

## ZONING ORDINANCES INTRODUCED: FEBRUARY 2020

**Municipality:** TOWN OF BOONTON

**Ordinance:** 01-20

**Public Hearing Date:** 3/16/20

**Summary:** Amend the Zoning and Land Use Regulations to require that any multi-family or townhouse development that is approved to contain five or more new units as a result of a subdivision or site plan approval, rezoning, use variance, or redevelopment plan shall be required to set aside a minimum percentage of units as affordable housing. The set aside shall be 20% for for-sale units and 15% for rental units.

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**Municipality:** TOWNSHIP OF HANOVER

**Ordinance:** 7-2020

**Public Hearing Date:** 3/12/20

**Summary:** Amend the Land Use and Development Regulations to clarify, add and eliminate various submission requirements as part of the development application checklists. The stated purpose is that many of the existing checklists are unnecessarily duplicative and should be condensed into a smaller number.

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**Municipality:** TOWNSHIP OF HANOVER

**Ordinance:** 8-2020

**Public Hearing Date:** 3/12/20

**Summary:** Amend the Land Use and Development Regulations to establish a new zoning district for the site of the existing Waterview townhouse development, and rezone this site from the PU - Public Uses District to the newly created RM-5 Residence District. In addition, single-family attached and multifamily units are removed as permitted uses in the PU District. The Waterview townhomes are located on a five-acre tract on Waterview Ct., just southeast of its intersection with The American Rd. in Morris Plains. The purpose of the rezoning is to recognize and promote the continuation of the existing townhouse development.



Standards applicable to the new RM-5 District include the following:

- **Permitted Uses:** Townhouses and multifamily
- **Minimum Tract:** 5 acres
- **Maximum Density:** 12 units per acre
- **Maximum Building Coverage:** 25%; **Maximum Improvement Coverage:** 55%
- **Maximum Height:** 3 stories / 48 feet

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**Municipality:** TOWN OF LONG HILL

**Ordinance:** 455-20

**Public Hearing Date:** 3/25/20

**Summary:** The Land Use Ordinance is amended to make a variety of changes, examples of which include the following:

- A definition for “Accessible Parking Space” is added to the List of Terms, which is defined as: “A parking space for use by persons who have been issued special identification cards, plates or placards by the NJ Motor Vehicle Commission, or a temporary placard issued by the Chief of Police.”
- Various generalized zoning categories are added to the List of Terms. The categories are defined by the specific zones included. For example, “Business Zone” includes the B-D, B-1-5, B-1-20, M, M-H, O, LI-2 and P Zones, and the VIO, PSO, PVO, RAHO and MU-O Overlay Zones, while “Mixed Use Zone” includes the B-1-5, B-1-20, M and M-H Zones, and the RAHO and MU-O Overlay Zones.
- The zones that were added by Ordinance 413-18 in 2018 are listed by block and lot in the section of the Land Use Ordinance that references the Zoning Map.

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**Municipality:** TOWN OF MORRISTOWN

**Ordinance:** O-11-2020

**Public Hearing Date:** 3/10/20

**Summary:** Amend the Land Development Regulations to add a new section regulating short-term rentals. These are defined as the rental for compensation of a dwelling, or portion of a dwelling, for overnight lodging for a period of not less than one night and not more than 28 consecutive days. This definition shall not include hotels, motels, and bed and breakfast inns. Examples of the new regulations include the following:

- Short-term rentals will be permitted in the following classifications of properties:
  - Units located in a condominium association, homeowners association or cooperative association, where the association’s bylaws, master deed or other governing documents permit short-term rentals.
  - Any lawfully existing accessory structure for which a certificate of habitability has been issued and is located on the same property as an owner-occupied residence.
  - One unit within a two, three or four-family property, provided that the property is owner-occupied.
- Short-term rentals shall only be permitted in the Town Core Zone and are prohibited in all other zoning districts.

- An annual short-term rental license and six-month certificate of habitability are required.
- There shall be no sign identifying the short-term rental use.
- The short-term rental use shall be conducted in a manner that does not disrupt or adversely affect the residential character of the neighborhood.

**Staff Comments:** This ordinance replaces proposed Ordinance O-41-2019 which was first introduced in October 2019 and further amended in November 2019, but was never adopted. Ordinance O-11-2020 differs from proposed Ordinance O-41-2019 in a number of ways. For example, short-term rentals are now restricted to the Town Core Zone. The maximum stay in a short-term rental is cut from 30 days to 28 days.

**Municipality:** BOROUGH OF NETCONG

**Ordinance:** 2020-4

**Public Hearing Date:** 3/12/20

**Summary:** Ordinance 2020-4 adopts the ShopRite Redevelopment Plan for Block 28, Lots 15 through 21, which were designated an Area in Need of Redevelopment by Resolution 2018-78 in July 2018. The Redevelopment Plan Area consists of seven lots totaling 3.9 acres on US Hwy 46 and is the site of the 29,000 sq. ft. Shoprite supermarket as well as four vacant single family homes, one occupied single family home and one vacant lot. Netcong Station is to the northwest and the retail areas of downtown Netcong are to the north. Single family neighborhoods surround the Plan Area south of US Hwy 46. All seven lots are in common ownership. Existing zoning is split between the B-C - Borough Center District and the R-2 - Single Family Residential District.



Improvements contemplated include an approximately 1,600 sq. ft. vestibule addition to the front façade of the existing supermarket, an approximately 11,500 sq. ft. addition of retail space connected to the eastern portion of the supermarket, an approximately 4,500 sq. ft. mezzanine above the ground level of the supermarket, and either a stand-alone fast food restaurant or a bank with drive up window service, or an approximately 16,000 sq. ft. expansion of the supermarket along the western portion of the property. Renovation of the existing façade is also contemplated. The single family homes are expected to be demolished. The Redevelopment Plan standards shall supersede existing zoning. These standards include the following:



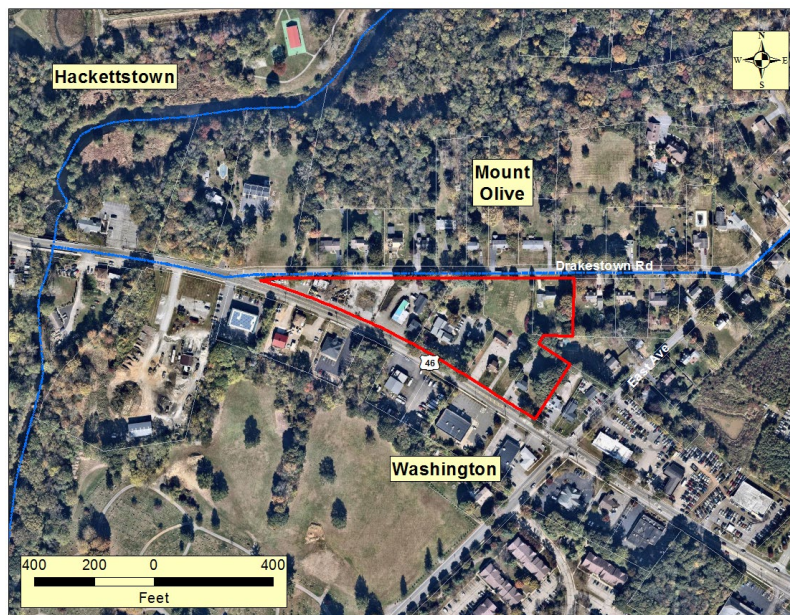
- **Permitted Uses:** Supermarkets, banks, restaurants and cafes. A minimum of 40,000 sq. ft. of floor area, exclusive of any mezzanine area, shall be devoted to supermarket use, which may include a supermarket fulfillment center in the approximately 11,500 sq. ft. addition to the eastern portion of the supermarket.
- **Minimum Lot:** 3.75 acres
- **Maximum Floor Area Ratio:** 0.35
- **Maximum Impervious Coverage:** 95%
- **Maximum Height:** 30 feet (except the supermarket may have two tower elements with a maximum height of 34 feet)

**Municipality:** TOWNSHIP OF WASHINGTON

**Ordinance:** RO-03-20

**Public Hearing Date:** 4/20/20

**Summary:** Amend the Zoning Regulations to establish a new inclusionary overlay district, the R-46 MFRO - Route 46 C-1 Neighborhood Business Zone Multi-Family Rental Housing Overlay Development Option District, and amend the Zoning Map to place Block 1, Lots 1, 2, 3, 4, 5, 6 and 15 in the newly established overlay. The new R-46 MFRO Overlay consists of seven lots totaling 5.4 acres at the intersection of US Hwy 46 and Drakestown Rd. Existing uses include an animal hospital, an auto service station, small offices, a vacant parcel and a single family home. Various retail and commercial uses are on the south side of US Hwy 46 while single family homes are on the north side of Drakestown Rd. in Mount Olive. The uses permitted by the underlying C-1 - Neighborhood Business District shall remain as development options.



Standards applicable to the new R-46 MFRO include the following:

- **Permitted Uses:**
  - Market-rate and affordable rental townhomes and garden apartments.
  - 100% affordable rental apartments
- **Minimum Lot:** 20,000 sq. ft.

- **Maximum Improved Lot Coverage:** 60%
  - **Maximum Floor Area Ratio:** 0.3
  - **Maximum Height:** 3 stories / 40 feet
  - **Affordable Set-Aside:** 22.5%
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**PROPOSED ORDINANCES RECEIVED: 7**  
**ADOPTED ORDINANCES RECEIVED: 0**  
**TOTAL ORDINANCES PROCESSED: 7**