

LAND DEVELOPMENT ORDINANCES INTRODUCED: APRIL 2023

Municipality: TOWNSHIP OF CHESTER

Ordinance: 2023-14

Public Hearing Date: 5/2/23

Summary: Amend the Land Use Regulations as they relate to the fencing required to enclose wireless telecommunication equipment so that cyclone fences will be permitted (in addition to the solid wood fences permitted under existing regulations).

Municipality: TOWNSHIP OF EAST HANOVER

Ordinance: 02-2023

Public Hearing Date: 5/1/23

Summary: Amend the Land Use and Zoning Regulations as they relate to the uses permitted in the SED - Special Economic Development Industrial District. Under existing regulations, the permitted uses in the SED District consist of 1) business campus uses primarily related to the pharmaceutical industry and 2) permitted principal uses in the I-3 Light Industry District. This is amended to remove reference to I-3 District permitted uses and replace them with the following:

- The finishing or assembling of articles made from previously prepared or refined materials.
- The preparation and fabrication of metals and metal products or chemicals and chemical products.
- Research activities, including laboratories and structures and facilities used in connection therewith and the testing, sale, or lease of articles designed and produced in such laboratories.
- Electronic data centers.
- The manufacture and/or assembly of plastic products.
- Technical training institutions and schools.

The impact of this change is to remove wholesale, warehouse storage and distribution facilities, municipally owned and operated uses, craftsman's or contractor's shops, electrical equipment and appliances, heating, ventilating, air-conditioning, plumbing and refrigeration equipment service businesses, self-storage facilities, public utilities and instructional uses from the list of uses permitted in the SED District.

In addition, warehousing unrelated to the storage of chemicals and pharmaceuticals are added to the list of uses prohibited in the SED District.

Staff Comments: *The SED District consists of the 195-acre Novartis pharmaceutical company campus, which has been proposed for significant redevelopment. The introduction to Ordinance 02-2023 references the State Planning Commission's "Distribution Warehousing and Goods Movement Guidelines," and expresses concern regarding the impact of large-scale warehouse development, given the SED District's location in proximity to residential and commercial areas and the highly traveled Route 10 and Ridgedale Avenue.*

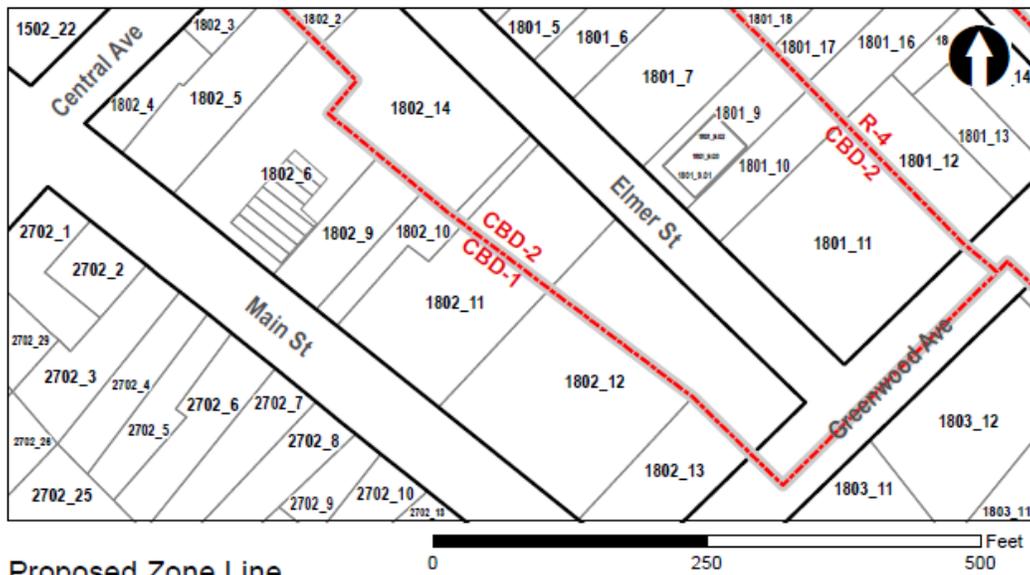
Municipality: BOROUGH OF MADISON

Ordinance: 28-2023

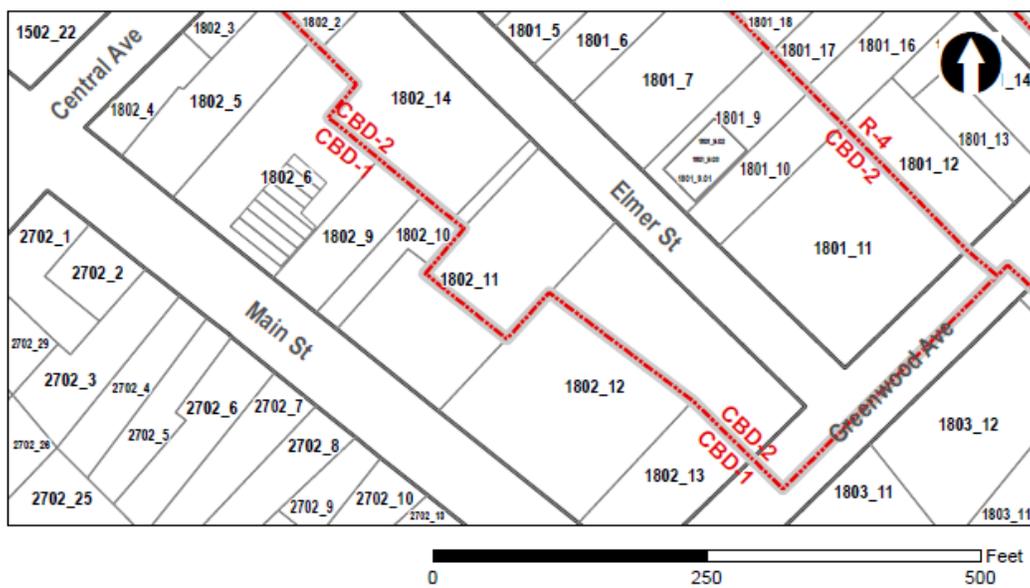
Public Hearing Date: 5/22/23

Summary: Amend the Zoning Map to adjust the boundary between the CBD-1 and CBD-2 Districts where it splits Block 1802, Lot 11. This 25,880 square foot parcel is located at 98 Main Street and has frontage on both Main Street and Elmer Street and is the site of a bank on the southern end of the parcel. The northern two-thirds of the parcel is a parking lot for the bank. The zone boundary is to be shifted approximately 55 feet to the southwest, resulting in an expansion of the portion of the parcel within the CBD-2 District. The stated purpose of the amendment is to encourage inclusionary housing development consistent with CBD-2 District standards while preserving the existing bank.

Existing Zone Line



Proposed Zone Line



Municipality: TOWN OF MORRISTOWN

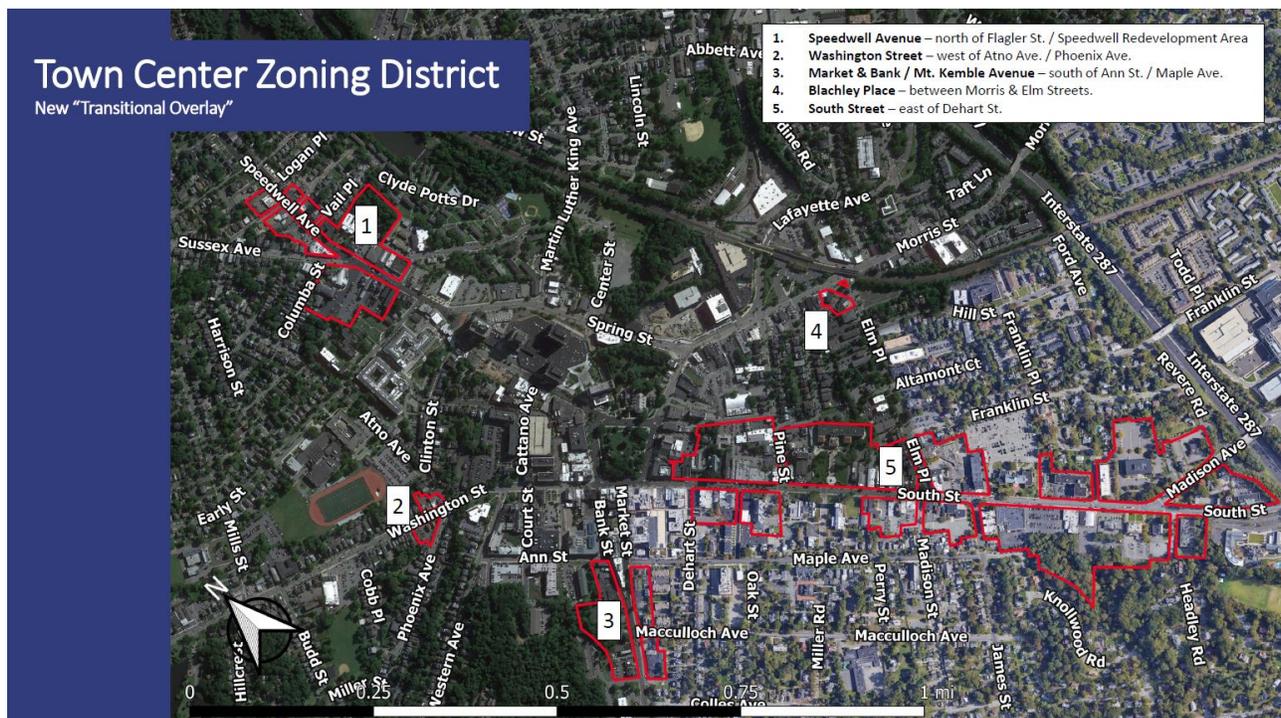
Ordinance: O-11-2023

Public Hearing Date: 6/13/23

Summary: The Land Development Ordinance is thoroughly revised with hundreds of changes, examples of which include the following:

- Reduce the maximum height permitted at Speedwell Avenue and Clinton Place, across from Headquarters Plaza, from six stories to four stories.
- Prohibit Stacked Townhomes.
- Permit Single-Family Detached dwellings in the MF-3 "N" Overlay.
- Incorporate State model electric vehicle parking ordinance.
- Gaming Use changed from a conditional use to a permitted use in the TC - Town Center District.
- Establish a new T - Transitional Overlay District over much of the TC - District with a maximum height of three stories, a maximum floor area ratio (FAR) of 2.0 and a maximum density of 20 units per acre, down from a maximum height of four stories, a maximum FAR of 2.5 and a maximum density of 30 units per acre in the TC District (not including such TC District overlays such as the Headquarters Plaza Overlay).

Transitional Overlay Map:



Municipality: TOWNSHIP OF PARSIPPANY-TROY HILLS

Ordinance: 2023:07

Public Hearing Date: 5/16/23

Summary: Amend the Zoning Regulations to eliminate the requirements that fast food restaurants, as a conditional use in the B-2 - Highway Development District, be subject to a minimum lot size of one acre, a minimum lot frontage of 150 feet, and a prohibition on being located within 1,000 feet of a lot containing another fast food restaurant.

LAND DEVELOPMENT ORDINANCES ADOPTED: APRIL 2023
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Municipality: TOWNSHIP OF CHATHAM

Ordinance: 2023-04

Date Adoption Filed: 4/26/23

Summary: Amend the Land Development Regulations to add reference to “porous construction material” as part of the definitions for the terms “Impervious Improvement” and “Impervious Surfaces on a Single Family Residential Lot in Residence Districts.”

Municipality: TOWNSHIP OF CHESTER

Ordinance: 2023-04

Date Adoption Filed: 4/20/23

Summary: Amend the Land Use Regulations as they pertain to the B - Business District. Examples of the changes include:

- Eliminate the requirement that retail sales must be conducted within fully enclosed buildings.
 - Eliminate the requirement for restaurants that food must be sold primarily for consumption on the premises for patrons seated within an enclosed building.
 - Add a section permitting and establishing standards for outdoor business and dining.
 - Add medical offices, urgent care centers and outpatient surgical facilities, health clubs and physical fitness centers to the list of permitted uses.
 - Eliminate the requirement that there can be no more than one dwelling unit for each principal building.
 - Permit upper story apartments, provided that a minimum of 20% of the units must be affordable if they are for sale or for rent.
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Municipality: TOWNSHIP OF CHESTER

Ordinance: 2023-05

Date Adoption Filed: 4/20/23

Summary: Amend the Land Use Regulations as they pertain to the LB - Limited Business District. Examples of the changes include:

- Add medical offices to the list of permitted uses.
 - The conversion of single-family dwellings into business and professional offices shall be permitted.
 - Permit upper story apartments, provided that a minimum of 20% of the units must be affordable if they are for sale or for rent.
 - Single-family dwellings in existence as of the date of the enactment of this ordinance shall be permitted.
 - Retail uses and contractor and storage yards in existence as of the date of the enactment of this ordinance shall be permitted, provided such existing use is continued without change or discontinuance of the use.
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Municipality: TOWNSHIP OF CHESTER

Ordinance: 2023-06

Date Adoption Filed: 4/20/23

Summary: Amend the Land Use Regulations as they pertain to the B - Business District and the LB - Limited Business District. Examples of the changes include:

- Eliminate the requirement that there can be no more than eight business units in a single building.
 - Eliminate the prohibition on merchandise, products, waste, equipment or similar material being sold, displayed, stored or otherwise maintained outside of any structure.
 - Add building design standards such as the following:
 - The overall architectural design shall complement the rural residential character of the Township.
 - Fenestration, articulation, and other architectural treatments shall be provided on each building façade to the extent practical.
 - Buildings shall be topped with pitched roofs with overhanging eaves.
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Municipality: TOWNSHIP OF CHESTER

Ordinance: 2023-07

Date Adoption Filed: 4/20/23

Summary: Amend the Land Use Regulations to create a new section establishing standards for signs in the B - Business District and the LB - Limited Business District as regards to such factors as type, location and size.

Municipality: TOWNSHIP OF CHESTER

Ordinance: 2023-08

Date Adoption Filed: 4/20/23

Summary: Amend the Land Use Regulations as follows:

- Amend the definition of Minor Site Plan so that it includes plans that involve variances.
- For a minor site plan application wherein variance relief is required, the Planning Board and Zoning Board of Adjustment may request any item from the development application checklist that is otherwise required for a major site plan.

Municipality: TOWNSHIP OF CHESTER

Ordinance: 2023-09

Date Adoption Filed: 4/20/23

Summary: Amend the Zoning Map to address split-zoning conditions which necessitate the need for “d” variance relief. The changes are as follows:

- Block 42, Lot 24.01, currently split between the B - Business District and the R-3 - Residential District, is rezoned to be entirely within the B District. This parcel is located at 156 US Highway 206 and includes an office building and an auto repair shop.
- Block 16, Lots 11.01 and 11.02, currently split between the LB - Limited Business District and the R-5 - Residential District, are rezoned to be entirely within LB District. These parcels are located at 105 and 105B Parker Road and consist of a construction contractor and a single-family detached home.
- Block 17, Lots 3 and 6, currently split between the LB - Limited Business District and the R-2 - Residential District, are rezoned to be entirely within LB District. These parcels are located at 100 and 110 Parker Road and include a warehouse, office building, two single-family detached homes and farm assessed land.
- Block 10, Lot 81, currently split between the LB - Limited Business District and the R-2 - Residential District, is rezoned to be entirely within the LB District. This parcel is located at 356 Route 24 / County Route 510 and consists of a single-family detached home.
- The boundary between the LB - Limited Business District and the R-2 - Residential District, where it splits Block 10, Lots 78, 79 and 80, is amended to shift the boundary to the southwest by approximately 360 feet (the parcels will continue to be split- zoned). These parcels are located at 358, 360 and 366 Route 24 / County Route 510 and consist of an office building and two single-family detached homes.

Municipality: TOWNSHIP OF CHESTER

Ordinance: 2023-10

Date Adoption Filed: 4/20/23

Summary: Amend the Land Use Regulations as they pertain to stormwater detention. Examples of the changes include:

- Dry well overflows shall not be permitted to discharge to any impervious surface, adjacent properties or public rights-of-way and shall be setback a minimum of 25 feet from all property lines.
- Exemptions from the drywell requirements shall be granted in accordance with the following schedule:

Lot Area	New or additional building footprint area exempt from drywell installation	Min. Distance from all property lines for new building or addition *
Less than 1 acre	500 Sq. Ft.	25 Ft.
1 acre – 1.99 acres	800 Sq. Ft.	35 Ft.
2 acres – 4.99 acres	1,000 Sq. Ft.	35 Ft.
5 acres – 9.99 acres	1,200 Sq. Ft.	50 Ft.
10 acres or greater	1,500 Sq. Ft.	50 Ft.

* The minimum distance from the rear property lines for a new building or addition in the R-1 Zone shall be 20 feet.

Municipality: TOWNSHIP OF CHESTER

Ordinance: 2023-11

Date Adoption Filed: 4/20/23

Summary: Amend the Schedule of Area, Yard and Building Requirements table from Land Use Regulations. Examples of the changes include:

- Increase the maximum improved lot coverage in the B District from 30% to 40%.
- Add a footnote to the schedule stating that in instances of split-zoned lots in the LB District, the rear yard setback shall be measured from the rear zoning line.

Municipality: TOWNSHIP OF EAST HANOVER

Ordinance: 01-2023

Date Adoption Filed: 4/5/23

Summary: Amend the Land Use and Zoning Regulations to clarify that temporary outdoor seating in the front or side yard of restaurants in the B-1, B-2 and B-2B Districts are limited to 20% of the establishment's existing interior seating. This fixes an issue with the codification of the regulations when they incorporated Ordinance 13-2021, which originally established the 20% limit.

Municipality: TOWNSHIP OF HANOVER

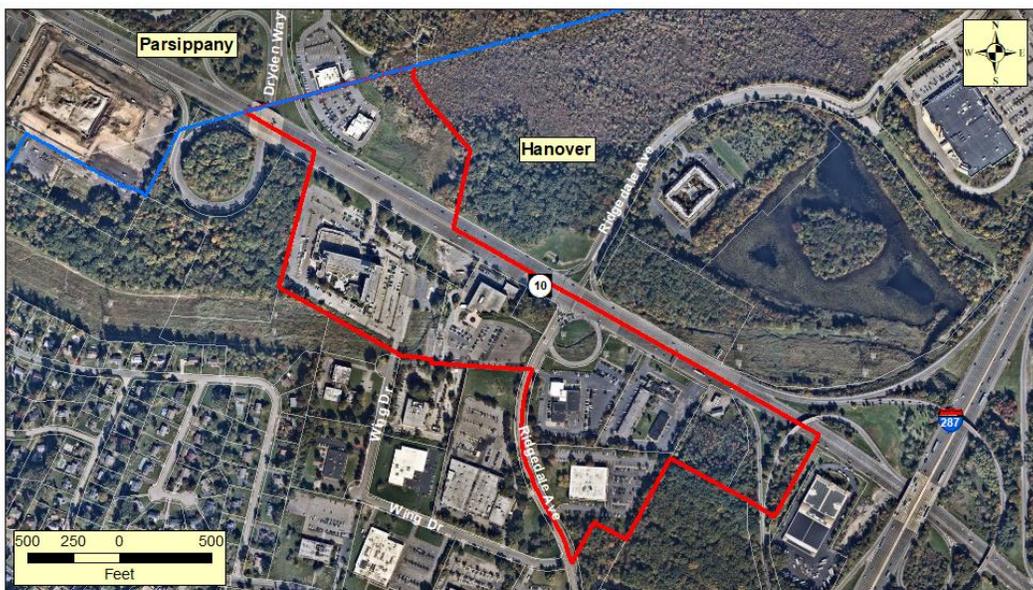
Ordinance: 10-2023

Date Adoption Filed: 4/14/23

Summary: Amend the Land Use and Development Regulations to establish a new zoning district, the B-10W - Highway Commercial District, and amend the Zoning Map to rezone approximately 63 acres along State Highway 10 from the B-10 - Highway Commercial District to the newly established B-10W District. The new district runs from the I-287 interchange to the Dryden Way interchange and consists of offices, hotels, a restaurant, a car dealership, and other commercial uses. The standards applicable to the new district include the following:

Permitted Uses: Limited retail trade uses, offices, hotels, banks, taxi and limousine services, educational services, health care and social assistance services, food services and drinking places, real estate and rental and leasing services, motion picture theaters, veterinary services, and arts, entertainment, and recreation services.

Small Scale Development (net lot area < 5 acres)	Large Scale Development (net lot area ≥5 acres)
• Minimum Lot: 50,000 sq. ft.	• Minimum Lot: 5 acres
• Maximum Height: 3 st. / 45 ft.	• Maximum Height: 75 ft.
• Maximum FAR: 30%	• Maximum FAR: 40%
• Maximum Building Coverage: 20%	• Maximum Building Coverage: 25%



Municipality: TOWNSHIP OF HANOVER

Ordinance: 11-2023

Date Adoption Filed: 4/14/23

Summary: Amend the Land Use and Development Regulations as follows:

- Increase the maximum height for Planned Commercial Developments and Planned Industrial Developments in the OB-RL - Office Building and Research Laboratory District from 55 feet to 75 feet.
- Increase the maximum height for Planned Industrial Developments in the OB-RL3 - Office Building and Research Laboratory District from 55 feet to 75 feet.

Municipality: TOWNSHIP OF RANDOLPH

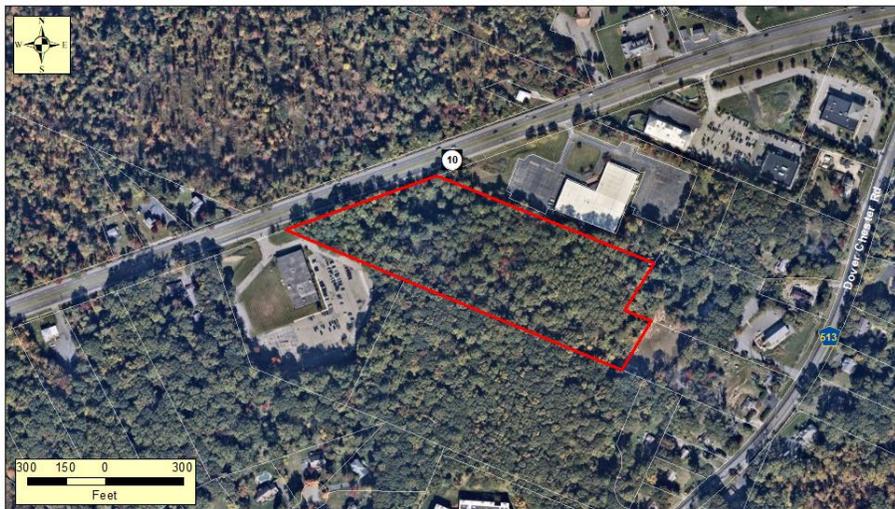
Ordinance: 10-23

Date Adoption Filed: 4/21/23

Summary: Amend the Land Development Regulations to establish a new inclusionary zoning district, the R-11 - Multifamily Inclusionary District, and amend the Zoning Map to rezone Block 44, Lot 13 from the R-8 - Multifamily Inclusionary District to the newly established R-11 District. The 11-acre R-11 District is located at 821 Route 10 and is an undeveloped wooded lot. The surrounding area includes two churches, an office building and undeveloped wooded lands. The standards applicable to the new R-11 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);
4.5 stories / 55 feet (multifamily with flat roof)
4.5 stories / 60 feet (multifamily with pitched roof)
- Maximum Building Coverage: 30%; Maximum Impervious Coverage: 60%
- Minimum Open Space: 10%

Staff Comments: This lot was placed in the then newly created R-8 District by Ordinance 27-22, adopted in September 2022 (along with three other lots). The new R-11 District differs from the R-8 District by an increase in the maximum height for multifamily and a reduction in the minimum setbacks. According to the 2022 Randolph Township Housing Element and Fair Share Plan, Block 44, Lot 13 could accommodate 168 units, including 34 affordable units.



PROPOSED ORDINANCES RECEIVED: 5
ADOPTED ORDINANCES RECEIVED: 13
TOTAL ORDINANCES PROCESSED: 18