
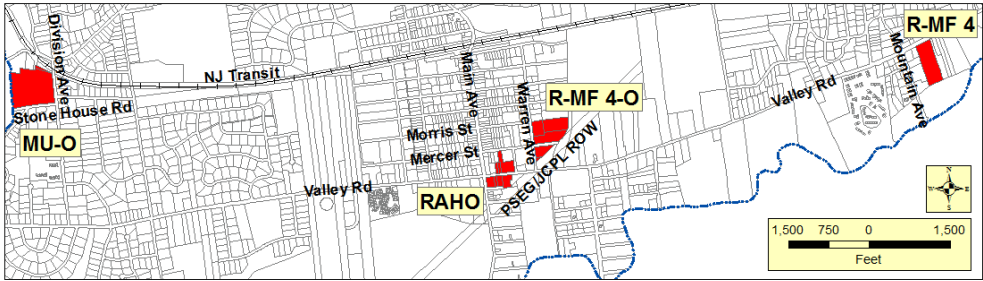


Zoning Ordinances Introduced: April 2018

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Boonton	ORD# 865	4/24/18	Amend the Land Use Regulations to add a new chapter establishing affordable housing regulations. It is intended to facilitate the creation of affordable housing in keeping with the November 13, 2017 Settlement Agreement between the Fair Share Housing Center and the Township, as well as the Housing Element and Fair Share Plan expected to be adopted in May. The new affordable housing regulations establish standards for such factors as maximum rents and sales prices, buyer and tenant income eligibility, affordability controls, affirmative marketing requirements and enforcement.	
Township of Chatham	2018-12	5/3/18	<p>Amend the Land Development Regulations to repeal the section entitled "Referral to Tree Protection Committee."</p> <p>The section to be repealed requires that each application for development pending before the Planning Board or the Board of Adjustment which involves removal of trees must be referred to the Tree Protection Committee for review and comment.</p>	

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Denville	10-18	5/15/18	<p>Amend the Land Use Regulations to implement the Redmond Press Redevelopment Plan, which applies to Block 31207, Lots 11 through 18, and which were designated as an Area in Need of Redevelopment last year. The ordinance will permit apartments of up to 30 units per acre as well as retail and office.</p> <p>This 3.4-acre site is located on Rt. 53 and Station Road. The largest parcel, Lot 17, is the location of the former Redmond Press printing company. The second largest parcel, Lot 16, to the north of Lot 17, is vacant. Both Lots 16 and 17 are owned by the developer, Station Village at Denville. The four smaller privately owned parcels to the south, Lots 11, 12, 13 and 15 include retail and a restaurant, both with apartments on the second floor, a multifamily structure and a clubhouse. Lot 18 is utilized for Mount Tabor Station, owned by NJ Transit, and Lot 14, owned by the NJDOT, is utilized for a roadway. Lots 11 through 15 are in the B-3 Business District, Lots 16 and 17 are in the I-1 Industrial District and Lot 18 is split between both zones.</p> <p><u>Standards applicable to all lots (except lots 14 and 18):</u> Maximum Building Coverage: 25%. Maximum Impervious Coverage: 80%. Minimum Open Space: 20%.</p> <p><u>Lots 16 and 17:</u> Permitted uses: Garden Apartments and Mid Rise Apartments. Maximum Density: 30 units per acre. Maximum Height: 50 ft. Affordable set-aside: 15% for multi-family.</p> <p><u>Lot 11:</u> Permitted Uses: 1st Floor Retail / 2nd Floor Office. Uses lawfully existing as of adoption of the redevelopment plan shall be considered permitted. Maximum Height: 30 ft.</p> <p><u>Lots 12, 13, and 15:</u> The redevelopment of these properties shall be undertaken when all three are under common ownership. Permitted Uses: Retail Sales and Services and/or mix of 1st Floor Retail / 2nd Floor Apartments. Maximum Density: 12 units per acre. Maximum Height: 30 ft. Affordable set-aside: 15% for multi-family.</p> <p><u>Lots 14 and 18:</u> Transportation uses and associated parking.</p> 	<p>At just over two acres, Lots 16 and 17 could accommodate 64 units at the maximum permitted 30 units per acre.</p> <p>At just over one-half acre, Lots 12, 13 and 15 could accommodate six or seven units at the maximum permitted 12 units per acre.</p> <p>According to the March 9, 2017 edition of northjersey.com, a 55-unit luxury apartment complex has been proposed for this site.</p>

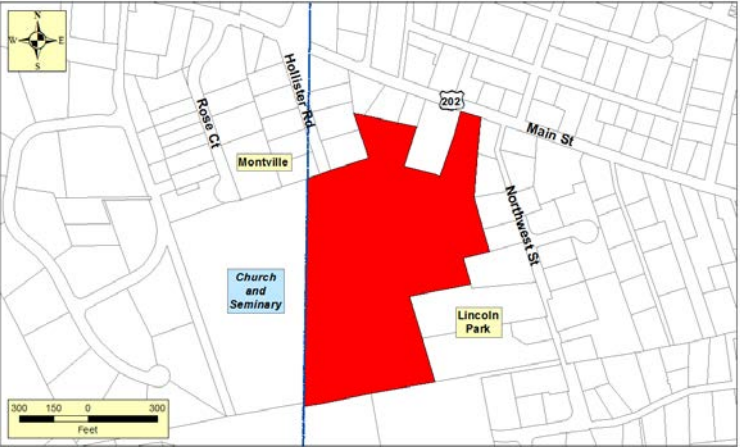
Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Hanover	9-2018	5/10/18	Amend the Land Use and Development Regulations to clarify that the regulations for fences and walls in the front yards are intended to apply to all front yards on all lots, including interior lots, corner lots and through lots, and that the fact that a lot is a corner lot or a through lot shall not be a valid basis for relief from such regulations.	
Township of Harding	07-18	5/14/18	The Grading Permits and Stormwater Management chapters of the Township Code are amended so that the provisions of these chapters apply only to projects that result in a net increase to lot coverage of more than 0.5% of lot size or a net increase in lot coverage of more than 1,000 sq. ft. In addition, the Stormwater Management chapter is amended to clarify that replacements of existing drywells are exempt from these requirements.	Ordinance 07-18 is identical to Ordinance 07-17, which was adopted in 2017. These amendments are being reintroduced due to inadvertently overlooked public notice requirements.

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Long Hill	413-18	5/9/18	<p>Amend the Land Use Regulations to establish four new inclusionary affordable housing zones. All four zones include an affordable set-aside of 15% for rental units and 20% for for-sale units.</p> <p>The RMF-4 Multi Family Residential 4 Zone applies to Block 10801, Lot 3, on the south side of Valley Rd., east of Mountain Ave. This vacant wooded lot is being rezoned from the O Office Zone. The permitted use is multi-family, with a maximum density of 12 units per acre and a minimum lot size of five acres.</p> <p>The RMF-4-O Multi Family Residential 4 Overlay Zone covers five lots on the east side of Warren Ave., just north of the PSEG.JCPL Right-of-Way. Three industrial buildings currently occupy the new overlay zone. The underlying LI-2 Limited Industrial zoning remains unchanged. The permitted use is multi-family, with a maximum density of 12 units per acre and a minimum lot size of seven acres.</p> <p>The RAHO Redevelopment Affordable Housing Overlay Zone applies to the Valley Road Redevelopment Area, consisting of seven lots on both sides of Valley Rd., east of Main Ave. Two industrial buildings, three retail stores and two single family homes currently occupy the new overlay zone. The underlying B-D Downtown Valley Commercial and C Conservation zoning remain unchanged. The permitted use is multi-family, with a maximum density of 15 units per acre and a minimum lot size of two acres.</p> <p>The MU-O Mixed Use Overlay Zone is located at the corner on the north side of Stone House Rd. and the west side of Division Ave. An industrial building occupies the new overlay zone. The underlying LI-2 zoning remains unchanged. The permitted uses are retail, personal services, restaurants, offices and multi-family. The maximum density is 12 units per acre with a minimum lot size of 11 acres. A maximum of 10,000 sq. ft. of space for non-residential uses is permitted.</p> 	<p>This ordinance implements the terms of the September 27, 2017 Settlement Agreement between the Township and the Fair Share Housing Center.</p> <p>The agreement calls for 62 units at the RMF-4 Zone, 94 units at the RMF-4-O Zone, 66 units at the RAHO Zone and 138 units at the MU-O Zone (totals of both market and affordable units).</p>

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Long Hill	414-18	5/9/18	Amend the Land Use Regulations to make changes to the chapter establishing regulations pertaining to the collection of affordable housing development fees. The most important change is to set development fees at 1.5% of the assessed value for residential development (6% in the case of a “d” variance) and 2.5% of the assessed value for non-residential development.	
Borough of Madison	26-2018	5/14/18	Amend the Land Development Regulations as they apply to the R-1, R-2 and R-3 Single Family Residential Zones and R-4 Two Family Residential Zone. The bulk of the homes permitted on a lot is reduced by such methods as a maximum exposed facade height limitation and (in the R-1 and R-2 Zones) increasing the required setback for taller homes. Architectural variety is encouraged by requiring that where more than one single or two family homes are proposed, a variety in designs will be achieved by types of roofs, heights of eaves and peaks, building materials and architectural treatments of building facades. Restrictions on the location and size of attached garages are specified as well.	Borough Planner Susan Blickstein was quoted in the April 10, 2018 edition of newjerseyhills.com as explaining that the purpose of this ordinance is to prevent “boxy” and “cookie cutter” homes.
Town of Morristown	O-12-2018	5/8/18	Amend the Land Use Regulations to require, on multi-family projects of more than five units within the Affordable Housing Overlay, a 15% affordable set-aside on rental projects and a 20% set-aside on for-sale projects. The Affordable Housing Overlay covers the entire town.	This ordinance implements the terms of the September 8, 2017 Settlement Agreement between the Town and the Fair Share Housing Center. Existing regulations had a less stringent set-aside.
Township of Pequannock	2018-07	5/22/18	Amend the Zoning Regulations to increase the permitted duration for the use of temporary storage units on properties subject to flood elevation.	


Zoning Ordinances Adopted: April 2018

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Chatham	2018-05	4/12/18	Amend the Zoning Regulations to repeal Section 30-96.9b, which prohibits pipelines that are not public utilities and are unregulated. This resolves a conflict that was created when Ordinance 2017-20 was adopted in December 2017 and made pipelines a conditional use.	
Township of Chatham	2018-07	4/12/18	Amend the Zoning Regulations to prohibit marijuana cultivation facilities, marijuana production or manufacturing facilities, marijuana testing facilities, and retail marijuana stores in all zoning districts.	
Township of Denville	09-18	4/18/18	Amend the Land Use Regulations to adjust the fees for certain use variances.	
Township of East Hanover	2-2018	4/9/18	Amend the Land Use and Zoning Regulations to impose fees for special meetings of municipal agencies.	
Township of East Hanover	3-2018	4/9/18	<p>Amend the Land Use and Zoning Regulations as they relate to garages in residential zones. Examples of the changes include the following:</p> <ul style="list-style-type: none"> • There shall be provided not less than one garaged parking space for each dwelling unit in a residential zone. • For detached single family homes, the elimination of required garages through demolition or conversion to habitable living space shall be offset with a new attached or detached garage space. 	
Borough of Lincoln Park	10-17	4/4/18	Amend the Land Use Regulations to add a new chapter establishing affordable housing regulations. It is intended to implement the Housing Element and Fair Share Plan. The new affordable housing regulations establish standards for such factors as maximum rents and sales prices, buyer and tenant income eligibility, affordability controls, the municipal housing liaison, affirmative marketing requirements and enforcement.	
Borough of Lincoln Park	11-17	4/4/18	Amend the Land Use Regulations to add a new chapter establishing regulations pertaining to the collection of affordable housing development fees. Development fees are 1.5% of the assessed value for residential development (6% in the case of a “d” variance) and 2.5% of the assessed value of non-residential development.	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Lincoln Park	12-17	4/4/18	<p>Amend the Zoning Regulations so as to eliminate the TH/ACHS II Adult Community Housing / Set-Aside II Overlay Zone and replace it with a newly established zone, the TH-MF/SA II Townhouse-Multi-Family Housing/Set-Aside II Zone. The site of the new zone (which is no longer an overlay zone) has also been rezoned from R-15 (two / single-family) and R-20 (single family).</p> <p>The new MF/SA II Zone is just south of Route 202 / Main St. and consists of 15.8 acres of wooded and mostly vacant parcels owned by the Christian Evangelical Mission Church and Seminary, which is right across the municipal border in Montville to the west. The land area for the new zone differs from the old TH/ACHS II Overlay by removal of the sole parcel that had not been owned by the Church (the 15,000 sq. ft. Block 35, Lot 9.1) as well as a portion of Block 35, Lot 8.</p> <p>The most important difference between the old overlay and the new MF/SA II Zone is the elimination of the age restriction. The standards for the new zone include the following:</p> <ul style="list-style-type: none"> • Permitted Uses: Townhouses, Apartment Units and Houses of Worship • Affordable set-aside: 15% of rental units and 20% of for-sale units • Maximum density: 6 units per acre <i>(An increased density of 9.5 units per acre is permitted if all affordable units are rental)</i> • Maximum Units: 150 • Minimum lot area: 15 acres • Maximum Building Coverage: 25% • Maximum Impervious Coverage: 50% 	The elimination of the age-restriction is as called for by the 2017 Housing Element and Fair Share Plan.

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Long Hill	410-18*	4/26/18	Amend the Land Development Regulations as they pertain to the various performance guarantees imposed on development applicants for required improvements. An example of the changes includes the removal of the section establishing performance guarantees for certain installations of underground utilities.	
Borough of Madison	12-2018	4/2/18	Amend the Land Development Regulations to detail the various performance guarantees imposed on development applicants for required improvements.	
Borough of Madison	13-2018	4/2/18	<p>Amend the Land Development Regulations as they apply to the review of applications for development submitted to the Planning Board. Examples of the changes include the following:</p> <ul style="list-style-type: none"> • The Traffic/Transportation Impact Statement shall include existing and proposed off-street parking serving the proposal. • The Planning Board may refer any plat to other agencies or individuals (beyond the nine listed in the regulations) for comment and recommendations. • The time period for agencies to submit comments to the Planning Board is cut from 30 days to 20 days from the receipt of the plat or site plan. 	
Township of Mine Hill	02-18	4/6/18	Amend the Land Use Regulations to permit internally illuminated or digital signs for the display of fuel prices at service stations. The fuel prices shall not exceed 12 inches in height.	
Town of Morristown	O-5-2017	4/5/18	<p>Amend the Land Use Regulations as they apply to bars, nightclubs and taverns. Examples of the amendments include the following:</p> <ul style="list-style-type: none"> • Liquor licensed restaurants and bars are added to the conditional uses permitted in the B, CBD-1, CBD-2, TVC, UR-159 Districts. • The definitions for bars/taverns, nightclubs and restaurants with and without a liquor license are clarified. • Daily cleaning of the sidewalk in front of a liquor licensed restaurant is required. Such cleaning should occur before 8:00 am each day. • New nightclubs and bars shall include sufficient space to accommodate queuing for patrons. 	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Town of Morristown	O-6-2017	4/5/18	<p>Amend the Land Use Regulations to modify the “M-1” administrative checklist (which must be filled out by all applicants) to remove the item calling for the calculation of the Growth Share obligation generated by the proposed development. In addition, new items such as the following are added to the checklist:</p> <ul style="list-style-type: none"> • Copies of any and all approvals and/or resolutions issued by the Town Council of the Town of Morristown, sitting as the Alcohol Beverage Control Board, for the project, if applicable. • Green Building Checklist – Major Site Plan & Major Subdivisions only. 	<p>“Growth Share” refers to the former method for calculating affordable housing obligations that was ruled unconstitutional by the NJ Supreme Court.</p>
Township of Mount Olive	17-2017	4/9/17	<p>Amend the Land Use Regulations to eliminate the prohibition on billboards and permit them as conditional uses within certain zoning districts and highway corridors. It is noted by the Township Planning Board that despite the prohibition, numerous billboards are located in the Township as pre-existing nonconforming uses. Examples of the standards that shall apply to billboards include the following:</p> <ul style="list-style-type: none"> • Static billboards shall be permitted as a conditional use in the C-1, C-2, PB, P, LI, GI, FTZ-1, FTZ-3 and FTZ-4 Districts where a property has frontage upon Route 46, Route 206 or Interstate 80. • Digital billboards shall be permitted as a conditional use in the C-2, P, and LI Districts where a property has frontage upon Route 46 or Route 206. • Digital billboards shall be permitted as a conditional use in the C-1, P, GI, FTZ-1, FTZ-3 and FTZ-4 Districts where a property has frontage upon Interstate 80. • Billboards shall maintain a minimum distance of 5,000 feet from another billboard on the same side of the highway. • The maximum height of billboards shall be 25 feet along Route 46 and Route 206, while the maximum height along Interstate 80 shall be determined at the time of site plan approval. 	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Victory Gardens	MCP-01	4/16/18	<p>Amend the Zoning Map to rezone 5.4 acres along Washington Ave. from the B Business District to the S-1 Residential District. The area in question contains single and two family homes. To the immediate southwest are single and two family homes in the S-1 District. To the immediate northeast is a strip mall in the B District. The former K-Mart is to the southeast in Randolph.</p> 	
Borough of Victory Gardens	MCP-02	4/16/18	Amend the Zoning Regulations to prohibit Adult Entertainment Uses and Hotels and Motels in the Borough.	

Proposed Ordinances Received: 11
Adopted Ordinances Received: 17
Total Ordinances Processed: 28

* Ordinance introduced and adopted during the same month.