



### Zoning Ordinances Introduced: March 2019


Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Hanover	12-2019	4/11/19	Amend the Land Use and Development Regulations as they apply to the parking requirements for restaurants. Under existing regulations, the same off-street parking requirements apply to all types of restaurants. Under the amended regulations, five types of restaurants are defined, each with its own off-street parking requirements.	
Borough of Madison	5-2019	3/11/19	Amend the Land Development Regulations to require that immediately following the installation of the foundation for any new principle structure and prior to the commencement of the framing of the building, a foundation location and elevation survey shall be submitted to the Municipal Engineer, Zoning Officer and Construction Official for purposes of establishing (a) compliance with applicable zoning setback and yard requirements and (b) compliance with the individual lot grading plan approved by the municipality for the development.	


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Township of Montville	2019-08	4/9/19	<p>Ordinance 2019-08 adopts the Non-Condensation Redevelopment Plan for Block 167, Lots 28-32, Block 178, Lot 3 and Block 179, Lot 1. It permits a 349-unit inclusionary multifamily development at the G.I. Auto Salvage site. In addition, the Land Use and Development Regulations are amended to implement the terms of the redevelopment plan. The 39-acre redevelopment area is located on Rt. 46, with frontage on Maple Ave. and Bloomfield Ave. This site was once used as an automobile salvage yard, but is currently used for storage of car dealership inventory. There are considerable environmental constraints in portions of the redevelopment area. The entire redevelopment area is in common ownership, except for Block 167, Lot 28, which is a single family lot on Maple Ave. A Home Depot is to the southeast. To the south and west, along Rt. 46, are a mixture of commercial uses. Single family homes are located to the west. The area to the north is predominantly open space lands owned by the state and the Township.</p> <p>The B-6 Business District is removed from the Land Use and Development Regulations and replaced on the Zoning Map by a newly established zone at the location of the redevelopment area, the AHR-1 Affordable Housing Redevelopment 1 District. In addition, Block 178, Lot 3 is rezoned from the B-3 Business District to the newly established AHR-1. Standards for the AHR-1 Zone include the following:</p> <ul style="list-style-type: none"> <li>• Permitted Uses: Multifamily and essential public utility and service facilities</li> <li>• Minimum Lot: 35 acres</li> <li>• Maximum Density: Nine units per acre</li> <li>• Maximum Units: 349</li> <li>• Maximum Height: 4 ½ stories / 58 ft.</li> <li>• Maximum Building Coverage: 20%; Maximum Impervious Coverage: 35%</li> <li>• Minimum Open Space: 65% of tract</li> <li>• Affordable Set-Aside: 15% (all affordable units shall be rental)</li> </ul> 	<p>This Redevelopment Plan implements the December 2018 Settlement Agreement between the Township and the Fair Share Housing Center. As indicated by the agreement, the developer will be Avalon Bay.</p> <p>This Redevelopment Plan was summarized for the February 2019 Zoning Report. Ordinance 2019-08, in addition to adopting the plan, also amends the Land Use and Development Regulations.</p>

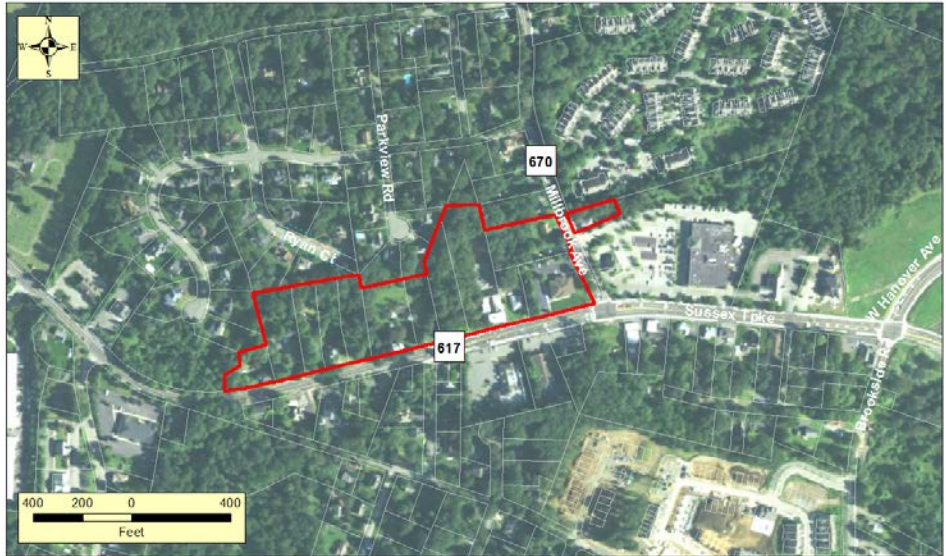
Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Town of Morristown	O-7-2019	4/11/19	<p>Ordinance O-7-2019 adopts Phase II of the Morris Street Redevelopment Plan, which applies to Block 3701, Lots 13, 14 and 15 on eastbound Morris St. / County Rt. 510, just east of Ridgedale Ave. These five lots total 1.6 acres and are currently vacant. Its most recent use was as a car rental facility and, previously, as a heating oil distribution depot (with resulting contamination that must be addressed by the redeveloper). Two-family homes are to the immediate east along Morris St. Behind those homes are apartments recently developed as part of Phase I of the redevelopment plan. To the immediate west is an auto service station while the southern boundary of the site is marked by the embankment for the Morris &amp; Essex rail line. The Morristown Train Station is approximately 1,000 feet to the northwest.</p> <ul style="list-style-type: none"> <li>• A total of 85 multifamily units and 10,000 sq. ft. of commercial use (including retail, restaurants and fitness centers) may be developed as part of Phase II. No fewer than 30% of the units shall be classified as Live/Work units. The minimum lot area is 55,000 sq. ft. The maximum impervious coverage is 80%. The maximum building coverage is 75%. The maximum height is four stories / 50 feet.</li> <li>• If feasible, and subject to the agreement of neighboring property owners, the redeveloper shall provide access to Leona Drive via the southeast corner of the site. Morris St. access shall be right turn in, right turn out (left turns may be approved, subject to discretion of the Planning Board).</li> <li>• The plan mandates detailed standards pertaining to factors such as building design, public plazas, streetscape, roadways, and parking.</li> <li>• Affordable set-aside: 15% rental / 20% for-sale (half may be located off-site).</li> </ul> 	<p>The Morris Street Redevelopment Area (of which the Phase II lots are a subset) was designated an Area in Need of Redevelopment in 2007.</p> <p>Live/Work units are defined as a single, enclosed private space which combines one dwelling unit with one of the following work uses: artisan workshop, media production, office (general and professional), or services (business or personal).</p>

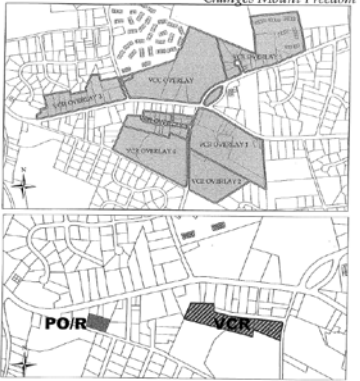
### Zoning Ordinances Adopted: March 2019

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Hanover	6-2019	3/15/19	<p>The Performance and Maintenance Guarantees Section of the Land Use and Development Regulations is revised. Examples of the changes include the following:</p> <ul style="list-style-type: none"> <li>• A “safety and stabilization guarantee” in favor of the Township shall be provided, when required by the approving agency, for the purpose of returning property that has been disturbed to a safe and stable condition.</li> <li>• The time allowed for installation of the bonded improvements for which the performance guarantee has been provided may be extended by the Township Committee by resolution.</li> </ul>	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Jefferson	19-01	3/18/19	<p>Ordinance 19-01 amends the Zoning Regulations to establish a new overlay zone, the RA-3/C-2 - Redevelopment Area 3 / Commercial-2 Overlay Zone, adds multifamily as a conditional use in certain locations in the RA-3 - Redevelopment Area 3 Overlay Zone, and adopts the State Route 15-S 2018 Redevelopment Plan, dated January 9, 2019.</p> <p>On September 5, 2018, Block 273.01, Lot 1, the 10.8 acre site of the former Pathmark supermarket on Rt. 15, was designated an Area in Need of Redevelopment. This site is located between northbound and southbound Rt. 15. and is part of the Rt. 15 corridor of commercial uses. This site is to be placed in the new the RA-3/C-2 Overlay. The underlying C-2 - Highway Business zoning shall remain. Under the redevelopment plan, the RA-3/C-2 Overlay is expected to be developed for both medical offices and a combination gas station/convenience store. In addition, all uses permitted in the C-1 and C-2 Zones, <i>including conditional uses</i>, shall be considered principle permitted uses in the RA-3/C-2 Overlay. The maximum floor area of the medical office use shall be 60,000 sq. ft.</p> <p>Block 273.01, Lots 2 and 2.03, an Area in Need of Redevelopment that is the 5.8 acre site of the Jefferson Diner strip mall, just north of the former Pathmark, is given priority status for multifamily development as a conditional use. However, such a conditional use shall also be permitted on any other RA-3 Overlay Zone property not located in the Highlands Preservation Area, having adequate water and sewer service, greater than one acre in size, or adjacent to a parcel with one acre. The maximum density is six units per acre. A maximum of 35 units may be built on Block 273.01, Lots 2 and 2.03. The multifamily units on those two lots may be built by adding to the existing retail or commercial building, providing that the building footprint does not increase by more than 10% of the preexisting footprint. No residential units may be built on the first floor, with a maximum height of two stories.</p> 	Block 273.01, Lot 1 and Block 273.01, Lots 2 and 2.03 are located in the Highlands Planning Area.

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Town of Morristown	O-4-2019	3/19/19	<p>Ordinance O-4-2019 adopts the latest version of the Speedwell Redevelopment Plan, dated February 9, 2019, which has been amended as pertains to Phase 4.2. This phase of the Plan applies to Block 5001, Lots 8 through 12 at the intersection of Speedwell Ave. / US Hwy. 202 and Flagler St. These five lots total 24,439 sq. ft. and consist of an apartment building, a small supermarket and a small retail building with an attached apartment building to the rear. Much of the site consists of paved parking. The CVS Pharmacy is to the immediate south and the Modera 55 apartments are to the southwest (both recently developed as part of the larger Speedwell Redevelopment Area).</p> <ul style="list-style-type: none"> <li>• A total of 45 residential units and 8,800 sq. ft. of retail may be developed as part of Phase 4.2 of the Plan, and may be developed as multiple projects. The maximum height is four stories / 56 feet.</li> <li>• An additional northbound through lane along Speedwell Ave. from Spring St. to Flagler St. will be constructed, subject to right-of-way acquisition from Phase 4.2 parcels and identification of funding sources. Prior to this step, the Spring St. / Speedwell Ave. intersection is to be redesigned as part of Phase 3, which “will require considerable public funds for engineering, design and implementation.”</li> <li>• A cross-access easement shall connect Flagler Street with the signalized CVS driveway at Speedwell and Early Streets.</li> <li>• “It is anticipated that Phase 4.2 standards will be prepared at such a time when a specific project is proposed.”</li> </ul> 	The Speedwell Redevelopment Area (of which the Phase 4.2 lots are a subset) was designated an Area in Need of Redevelopment in 2004.

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Randolph	04-19	3/21/19	<p>Amend the Land Development Regulations to establish a new zoning district, the VMU - Village Mixed Use District, and place Block 97, Lots 20, 21, 22, 23 (portion), 24, 25, 25.01, 26, 27.01, 27.02, 28, and 29.01 and Block 119, Lot 108 in the new zone. All of these lots are currently in the PO/R District, except Block 97, Lot 20, which is in the R-2 District, and Block 119, Lot 108, which is in the VCC District. The new zone is located on Sussex Tpke. / County Rt. 617, with almost all of the lots located just west of Millbrook Ave. / County Rt. 670, while one lot is on the east side of Millbrook Ave. A majority of the new zone consists of single family homes, but is also home to an office and the Mt. Freedom Jewish Center. The ACME supermarket is to the east, the Woodmont Townhomes are to the northeast, Burrini's Olde World Market is to the south, and much of the surrounding area consists of single family homes. The standards applicable to the new zone include the following:</p> <ul style="list-style-type: none"> <li>• Permitted Uses: Retail and service businesses, offices, banks, restaurants, taverns, all uses as regulated in the R-3 District, single family with a permitted commercial use on the first floor, and two-family subject to the bulk requirements of the R-3 District.</li> <li>• Conditional Uses: Institutional uses, government uses and public utility facilities</li> <li>• Minimum Lot: 15,000 sq. ft.</li> <li>• Maximum Height: 40 ft.</li> <li>• Maximum Floor Area Ratio: 0.15</li> <li>• Maximum Impervious Coverage: 0.60</li> </ul> 	This ordinance is as called for by the Mount Freedom Planning Study Update, dated September 6, 2017.

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Randolph	05-19	3/21/19	<p>This ordinance implements various amendments to the Land Development Regulations. Examples of the changes include the following:</p> <ul style="list-style-type: none"> <li>• The following is changed in the SS/VO - Specialty Shop/Village Office District: <ul style="list-style-type: none"> <li>- Add multi-family with permitted commercial on the first floor, two-family as regulated in the R-3 District, restaurants and taverns, and banks as permitted uses.</li> <li>- Add business and professional offices as a permitted use (under existing regulations, offices are restricted to those such as for physicians, lawyers and realtors).</li> <li>- Add retail and service businesses as a permitted use (under existing regulations, retail is permitted, but is more restricted as to type).</li> <li>- Add the following as prohibited uses: Garden apartments and home offices.</li> <li>- Remove the following as prohibited uses: Video game arcades, public garages, flea markets, fast food restaurants, and hotels and motels.</li> <li>- Reduce the minimum lot area from 15,000 sq. ft. to 8,000 sq. ft. Increase the maximum height from 2 stories/30 ft. to 3 stories/45 ft. Increase the maximum impervious coverage from 50% to 70%. Eliminate the maximum floor area ratio.</li> <li>- Establish a maximum density of ten units per acre.</li> </ul> </li> <li>• The following is changed in the VCR 3 - Village Center Residential Overlay 3 District: <ul style="list-style-type: none"> <li>- Add townhouses as a permitted use. Add garden apartments as a prohibited use.</li> <li>- Replace the minimum tract area of 10 acres with a minimum lot area of 4,000 sq. ft. Increase the maximum impervious coverage from 65% to 70%.</li> <li>- Increase the maximum density from four units per acre to ten units per acre.</li> </ul> </li> <li>• Amend the Zoning Map as shown below:</li> </ul> <div data-bbox="961 1019 1318 1503" style="text-align: center;"> <p><b>EXHIBIT A</b> Proposed Zone District Changes Mount Freedom</p>  <p>The map shows several shaded areas labeled 'VCR OVERLAY' and 'PO/R'. A legend at the bottom left identifies the shading: a diagonal hatched pattern for VCR and a solid black pattern for PO/R. The map includes a north arrow and street names.</p> <p><b>Proposed Zoning</b>  VCR  PO/R</p> <p><b>Township of Randolph</b>  Morris County, New Jersey  November 1, 2018  Prepared by Township of Randolph  Division of Planning and Administration</p> </div>	This ordinance is as called for by the Mount Freedom Planning Study Update, dated September 6, 2017.



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Township of Washington	RO-04-19	3/19/19	<p>The Zoning Regulations are amended to revise the regulations pertaining to accessory apartments. Examples of the changes include the following:</p> <ul style="list-style-type: none"> <li>• The accessory apartments that must be rented to low or moderate income households must now do so for a ten year period.</li> <li>• The maximum number of permitted affordable accessory apartments shall be the number the Township is permitted to apply toward its fair share obligation.</li> </ul>	

**Proposed Ordinances Received: 4**

**Adopted Ordinances Received: 6**

**Total Ordinances Processed: 10**