

ZONING ORDINANCES INTRODUCED: FEBRUARY 2021

Municipality: BOROUGH OF BUTLER

Ordinance: 2021-2

Public Hearing Date: 2/16/21

Summary: Amend the Land Use Regulations to adopt a new Stormwater Management section. These regulations establish minimum stormwater management requirements and controls for applicable developments.

Municipality: BOROUGH OF CHATHAM

Ordinance: 21-02

Public Hearing Date: 3/8/21

Summary: Amend the Land Development Regulations to adopt a new Stormwater Management and Control section. These regulations establish minimum stormwater management requirements and controls for applicable developments.

Municipality: TOWNSHIP OF CHESTER

Ordinance: 2021-02

Public Hearing Date: 3/2/21

Summary: Amend the Land Use Regulations to add a new section establishing regulations for fences. Examples of the new regulations include the following:

- Semi-open and open fences of up to four feet in height shall be permitted within a front yard area. All fences within a front yard shall be setback five feet from any right-of-way line.
 - Closed, semi-open, and open fences of up to six feet in height shall be permitted within a side or rear yard area. Such fences may extend to the side and rear property lines.
 - Chain link fences shall be prohibited within a front yard. Chain link fences within a side and rear yard shall be constructed with vinyl clad posts, rail, and mesh fabric.
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Municipality: TOWNSHIP OF CHESTER

Ordinance: 2021-03

Public Hearing Date: 3/2/21

Summary: Amend the Land Use Regulations to establish regulations permitting recreational vehicles as an accessory use in the R-1, R-2, R-3, R-5 and R-10 Districts. Examples of the new regulations include the following:

- No such vehicle shall be located in a required front yard setback.
 - Any such vehicle shall have a setback of twenty-five feet from the property line of any property utilized for residential purposes.
 - Any such vehicle shall be in good working condition, operable, and not abandoned. Vehicles shall also be registered and licensed.
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Municipality: TOWNSHIP OF HARDING

Ordinance: 02-2021

Public Hearing Date: 3/8/21

Summary: Amend the Glen Alpin/Hurstmont Redevelopment Plan to fix an error. The plan permits townhomes, multi-family independent living units, assisted living and dementia care homes at the site of the Hurstmont Mansion, and a cultural center, offices, leasable event space, a restaurant and a group home at the site of the Glen Alpin Mansion. The age-restriction on townhomes is corrected to change it from 62 years of age and over to 55 years of age and over.

Municipality: TOWNSHIP OF HARDING

Ordinance: 03-2021

Public Hearing Date: 3/8/21

Summary: Amend the Land Use and Development Regulations to add the following to the list of permitted uses in the B-2 Business District: Farm Stands, Farm Markets, Financial and Insurance Institutions, Fitness Centers, Live/Work Units, Public and Quasi-Public Uses, Personal Services and Private Educational Services. Definitions for several of these newly added uses are provided as well. For example, Live/Work Units are defined as units configured for both residential and non-residential use to be used and occupied by the same resident, in which the non-residential use is the primary activity. Examples of the non-residential use include skilled crafts such as painting, sculpture and photography.

Municipality: TOWNSHIP OF HARDING

Ordinance: 04-2021

Public Hearing Date: 3/8/21

Summary: Amend the Land Use and Development Regulations so that children's play structures that have a rectangular footprint of less than 250 feet and a height of 12 feet or less shall be subject to a setback of one-half the normally required setback or 10 feet, whichever is greater.

Municipality: TOWNSHIP OF HARDING

Ordinance: 05-2021

Public Hearing Date: 3/8/21

Summary: Amend the Land Use and Development Regulations so that an existing single-family dwelling may continue to be occupied while a new dwelling is being constructed on the same lot, notwithstanding the permitted use provision allowing only one single-family residence per lot. This arrangement is subject to the approval of the Township Construction Official and Board of Health. The new building must be completed and ready for occupancy within eighteen months of issuance of a building permit. After a temporary certificate of occupancy is issued for the new dwelling, the original dwelling must be removed within 30 days.

Municipality: BOROUGH OF MADISON

Ordinance: 9-2021

Public Hearing Date: 2/22/21

Summary: Amend the Land Development Regulations to repeal in full Schedule II: Permitted, Conditional and Accessory Uses. This is a schedule that listed the uses permitted by zoning district.

Municipality: BOROUGH OF MADISON

Ordinance: 10-2021

Public Hearing Date: 2/22/21

Summary: Amend the Land Development Regulations to remove gasoline service stations and public garages as conditional uses in the CC - Community Commercial District.

Municipality: TOWNSHIP OF MONTVILLE

Ordinance: 2021-03

Public Hearing Date: 3/9/21

Summary: This ordinance makes a wide variety of amendments to the Land Use and Development Regulations. Examples of the changes include the following:

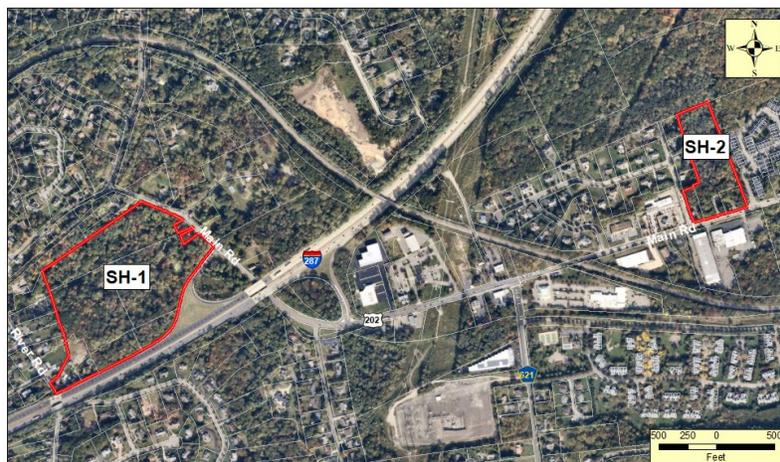
- Establish a new overlay district, the SH-1 - Senior Housing 1 Overlay District, for Block 59 Lots 13, 15, 17, 18, 19, 20 and 22. This 31-acre site has frontage on River Rd. to the southwest and Main Rd. / US Hwy. 202 to the northeast. I-287 forms the southern border. Three of the lots have single family homes, three are vacant and one has a dog sitting / pet grooming operation. The underlying R-27A - Residential District zoning will remain unchanged.

Permitted uses: Adult community housing in a multifamily structure and historical museum or exhibition space. Affordable set-aside: 15% rental / 20% for-sale. Minimum tract: 25 acres. Maximum Density: 11 du/ac. Maximum Height: 4 st. / 60 ft. Maximum Building Coverage: 20%. Maximum Impervious Cov.: 40%

Staff Comments: At 11 du/ac, the 31-acre SH-1 Overlay could accommodate a maximum of 341 units, pending potential reductions for other physical or environmental constraints.

- Establish a new overlay district, the SH-2 - Senior Housing 2 Overlay District, for Block 39 Lots 67.02, 68, 69 and 70. This eight-acre site has frontage on Main Rd. / US Hwy. 202. The Hunting Hills townhomes are located to the immediate east. More than 80% of the land area is vacant. A single-family home and a commercial use are part of the site as well. The underlying B-2 - Business District and R-27A - Residential District zoning will remain unchanged.

Permitted uses: Assisted living facility, which may also include memory care facilities and/or continuing care retirement communities. Affordable set-aside: 15% rental / 20% for-sale. Minimum tract: 7 acres. Maximum Units: 100. Maximum Height: 4 st. / 48 ft. Maximum Building Coverage: 15%. Maximum Impervious Coverage: 30%



- Add a new section establishing design standards for new single-family development approved as part of a major subdivision. Examples include a requirement that the primary entrance to single-family dwellings must face the street identified as the property's street address and a requirement that single-family dwellings have an enclosed garage (the number of garages varies by dwelling size).
- Add a new section establishing design standards for non-residential development. Examples include a requirement that non-residential buildings are oriented with a primary entrance facing at least one adjacent public street and a requirement that the top floor of all non-residential buildings must be capped by a cornice or sloping roof element.
- A new section is added establishing buffer requirements wherever a nonresidential zone district abuts any of the R - Residential zone districts along a side or rear lot line.
- Various amendments pertaining to places of worship. For example, in the I and O Districts, lots containing places of worship shall front on and have direct access to a public state, county or municipal street or highway which shall be an arterial or collector street as identified in the Township Master Plan, and not primarily a street serving as access to residential properties.
- A new section establishing standards for electric vehicle charging stations is added. Such stations shall be permitted as an accessory use in all zoning districts.
- Add a new section establishing standards for the keeping of animals. The keeping of small animals, farm animals, domestic fowl and bees is permitted in all zones as an accessory use to any principal use or conditional use.

Municipality: TOWNSHIP OF MONTVILLE

Ordinance: 2021-05

Public Hearing Date: 2/26/21

Summary: Amend the Land Use and Development Regulations to adopt a new Stormwater Management section. These regulations establish minimum stormwater management requirements and controls for applicable developments.

Municipality: TOWNSHIP OF RANDOLPH

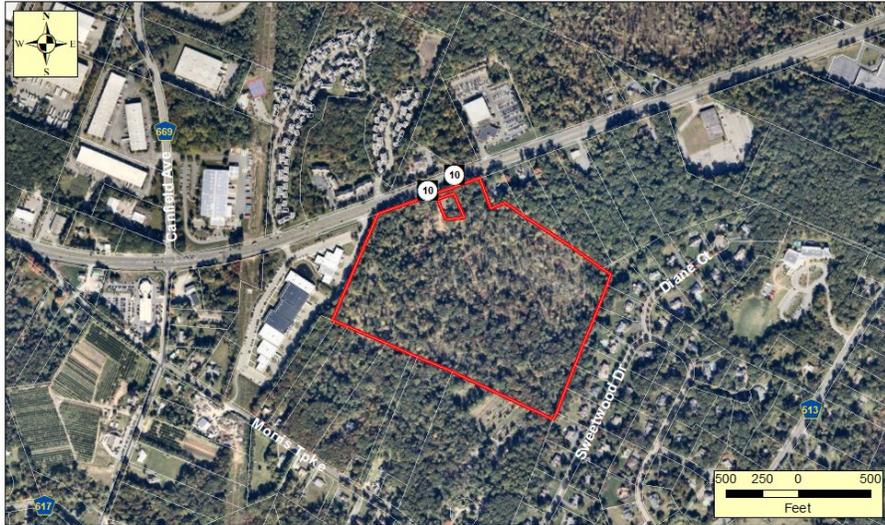
Ordinance: 04-2021

Public Hearing Date: 3/4/21

Summary: Amend the Land Development Regulations to establish a new inclusionary zoning district, the R-7 - Single-Family Attached Inclusionary District, and amend the Zoning Map to rezone Block 44, Lot 4 from the OL - Office Laboratory District to the newly established R-7 District. This vacant, wooded, 42.6-acre parcel is located at 931 State Hwy. 10. The Arrowgate townhomes and apartments, a dentist office, and the Performance Ford car dealership are located to the north. Commercial and industrial condominiums are located to the west. Single-family homes are located to the east. Standards applicable to the new R-7 District include the following:

- Permitted Uses: Townhouses and stacked townhouses.
- Maximum Units: 136
- Affordable Set-Aside: 20% (but not less than 27 affordable units)

- Minimum Lot: 35 acres
- Maximum Density: 4 units per acre
- Maximum Height: 3 st. / 45 ft.
- Maximum Building Coverage: 20%; Maximum Improvement Coverage: 40%



Municipality: TOWNSHIP OF RANDOLPH

Ordinance: 05-2021

Public Hearing Date: 3/4/21

Summary: Amend the Land Development Regulations to establish a new inclusionary zoning district, the R-6 - Multifamily Inclusionary District, and amend the Zoning Map to rezone Block 44, Lot 25 from the OL - Office Laboratory District to the newly established R-6 District. This vacant, wooded, 12.8-acre parcel is located at 134 Dover-Chester Rd. / County Rt. 513. The Gottesman RTW Academy is located to the south. An office building is located to the northwest. Vacant wooded land is located to the north. Single-family homes are located to the east and south. Standards applicable to the new R-6 District include the following:

- Permitted Uses: Multifamily dwelling units, including but not limited to buildings with apartment flats with common stairways, buildings with direct entry to individual units, stacked townhouse buildings, and buildings with flats with a central corridor or any combination of the foregoing within a building.
- Maximum Units: 199
- Affordable Set-Aside: 20% (but not less than 40 affordable units)
- Minimum Lot: 12 acres
- Maximum Density: 17 units per acre
- Maximum Height:
 - One Midrise Multifamily Building: 4 st. / 55 ft. (flat roof) or 4 st. / 60 ft. (pitched roof)
 - Multifamily Flats and Stacked Townhomes: 3 st. / 49 ft.
- Maximum Building Coverage: 30%; Maximum Improvement Coverage: 60%

- Vehicular access to and from the development shall be via State Hwy. 10 through an easement with the adjoining property, Block 44, Lot 12 (the lot with an office building to the immediate northwest).



Municipality: TOWNSHIP OF ROCKAWAY

Ordinance: O-21-05

Public Hearing Date: 3/9/21

Summary: Amend the Land Use and Development Regulations to correct an error in the Block and Lot listing for the RMFO-12 - Multifamily Residential Overlay District. This district was established by Ordinance O-20-31, whose adoption notice was filed with Morris County in February 2021.

Municipality: TOWNSHIP OF ROCKAWAY

Ordinance: O-21-06

Public Hearing Date: 3/9/21

Summary: Amend the Land Use and Development Regulations to establish the position of Municipal Housing Liaison and detail the responsibilities of this position.

Municipality: TOWNSHIP OF ROXBURY

Ordinance: 02-21

Public Hearing Date: 2/23/21

Summary: Amend the Land Development Regulations to add new regulations establishing requirements for affordable housing. These regulations address such matters as the maximum rents and sales prices for affordable units, buyer and tenant income eligibility, control periods, enforcement mechanisms, and affirmative marketing requirements.

Municipality: TOWNSHIP OF ROXBURY

Ordinance: 03-21

Public Hearing Date: 2/23/21

Summary: Amend the Land Development Regulations to add new regulations providing for the collection of development fees and the establishment of an Affordable Housing Trust Fund to be funded by such fees.

Municipality: TOWNSHIP OF WASHINGTON

Ordinance: RO-04-21

Public Hearing Date: 3/15/21

Summary: Amend the Zoning Regulations to add a new section establishing standards for small wireless facilities in rights-of-way. Examples of the new regulations include the following:

- Collocation of a small wireless facility shall be a permitted use not requiring discretionary zoning approvals.
- No person shall place a small wireless facility in the right-of-way, without first filing a small wireless facility application and obtaining a small cell building/work permit.
- No proposed pole for a small wireless facility shall be taller than 35 feet or 110% of the height of poles in the surrounding streetscape, whichever is higher.

ZONING ORDINANCES ADOPTED: FEBRUARY 2021

Municipality: BOROUGH OF CHATHAM

Ordinance: 21-03

Date Adoption Filed: 2/12/21

Summary: This ordinance adopts a revised version of the River Road Redevelopment Plan. The original Plan was adopted in June 2019 and established development standards for the River Road Redevelopment Area, which consists of Block 135, Lots 9, 10 and 11. This 4.5-acre site is located at the intersection of River Rd. and Watchung Ave. / County Rt. 646 and includes industrial uses and a heating oil supplier.



The revised Plan continues to permit the same variety of mixed uses, such as retail, hotel, restaurants, offices, multifamily, and public open space. The basic standards as to such factors as minimum lot size and maximum building and impervious coverage remain unchanged. The changes implemented by the new Plan include the following:

- The required publicly accessible open space may now be provided in the form of a payment in lieu.
- The minimum setback from River Rd. is reduced from 20 ft. to 10 ft., the minimum side yard setback is reduced from 30 ft. to 10 ft., and the minimum rear yard setback is reduced from 30 ft. to 15 ft.
- Under the original Plan, only one curb cut or vehicle access point was permitted per each street frontage. Under the revised Plan, two curb cuts or vehicle access points shall be permitted on the River Road street frontage while one curb cut or vehicle access point shall be permitted on the Watchung Avenue frontage.

Staff Comments: According to an article posted on January 25, 2021 at newjerseyhills.com, plans for 259 rental apartments have been submitted for this site.

Municipality: TOWNSHIP OF CHESTER

Ordinance: 2021-01

Date Adoption Filed: 2/4/21

Summary: Amend the Land Development Regulations to adopt a new Stormwater Control Ordinance. These regulations establish minimum stormwater management requirements and controls for applicable developments.

Municipality: TOWNSHIP OF HARDING

Ordinance: 01-2021

Date Adoption Filed: 2/10/21

Summary: Amend the Land Use and Development Regulations to adopt a new Stormwater Management section. These regulations establish minimum stormwater management requirements and controls for applicable developments.

Municipality: TOWNSHIP OF HANOVER

Ordinance: 1-2021

Date Adoption Filed: 2/16/21

Summary: Amend the Land Use and Development Regulations to delete the Transfer of Development Credits section.

Municipality: TOWNSHIP OF HANOVER

Ordinance: 3-2021

Date Adoption Filed: 2/16/21

Summary: Amend the Land Use and Development Regulations to adopt a new Stormwater Management section. These regulations establish minimum stormwater management requirements and controls for applicable developments.

Municipality: TOWNSHIP OF HANOVER

Ordinance: 4-2021

Date Adoption Filed: 2/16/21

Summary: Amend the Land Use and Development Regulations to establish a new inclusionary zoning district, the RM-7 Residence District, and amend the Zoning Map to rezone Block 4802, Lot 2, located at 190 Park Ave./ County Rt. 623, from the O-S - Office-Services District to the newly established RM-7 District. The 3.3-acre site is the location of a former bank, presently used as an office. The Park Ave. / Columbia Tpke. intersection is located nearby to the north while the State Hwy. 24 / Columbia Tpke. interchange is located toward the east. The Hyatt House extended stay hotel is located to the immediate north. The Residences at Columbia Park townhomes are located to the west in Morris Township while office buildings are located to the south in Florham Park.



Standards applicable to the new RM-7 District include the following:

- Permitted Uses: Multifamily residential dwelling units and furnished apartments
(Furnished apartments are defined as serviced apartment units that use a shorter-term rental arrangement than standard apartments and are provided with furnishings that the average apartment would require)
- Maximum Units: 210 units, including not more than 150 market-rate units and not less than 60 affordable units. Not more than 120 units shall be standard unfurnished dwelling units; the balance of the permitted units may be furnished apartment units.
- Tenure: All units shall be rentals.
- Minimum Lot: The entire property located outside of the street right-of-way
- Maximum Height: 70 ft.
- Maximum Building Coverage: 50%; Maximum Improvement Coverage: 75%

Municipality: BOROUGH OF MENDHAM

Ordinance: 01-2021

Date Adoption Filed: 2/23/21

Summary: Amend the Zoning Regulations to adopt a new Stormwater Control Ordinance. These regulations establish minimum stormwater management requirements and controls for applicable developments.

Municipality: TOWNSHIP OF MONTVILLE

Ordinance: 2021-02

Date Adoption Filed: 2/10/21

Summary: Amend the Land Use and Development Regulations in order to establish a requirement for a safety and stabilization guarantee in the form of a payment that varies by bonded improvement cost. Developers shall furnish such guarantee for the purpose of returning property that has been disturbed to a safe and stable condition or otherwise implementing measures to protect the public from access to an unsafe or unstable condition. The Township may access the guarantee when site disturbance has commenced and all work on the development has ceased for a period of at least 60 consecutive days and work has not recommenced within 30 days following written notice of the Township's intent to claim payment under the guarantee.

Municipality: BOROUGH OF MORRIS PLAINS

Ordinance: 1-2021

Date Adoption Filed: 2/5/21

Summary: Amend the Land Development Regulations to adopt a new Stormwater Control Ordinance. These regulations establish minimum stormwater management requirements and controls for applicable developments.

Municipality: BOROUGH OF NETCONG

Ordinance: 2021-3

Date Adoption Filed: 2/17/21

Summary: Amend the Land Development Regulations to adopt a new Stormwater Control Ordinance. This ordinance establishes minimum stormwater management requirements and controls for applicable developments.

Municipality: TOWNSHIP OF ROCKAWAY

Ordinance: O-20-25

Date Adoption Filed: 2/19/21

Summary: Amend the Land Use and Development Regulations to add new regulations establishing requirements for affordable housing. The new regulations address such matters as the maximum rents and sales prices for affordable units, buyer and tenant income eligibility, control periods, enforcement mechanisms, and affirmative marketing requirements.

Staff Comments: *This ordinance will be-re introduced in order to comply with public notice requirements under the Municipal Land Use Law.*

Municipality: TOWNSHIP OF ROCKAWAY

Ordinance: O-20-27

Date Adoption Filed: 2/19/21

Summary: Amend the Land Use and Development Regulations to add a new section mandating that any development application proposing five or more new dwelling units shall be required to set aside 20% of said lots or units for affordable housing. This requirement shall apply for all new multi-family residential developments of five or more units that become permissible through either a use variance, a density variance increasing the permissible density at the site, a rezoning permitting multi-family residential housing where not previously permitted, or new redevelopment plan.

Staff Comments: *This ordinance will be-re introduced in order to comply with public notice requirements under the Municipal Land Use Law.*

Municipality: TOWNSHIP OF ROCKAWAY

Ordinance: O-20-28

Date Adoption Filed: 2/25/21

Summary: Amend the Land Use and Development Regulations to establish a new mixed-use inclusionary overlay district, the R-B MFO - Regional Business Multifamily Overlay District, and amend the Zoning Map to place the site of the Rockaway Townsquare Mall into the new overlay. The overlay includes, not only the main mall building itself, but most of the various shopping centers, restaurants, hotel and offices that surround the mall. This 222-acre overlay is bounded by Mount Pleasant Ave. to the south, Mount Hope Ave. / County Rt. 661 to the east, and Interstate 80 to the north. The underlying R-B - Regional Business District zoning remains. Standards for the new overlay include the following:

- Permitted Uses: R-B District uses (retail, offices, hotels and motels, banks, restaurants, theaters) and multifamily uses located on an upper-story.
- Minimum Tract: The entire district, which shall be conceptually planned in a comprehensive integrated manner showing the proposed development for the entire district.
- Maximum Units: 500
- Affordable Set-Aside: 20%
- Maximum Density: 2.2 units per acre
- Maximum Height: Mall buildings - 65 ft.; All others - 50 ft.



Staff Comments: This ordinance will be re-introduced in order to comply with public notice requirements under the Municipal Land Use Law.

Municipality: TOWNSHIP OF ROCKAWAY

Ordinance: O-20-29

Date Adoption Filed: 2/25/21

Summary: Amend the Land Use and Development Regulations to establish a new mixed-use inclusionary overlay district, the B-2 MFO - Highway Business Multifamily Residential Overlay District and amend the Zoning Map to place Block 10202, Lots 27 and 28 in the new overlay. The overlay includes the ShopRite Shopping Center, two strip malls and two restaurant buildings. This 21.3-acre overlay is located on eastbound US Hwy. 46, across the street from Grecco Used Cars. Industrial uses are located to the immediate west. Single-family homes are located to the east and a vacant wooded tract is located to the southeast. The underlying B-2 - Highway Business District zoning remains. Standards for the new overlay include the following:

- Permitted Uses:
 - B-2 District uses, except for storage buildings and yards, fuel distributing plants, lumber yards, warehouses, and wholesale distribution centers. B-2 permits retail, offices, hotels and motels, nursing homes, banks, restaurants and single-family detached.
 - Multifamily uses located on an upper-story.
- Minimum Tract: The entire district, which shall be conceptually planned in a comprehensive integrated manner showing the proposed development for the entire district.
- Maximum Density: 9.5 units per acre
- Affordable Set-Aside: 20%
- Maximum Height, Multifamily: 3 st. / 42 ft.
- Maximum Impervious Coverage: 60%

Staff Comments: *The 2020 Rockaway Township Housing Element and Fair Share Plan indicates that the permitted density would enable the development of 201 units, including 41 affordable units.*

This ordinance will be-re introduced in order to comply with public notice requirements under the Municipal Land Use Law.



Municipality: TOWNSHIP OF ROCKAWAY

Ordinance: O-20-30

Date Adoption Filed: 2/25/21

Summary: Amend the Land Use and Development Regulations to establish a new inclusionary overlay district, the RMFO-10 - Multifamily Residential Overlay District, and amend the Zoning Map to place Block 11509, Lots 2, 11 and 12 in the new overlay. This 19.1-acre overlay consists of three industrial buildings located at 321 and 353 Richard Mine Rd. The two addresses are separated by Township-owned woodlands. The building located at 353 Richard Mine Rd. is split by the municipal boundary with Wharton. The Wharton portion is not a part of this overlay. Township-owned woodlands are located to the south, as is the State Hwy. 15 / Interstate 80 interchange. The Mountainview Manor condominiums are located to the north. The underlying I - Industrial District zoning remains. Standards for the new overlay include the following:

- Permitted Uses: Multifamily
- Minimum Lot: 4 acres
- Maximum Density: 10 units per acre
- Affordable Set-Aside: 20%
- Maximum Height, Multifamily: 3 st. / 42 ft.
- Maximum Impervious Coverage: 60%

Staff Comments: The 2020 Rockaway Township Housing Element and Fair Share Plan indicates that the permitted density would enable the development of 192 units, including 39 affordable units.

This ordinance will be-re introduced in order to comply with public notice requirements under the Municipal Land Use Law.

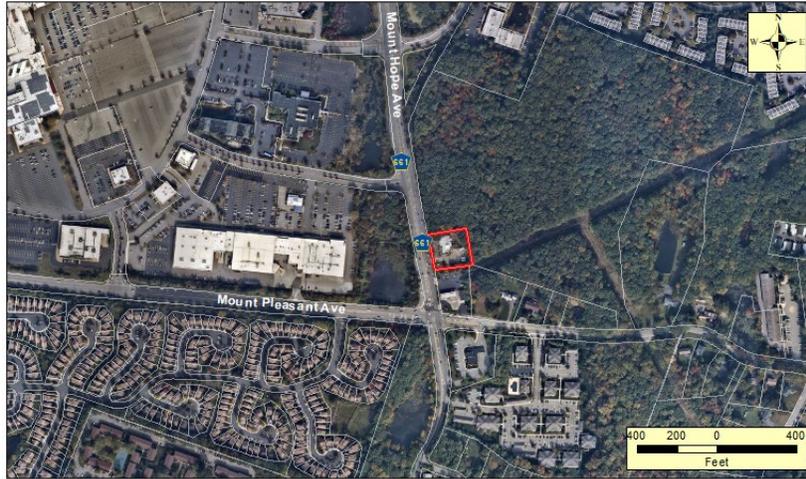


Municipality: TOWNSHIP OF ROCKAWAY

Ordinance: O-20-31

Date Adoption Filed: 2/25/21

Summary: Amend the Land Use and Development Regulations to establish a new inclusionary overlay district, the RMFO-12 - Multifamily Residential Overlay District, and amend the Zoning Map to place Block 11116, Lot 43 in the new overlay. This 35,878 square foot overlay at 340 Mount Hope Ave. / County Rt. 661 is the site of a vacant former daycare center. A shopping center is located to the west, and further northwest is the Rockaway Townsquare Mall. The Townsquare Village townhomes are located to the southwest. Vacant wooded land is located to the east. The underlying B-1 - Neighborhood Business District zoning remains.



Standards for the new overlay include the following:

- Permitted Uses: Multifamily
- Minimum Lot: 34,000 sq. ft.
- Maximum Density: 12 units per acre
- Affordable Set-Aside: 20%
- Maximum Height, Multifamily: 2 st. / 35 ft.
- Maximum Impervious Coverage: 60%

Staff Comments: *The 2020 Rockaway Township Housing Element and Fair Share Plan indicates that the permitted density would enable the development of 10 units, including 2 affordable units.*

This ordinance will be re-introduced in order to comply with public notice requirements under the Municipal Land Use Law.

Municipality: TOWNSHIP OF ROCKAWAY

Ordinance: O-20-32

Date Adoption Filed: 2/25/21

Summary: Amend the Land Use and Development Regulations to establish a new inclusionary overlay district, the RMFO-12A - Multifamily Residential Overlay District, and amend the Zoning Map to place Block 11501, Lot 39 in the new overlay. The overlay is located at the intersection of State Hwy. 15 and Union Turnpike and is the 5.9-acre site of a landscaping supply company. The Pondview Estates apartments are under construction to the south. Picatinny Arsenal is located to the east. The underlying zoning, split between the OR-3 - Office/Residential District and the R-13 - Single Family Detached Residential District, will remain.



Standards for the new overlay include the following:

- Permitted Uses: Multifamily
- Minimum Lot: 5 acres
- Maximum Density: 12 units per acre
- Affordable Set-Aside: 20%
- Maximum Height, Multifamily: 3 st. / 42 ft.
- Maximum Impervious Coverage: 60%

Staff Comments: *The 2020 Rockaway Township Housing Element and Fair Share Plan indicates that the permitted density would enable the development of 67 units, including 14 affordable units.*

This ordinance will be-re introduced in order to comply with public notice requirements under the Municipal Land Use Law.

Municipality: TOWNSHIP OF ROCKAWAY

Ordinance: O-20-33

Date Adoption Filed: 2/25/21

Summary: Amend the Land Use and Development Regulations to establish a new mixed-use inclusionary overlay district, the RMFO-15 - Multifamily Residential Overlay District, and amend the Zoning Map to place Block 21502, Lots 7, 9, 11, 12, 14, 19, 20, 21 and 22 in the new overlay. These nine lots total 1.4 acres and have frontage on Norman Rd. to the northeast and Pawnee Ave. to the southwest. They consist of a mixture of commercial and vacant lots. The Chabad Center of Northwest New Jersey is located to the immediate northwest. A fire station is located to the immediate southeast. The Indian Springs condominiums are located to the southwest. The underlying B-1 - Neighborhood Business District zoning remains.



Standards for the new overlay include the following:

- Permitted Uses: B-1 District uses (retail, offices, banks, restaurants, private schools, single family detached) and multifamily.
- Minimum Lot: 17,500 sq. ft.
- Maximum Density: 15 units per acre
- Affordable Set-Aside: 20%
- Maximum Height, Multifamily: 2 st. / 35 ft.
- Maximum Impervious Coverage: 60%

Staff Comments: *The 2020 Rockaway Township Housing Element and Fair Share Plan indicates that the permitted density would enable the development of 20 units, including 4 affordable units.*

This ordinance will be-re introduced in order to comply with public notice requirements under the Municipal Land Use Law.

Municipality: TOWNSHIP OF ROCKAWAY

Ordinance: O-20-34

Date Adoption Filed: 2/25/21

Summary: Amend the Land Use and Development Regulations to establish a new inclusionary overlay district, the RMFO-15A - Multifamily Residential Overlay District, and amend the Zoning Map to place Block 10303, Lots 14, 15, 16 and 17 in the new overlay. The overlay is the site of Grecco Used Cars as well as an appliance repair shop. This 3.6-acre overlay is located on westbound US Hwy. 46, across the street from the ShopRite Shopping Center. The Rockaway Gardens apartments are located to the north. The underlying B-2 - Highway Business District zoning remains. Standards for the new overlay include the following:

- Permitted Uses: Multifamily
- Minimum Lot: 1.5 acres
- Maximum Density: 15 units per acre
- Affordable Set-Aside: 20%
- Maximum Height, Multifamily: 3 st. / 42 ft.
- Maximum Impervious Coverage: 60%

Staff Comments: *The 2020 Rockaway Township Housing Element and Fair Share Plan indicates that the permitted density would enable the development of 56 units, including 12 affordable units.*

This ordinance will be re-introduced in order to comply with public notice requirements under the Municipal Land Use Law.



PROPOSED ORDINANCES RECEIVED: 19
ADOPTED ORDINANCES RECEIVED: 19
TOTAL ORDINANCES PROCESSED: 38