



Zoning Ordinances Introduced: February 2018

Municipality	Ordinance #	Public Hearing Date	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.	

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of East Hanover	1-2018	3/5/18	<p>Ordinance 1-2018 adopts the revised Varityper Redevelopment Plan, dated December 12, 2017. Block 99, Lots 4, 4.02, and 5.01 were designated an Area in Need of Redevelopment in 2004, followed in 2006 with adoption of the original Varityper Redevelopment Plan for these properties. The new Redevelopment Plan notes that since that time “the sites have sat stagnant and the Township’s vision for the properties has changed.”</p> <p>The Varityper Redevelopment Area consists of approximately 37 acres bounded by Mount Pleasant Ave. (County Rt. 610) at its intersection with Rt. 10 to the north, Farinella Dr. and various industrial buildings to the west, a single family neighborhood to the south, and the Hanover Park High School to the east. The former Varityper Plant (now demolished) was located on the 25.4 acre Lot 4. The 11.3 acre Lot 4.02 is forested and the 0.64 acre Lot 5.01 is the site of a partially constructed car wash. To the immediate north is a vacant Burger King and on the northern side of Rt. 10 is commercial/retail corridor development. Standards under the Redevelopment Plan include the following:</p> <ul style="list-style-type: none"> • Permitted Uses (partial list): Automated and non-automated warehouse storage and distribution centers, assembly, preparation of metal or chemical products, research, manufacture of plastic products, electronic data centers, commercial recreation, municipal owned facilities, open space. • Minimum Lot: 11 acres (not applicable to Lot 5.01) • Setbacks (vary by street and adjacent property) • Maximum Impervious Coverage: 80% • Maximum Building Coverage: 40% • Maximum Height: 3 stories / 35 feet (50 feet for automated warehouse storage and distribution) • Open Space: 3.9 acre conservation easement in southeast corner. • Detailed architectural standards 	<p>Significant differences between the new Varityper Redevelopment Plan and 2006 Plan include: the removal of residential as a permitted use (up to 200 units), the removal of most retail as a permitted use, the elimination of a 100,000 sq. ft. floor area limit on non-residential development and a new orientation for warehousing and assembly uses</p> <p>In addition, the possibility of acquisition of these properties by the Township for transfer to a redeveloper is not part of the new Redevelopment Plan.</p> <p>NOTE: Ord. 1-2018 replaces Ord. 20-2017, which was introduced in November 2017 but was not adopted. Examples of areas of change include: impervious coverage, setbacks, maximum height and the inclusion of both automated and non-automated warehouse as a permitted use.</p>

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Mendham	2018-3	2/27/18	<p>As pertains to townhouse development in the Reuse and Reconstruction of Existing Buildings Overlay Zone, amend the Zoning Regulations to allow for the demolition of existing buildings and structures upon the demonstration of some or all of the following factors:</p> <ul style="list-style-type: none"> • The structures are obsolete. • The structures present no economic value. • The cost to re-adapt, re-purpose and re-use the structures exceeds the utility to be gained thereby. • The structures do not lend themselves to the approved project. • Any other reasons acceptable to the reviewing body. <p>Should the developer request permission to demolish the existing buildings and not retain the principle building, reconstruction shall be subject to the following requirements:</p> <ul style="list-style-type: none"> • Minimum building setback from property boundaries: 80 feet • Maximum building height: 35 feet • Maximum impervious coverage: 218,000 square feet 	<p>The Overlay District is home to the historic Mosle Mansion, built in 1906 and purchased by the Sisters of St. John the Baptist in 1926.</p>

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Rockaway	18-05	3/13/18	<p>Amend the Land Use and Development Regulations to establish a new zoning district, the RMF-8A Multi-Family Residential District, and rezone Block 22401, Lots 3.06 and 3.07 from the PED - Planned Economic Development District to the newly created RMF-8A District. The two parcels, located at the end of Commons Way, are vacant and wooded and total 45.2 acres in size. To the immediate south and east are office, industrial and warehouse uses, including the North Jersey Media Group printing facility. Small lot single family homes are to the west.</p> <p>Under the existing PED zoning, industrial, warehousing, office and retail uses are permitted but no residential uses are permitted. The standards applicable to the new RMF-8A District include the following:</p> <ul style="list-style-type: none"> • Permitted Use: Multifamily • Minimum Tract Size: 45 acres • Maximum Density: 7.65 units per acre • Maximum Units: 345 • Maximum Height - Residential Building: 4 stories/60 feet (extra 5 feet permitted for decorative features such a parapets or cupolas) • Maximum Building Coverage: 15% • Maximum Impervious Coverage: 35% • Standards for setbacks and landscaping buffers • Required Affordable Housing: 40 units, all on-site and integrated throughout the development 	<p>This ordinance is part of a settlement agreement between the Township and Morris Commons, LLC.</p> <p>NOTE: Ordinance 18-05 replaces Ordinance 17-13, which was introduced in November 2017 but was not adopted. The text of the new ordinance is identical.</p>

Zoning Ordinances Adopted: February 2018

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Mount Olive	4-2018*	2/20/18	Amend the Zoning Regulations in order to incorporate the terms set forth in the July 20, 2017 settlement agreement between the Township and the Fair Share Housing Center. The 45 unit Prior Round obligation, 139 unit Rehabilitation obligation and 634 unit Prospective Need obligation are set forth in the regulations. Minimum standards for inclusionary developments in the R-6, R-7 and FTZ-4 Districts are established, including requirements for bedroom distribution, design equivalence between affordable and market rate units, maximum rents and sales prices, affordability controls, affirmative marketing, and establishment of a Municipal Housing Liaison position.	
Township of Washington	RO-03-18	2/14/18	Amend the Zoning Regulations to reduce the rear yard setback requirement in the R-1/R-2 Zone from 100 feet to 50 feet, thereby addressing inconsistencies between the existing 100 foot rear yard setback requirement and the 50 foot rear yard setbacks approved for many of the lots created at the time of the subdivision of the neighborhoods that occupy the R-1/R-2 Zone. An additional 10 foot rear yard setback in the R-1/R-2 Zone shall be provided between conservation easement areas and other area restrictions, such as steep slopes, wetlands and their transition areas.	

Proposed Ordinances Received: 6

Adopted Ordinances Received: 2

Total Ordinances Processed: 8

* Ordinance introduced and adopted during the same month.