community asset.</p> <p><u>CCRC District</u></p> <ul style="list-style-type: none"> • Permitted Uses: CCRC inclusive of: <ul style="list-style-type: none"> ○ Attached/detached/townhome independent living units ○ Multi-family independent Living Units ○ Assisted living and memory care residences/skilled nursing units • Maximum Units/Beds: 250 • Minimum Lot: 19 acres • Maximum Building Coverage: 25% • Maximum Improved Coverage: 35% • Age Restriction: A CCRC is defined by the Plan as being for those age 62 and over • Affordable Set-Aside: 40 age-restricted units/beds <p><u>Glen Alpin Cultural Center District</u></p> <ul style="list-style-type: none"> • Permitted Uses: Cultural center, offices, leasable event space • Minimum Lot: 9 acres • Remaining Bulk Standards: The agreements and easements with the DEP, County, and other relevant parties shall control the bulk standards for the District. 	This ordinance is as called for by the September 2018 Settlement Agreement between the Township and the Fair Share Housing Center.

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Montville	2019-12	6/25/19	Amend the Historic Districts and Historic Sites section of the Land Use and Development Regulations to establish regulations insuring that no officially designated historic site or landmark within the Historic District shall be allowed to deteriorate due to neglect by the owner. The new regulations provide standards for defining such deterioration as well as enforcement mechanisms.	
Borough of Mountain Lakes	3-19	5/29/19	Amend the Zoning Regulations to establish affordable housing regulations pertaining to factors such as buyer and renter income eligibility, maximum rents and sales prices, control periods and affirmative marketing. In addition, any future multi-family development of five or more new units is required to include a 20% for-sale / 15% rental affordable set-aside. This set-aside shall not apply to sites identified in the Borough's January 29, 2019 Settlement Agreement with the Fair Share Housing Center or the Borough's Housing Element and Fair Share Plan, for which sites set-aside standards are specified.	

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Borough of Mountain Lakes	4-19	5/29/19	<p>Amend the Zoning Regulations to establish two overlay zones, the OL-1/MF-AHO - Office and Light Industrial Zone/Multi-Family Affordable Housing Overlay and the OL-2/MF-AHO - Office and Light Industrial Zone/Multi-Family Affordable Housing Overlay. The Zoning Map shall be amended to place Block 7, Lot 7 in the new OL-1/MF-AHO Overlay and Block 7, Lots 8 and 9, Block 6, Lot 14, and Block 116, Lots 5, 5.01 through 5.52 and 6 in the new OL-2/MF-AHO Overlay.</p> <p>The OL-1/MF-AHO Overlay is a 16.1 acre tract with an office building on US Hwy 46, and with an access driveway to Boulevard / County Rt. 618. The OL-2/MF-AHO Overlay is divided into two areas: The western area consists of three parcels totaling 10.7 acres at the intersection of US Hwy. 46 and Boulevard / County Rt. 618 and has a bank as well as office uses. The eastern area consists of parcels totaling 18 acres on US Hwy 46 with office and industrial uses.</p> <p>Permitted Uses:</p> <ul style="list-style-type: none"> • OL-1/MF-AHO: Uses as permitted and regulated in OL-1 • OL-2/MF-AHO: Uses as permitted and regulated in OL-2 • Both Zones: Inclusionary development consisting of townhouses and/or multifamily <p>Inclusionary Development Standards(both zones):</p> <ul style="list-style-type: none"> • Minimum Lot: 3 acres • Maximum Density: 14 dwelling units per acre • Maximum Height: 3 stories / 40 ft. • Maximum Building Coverage: 25% • Maximum Improved Coverage: 50% • Affordable Set-Aside: 20% for-sale / 15% rental 	<p>This ordinance is as called for by the January 2019 Settlement Agreement between the Borough and the Fair Share Housing Center.</p> <p>It is estimated that the OL-1/MF-AHO Overlay could accommodate a maximum 225 units. It is estimated that the combined total of the two areas zoned OL-2/MF-AHO Overlay could accommodate a maximum of 402 units. Estimates do not include reductions for potential physical and/or environmental constraints.</p>


Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Borough of Mountain Lakes	5-19	5/29/19	Ordinance 5-19 establishes the Affirmative Fair Housing Marketing Plan that developers of inclusionary housing must submit. It includes such factors as the demographic groups to be targeted, newspapers that will publish advertisements, and organizations to be notified.	
Borough of Mountain Lakes	6-19	5/29/19	Amend the Zoning Regulations to add a new chapter establishing an Affordable Accessory Apartments Ordinance. Up to five affordable accessory apartments may be created in the Residential and "A" Business Districts, as called for by the January 29, 2019 Settlement Agreement with the Fair Share Housing Center.	
Borough of Mountain Lakes	7-19	5/29/19	Amend the Revised General Ordinances to add a new chapter establishing Affordable Housing Development Fees. Within all residential districts, residential developers shall pay a fee of 1 ½% of the equalized assessed value for residential development. When an increase in residential density has been permitted via a "d" variance, the fee shall be 6%. Within all zoning districts, nonresidential developers shall pay a fee of 2 ½% of the equalized assessed value of the land and improvements for new nonresidential construction, including additions to existing structures. The Borough shall not spend these development fees until the Superior Court has approved an affordable housing spending plan.	
Borough of Mountain Lakes	8-19	5/29/19	<p>Ordinance 8-19 establishes the affordable housing Spending Plan for the Third Round Planning Period through 2025. The current trust fund balance is \$33,509, with \$409,959 in additional development fees and interest expected to be raised through the end of 2025. Eighty percent of the total affordable housing trust fund monies collected via development fees and earned through interest will be used to render housing units more affordable as follows:</p> <ul style="list-style-type: none"> • For sale units in the form of emergency repairs, down-payment assistance, homeowner assistance loans for condominiums or homeowner association fees, and homeowner assistance loans for mortgage payments up to two months or less in arrears to forestall foreclosure. • For rent units in the form of security deposit assistance and rental assistance. • To create an accessory apartment program. 	

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Borough of Riverdale	06-2019	6/12/19	<p>Amend the Zoning Regulations to establish a new overlay zoning district, the AHO - Affordable Housing Overlay District, and amend the Zoning Map to place the new AHO Overlay over the existing CRD - Community Redevelopment District. The new AHO Overlay is located along Paterson Hamburg Tpke. / County Rt. 511 from the I-287 interchange to the Pompton Lakes border. The existing land use in the new overlay zone consists of a mix of retail, commercial, industrial and small lot single family uses. Standards for development using the AHO Overlay option shall include the following:</p> <p>Permitted Uses:</p> <ul style="list-style-type: none"> • Multifamily apartments or townhouses • Retail, office and restaurant uses that are permitted in the CRD District, on the first floor only and on sites that directly front on Newark Pompton Tpke. and Paterson Hamburg Tpke. • When multifamily apartments are located on sites that directly front on Newark Pompton Tpke. and Paterson Hamburg Tpke., they must be located on the second floor or higher. <p>Maximum Density: 12 units per acre Minimum Lot: 1 acre Maximum Height: 3 stories / 40 feet Maximum Impervious Coverage: 80% Affordable Set-Aside: 20% for-sale / 15% rental</p> 	This ordinance is as called for by the December 2018 Settlement Agreement between the Borough and the Fair Share Housing Center.

Zoning Ordinances Adopted: May 2019

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of East Hanover	7-2019	5/9/19	Amend the Land Use and Zoning Regulations as they apply to parking requirements in the R-10, R-11, R-15, R-20, R-120 and R-120-CR Residence Zones. A minimum of one garage space per dwelling unit shall be required. The maximum number of garage spaces shall vary by zone. The existing requirement that ties the minimum number of garage spaces to the size of the lot is eliminated. In addition, the existing cap on the maximum number of off-street parking spaces (both garaged and non-garaged) is eliminated.	
Township of Hanover	19-2019	5/10/19	Amend the Land Use and Development Regulations to permit, within the B-10 Highway Business District, small-scale storage buildings with an associated office or retail trade use. The gross floor area of the storage building shall not exceed 10,000 sq. ft. In addition to the warehouse operation, the building shall contain at least 1,000 sq. ft. of gross floor area devoted to office or retail trade use.	
Township of Jefferson	19-04	5/15/19	<p>Amend the RA-3 Redevelopment Plan to establish additional standards for multifamily residences, which are permitted, in certain locations, as a conditional use in the RA-3 Zone. Examples of the new standards include the following:</p> <ul style="list-style-type: none"> • Maximum impervious area: 60% • Maximum number of units per building: 50 • No dwelling units shall be allowed in the basement or above the third story • Maximum building height: 42 feet 	Multifamily residences are permitted as a conditional use in the RA-3 Zone at Block 273.02, Lot 1, Block 273.01, Lots 2.061, 2.062, and 12 and all other RA-3 parcels located in the Highlands Planning Area having greater than one acre in size and having adequate water and sewer service.
Township of Parsippany	2019:15	5/22/19	Amend the Zoning Regulations to repeal the APRD-2 Alternative Planned Residential Development 2 District.	The 2014 Reexamination Report notes that the APRD-2 District is no longer on the zoning map and is obsolete.
Township of Parsippany	2019:16	5/22/19	Amend the Zoning Regulations so that the section that establishes regulations pertaining to building height refers to the definition of building height provided in the definition section of the regulations.	This ordinance is as called for by the 2014 Reexamination Report to ensure a standard measurement of building height.

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Parsippany	2019:17	5/22/19	Amend the Zoning Regulations to establish a corner yard setback exception to the prohibition on accessory structures in the front yard. Accessory structures that are interconnected with the principal building, including but not limited to, above ground oil tanks, air conditioning compressors, etc., shall be permitted within a front yard of a corner lot subject to the applicable accessory structure side yard setback. Such structures shall be limited to a 20 sq. ft. area. This exception does not include sheds, garages, or any accessory use or structure that is not directly interconnected with the principal building.	This ordinance is as called for by the 2014 Reexamination Report, due to concern that existing regulations, as applied to corner lots, create unnecessarily restrictive requirements for certain accessory structures, such as above ground oil tanks and air conditioning compressors.
Township of Parsippany	2019:18	5/22/19	This ordinance relocates the critical slope area regulations from the Subdivision Regulations to the Zoning Regulations in order to clarify and reinforce that bulk variance relief is needed for deviation from these requirements. In addition, the critical slope area regulations are amended to clarify that the percentages of slope disturbance are applied to each individual proposed lot in a subdivision.	This ordinance is as called for by the 2014 Reexamination Report.
Township of Parsippany	2019:19	5/22/19	Amend the Zoning Regulations to reduce the maximum permitted driveway width from 36 feet to 24 feet.	This ordinance is as called for by the 2014 Reexamination Report, due to concern that the 36 foot maximum results in more pavement area than is generally required and thus results in greater runoff.
Township of Parsippany	2019:20	5/22/19	<p>Amend the Zoning Regulations as they pertain to signs. Example of the change include the following:</p> <ul style="list-style-type: none"> • An exception to the prohibition on illuminated advertising signs shall be that one such sign indicating that the business is open shall be permitted. Such illuminated signs shall not exceed three sq. ft. and shall not have flashing or blinking lights. In addition, one illuminated sign advertising lotteries shall be permitted. • Temporary banners and pennants shall be allowed during construction that obstruct permanent signage, where such temporary signage is necessary to prevent long-term business disruption. 	
Township of Parsippany	2019:21	5/22/19	Amend the Zoning Regulations to eliminate the mixed land use option as a permitted conditional use in the R-2M Residential Mixed-Use Option District.	This ordinance is as called for by the 2014 Reexamination Report.

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Parsippany	2019:22	5/22/19	<p>Amend the Zoning Map to rezone Block 391, Lots 1, 2, 3, 4 and 5 from the R-3 Residential District to the B-3 Local Business District. The five lots, four of which are roughly one half acre in size and one of which is 1.6 acres in size, are located on northbound Parsippany Rd. / County Rt. 511, just north of Greenhill Rd. Two of the lots are single family homes, two are commercial uses located in former single family homes, and one is a bank. To the immediate south is a strip mall, to the north are office buildings, and to the east and west are single family neighborhoods.</p> <p>In addition, the Zoning Regulations are amended to prohibit vehicular access from residentially zoned streets to and from a lot in the B-3 District.</p> 	This ordinance is as called for by the 2014 Reexamination Report.

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Parsippany	2019:23	5/22/19	Amend the Zoning Regulations to eliminate Public and Nonprofit or Limited Dividend Housing for Elderly Persons as a permitted conditional use in the R-3, R-3A (RCA), R-4 and R-5 Residential Districts.	The elimination of this conditional use in the R-3 District is as called for by the 2014 Reexamination Report. This ordinance removes this conditional use from additional zones as well.

Proposed Ordinances Received: 16

Adopted Ordinances Received: 12

Total Ordinances Processed: 28