

LAND DEVELOPMENT ORDINANCES INTRODUCED: JANUARY 2023

Municipality: BOROUGH OF MADISON

Ordinance: 2-2023

Public Hearing Date: 1/23/23

Summary: Proposed Ordinance 2-2023 repeals Ordinance 18-2022 (adopted in April 2022), which had permitted a maximum of two Medicinal Cannabis Dispensaries in the CC - Community Commercial District and the Gateway District. As a result, no zoning districts in the Borough will permit Medicinal Cannabis Dispensaries.

Municipality: TOWNSHIP OF RANDOLPH

Ordinance: 02-23

Public Hearing Date: 2/16/23

Summary: Amend the Land Development Regulations to establish a new inclusionary zoning district, the R-10 - Multifamily Inclusionary District, and amend the Zoning Map to rezone Block 44, Lots 8 and 9 from the R-8 - Multifamily Inclusionary District to the newly established R-10 District. The 7.7-acre R-10 District is located at 879 - 885 Route 10 and consists of an undeveloped wooded lot and a lot with a commercial / office building. The surrounding area includes undeveloped wooded lands as well as retail, office, commercial, single-family detached homes, and townhomes. The standards applicable to the new R-10 District include the following:

- Permitted Uses: Multifamily dwelling units, townhouses and stacked townhouses
- Minimum Lot: 3.5 acres
- Maximum Density: 15 units per acre
- Affordable Set-Aside: 20%
- Maximum Height: 3 stories / 42 feet (townhome or stacked townhome); 4 stories / 50 feet (multifamily)
- Maximum Building Coverage: 30%; Maximum Impervious Coverage: 60%
- Minimum Open Space: 10%

Staff Comments: *These two lots were placed in the then newly created R-8 District by Ordinance 27-22, adopted in September 2022 (along with two other lots). The new R-10 District differs from the R-8 District by a reduction in the minimum setbacks as well as the addition of a leasing and maintenance office as an accessory use. According to the 2022 Randolph Township Housing Element and Fair Share Plan, Block 44, Lots 8 and 9 could accommodate 91 units, including 18 affordable units.*



Municipality: TOWNSHIP OF RANDOLPH

Ordinance: 03-23

Public Hearing Date: 2/16/23

Summary: Amend the Land Development Regulations to revise the language pertaining to the VCR-6 Multifamily Inclusionary District so that the requirement is for a minimum of 15 affordable *units* instead of 15 affordable *credits*.

LAND DEVELOPMENT ORDINANCES ADOPTED: JANUARY 2023

Municipality: TOWNSHIP OF MORRIS

Ordinance: 26-22

Date Adoption Filed: 1/3/23

Summary: Amend the Zoning Map to place a 2.7-acre portion of Block 5401, Lot 2 in the RA-15 - Single-Family Residential District, with the remainder to be in the OSGU - Open Space - Government Use District. This 5.6-acre parcel is located at 257 Mount Kemble Avenue / US Highway 202 and is wooded and vacant. Much of the surrounding neighborhood consists of single-family detached homes. Wooded lands that are a part of the Township-owned Jockey Hollow Park are located to the west.



PROPOSED ORDINANCES RECEIVED: 3
ADOPTED ORDINANCES RECEIVED: 1
TOTAL ORDINANCES PROCESSED: 4