

ZONING ORDINANCES INTRODUCED: JUNE 2020

Municipality: TOWNSHIP OF CHATHAM

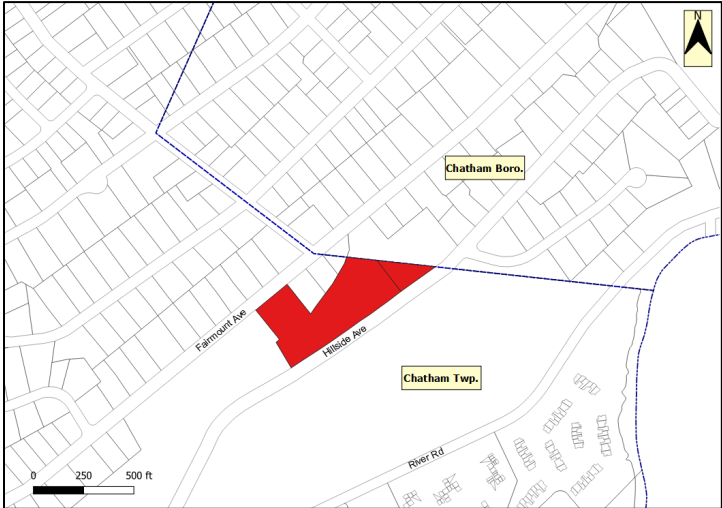
Ordinance: 2020-11

Public Hearing Date: 7/9/20

Summary: Amend the Land Development Regulations to create a new zoning district, the R-3 AH - Affordable Housing Residence District, and rezone Block 67, Lots 17 and 17.01 from the R-1A - Residence District to the newly established R-3 AH District. The two lots, totaling 4.6 acres, are located on Hillside Ave., just south of the Chatham Borough border and include frontage on Fairmount Ave. A single-family home is located on one of the lots, both of which are farmland accessed. The Dixiedale Farm is to the south (site of a proposed townhome development), Township owned wooded land is to the southeast and single-family homes are to the north.

Single-family homes shall be the permitted use in the R-3 AH District. At least 20% of the total number of lots created through subdivision within the R-3 AH District shall be conveyed to either the Township or a qualified group home developer or operator at the option of the Township for the construction of affordable housing in the form of a group home for persons with developmental disabilities. The minimum lot size shall be 20,000 sq. ft. with a maximum height of 2 ½ stories / 35 feet.

Staff Comments: This ordinance was introduced in May 2020, however it has been reintroduced and amended to state that all slope areas of 20% or greater remaining after completion of the grading required for construction shall be included in conservation easements.



Municipality: TOWNSHIP OF EAST HANOVER

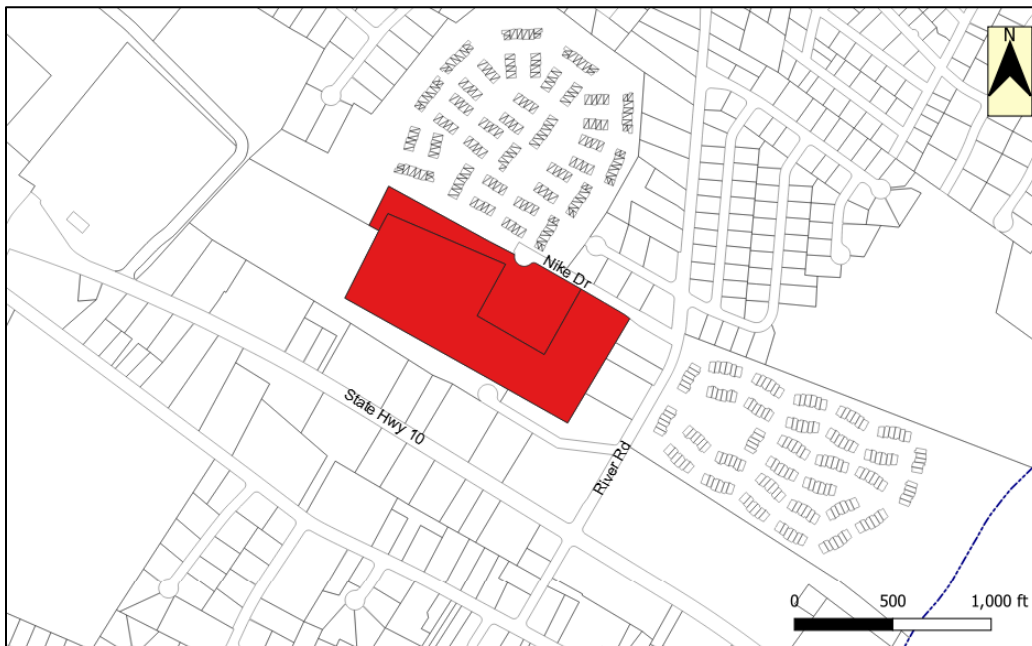
Ordinance: 4-2020

Public Hearing Date: 7/6/20

Summary: Amend the Land Use and Zoning Regulations to establish a new zoning district, the RMF-2 Residential Multi-Family 2 Zone, and amend the Zoning Map to rezone Block 96, Lots 47.02 and 50 from the RAH-4 - Residential Affordable Housing Zone (which permitted a maximum of 96 units) to the newly created RMF-2 Zone. The two Township owned parcels on Nike Dr., which total 18.9 acres, are undeveloped and have long been known as the “Nike Site.” The Hanover Park condominiums are to the north. Commercial uses are

to the immediate east while further east are the Castle Ridge townhomes. The commercial / retail corridor along State Hwy. 10 is to the south. Standards for the new RMF-2 Zone include the following:

- **Permitted Uses:** Multi-family, assisted living, independent living, alternative living, supportive housing and community center.
- **Maximum Units:** 225
- **Maximum Density:** 20 units per acre
- **Minimum Tract:** 7 acres
- **Maximum Height:** 4 st. / 55 ft. (assisted and independent living) or 2 st. / 35 ft. (all other permitted uses)
- **Max. Building Coverage:** 40%; **Max. Impervious Coverage:** 60%
- **Affordable Set-Aside:** (varies by use, but Settlement Agreement with Fair Share Housing Center anticipates 53 affordable units for this site)



Municipality: BOROUGH OF MENDHAM

Ordinance: 06-2020

Public Hearing Date: 7/15/20

Summary: Amend the Borough Code to add a new chapter regulating and establishing requirements for affordable housing. The new chapter addresses such matters as the maximum rents and sales prices for affordable units, buyer and tenant income eligibility, control periods, enforcement mechanisms, and affirmative marketing requirements.

Municipality: BOROUGH OF MENDHAM

Ordinance: 07-2020

Public Hearing Date: 7/15/20

Summary: Amend the Land Use Regulations to add a new section providing for the collection of development fees and the establishment of an Affordable Housing Trust Fund to be funded by such fees.

Municipality: BOROUGH OF MENDHAM

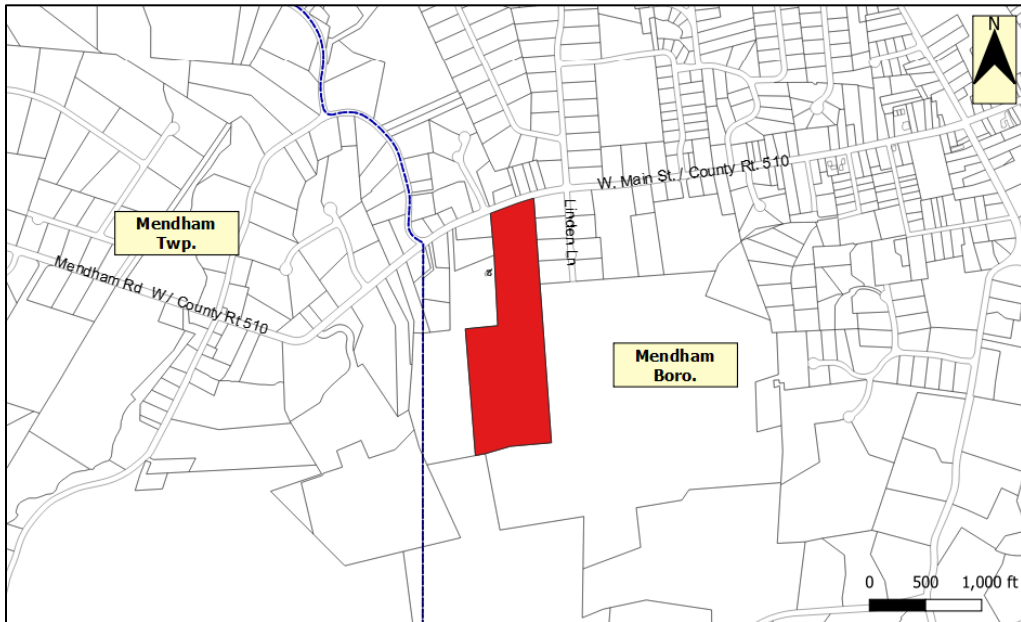
Ordinance: 08-2020

Public Hearing Date: 7/15/20

Summary: Amend the Land Use Regulations to establish a new inclusionary overlay zone, the AHO - Affordable Housing Overlay Zone, for Block 1801, Lot 5. This 26.8-acre parcel at 80 W. Main St. / County Rt. 510 is the site of the Daytop residential substance abuse treatment center for youth and young adults whose closing has been recently announced. Wooded and farmland assessed land is to the south and southeast. The Community of St. John Baptist and Schiff Natural Land Trust properties are to the southwest. Single-family homes are to the north. The underlying 3-AC - 3-Acre Residence Zone shall remain unchanged. Standards for the new AHO Overlay Zone include the following:

- **Permitted Uses:** Townhouses and multi-family.
- **Maximum Density:** 17.5 units per acre
- **Maximum Height:** 3 st. / 40 ft. (multi-family) or 2.5 st. / 35 ft. (townhouses)
- **Min. Active Recreation Area:** 20%
- **Affordable Set-Aside:** 20%

Staff Comments: At 17.5 du/ac, the 26.8-acre AHO Overlay could accommodate a maximum of 469 units, pending potential reductions for other physical or environmental constraints.



Municipality: TOWNSHIP OF MINE HILL

Ordinance: 11-20

Public Hearing Date: 7/2/20

Summary: Amend the Land Use Regulations to revise the various development application checklists in order to better organize these checklists and streamline the application review process.

Municipality: BOROUGH OF ROCKAWAY

Ordinance: 10-20

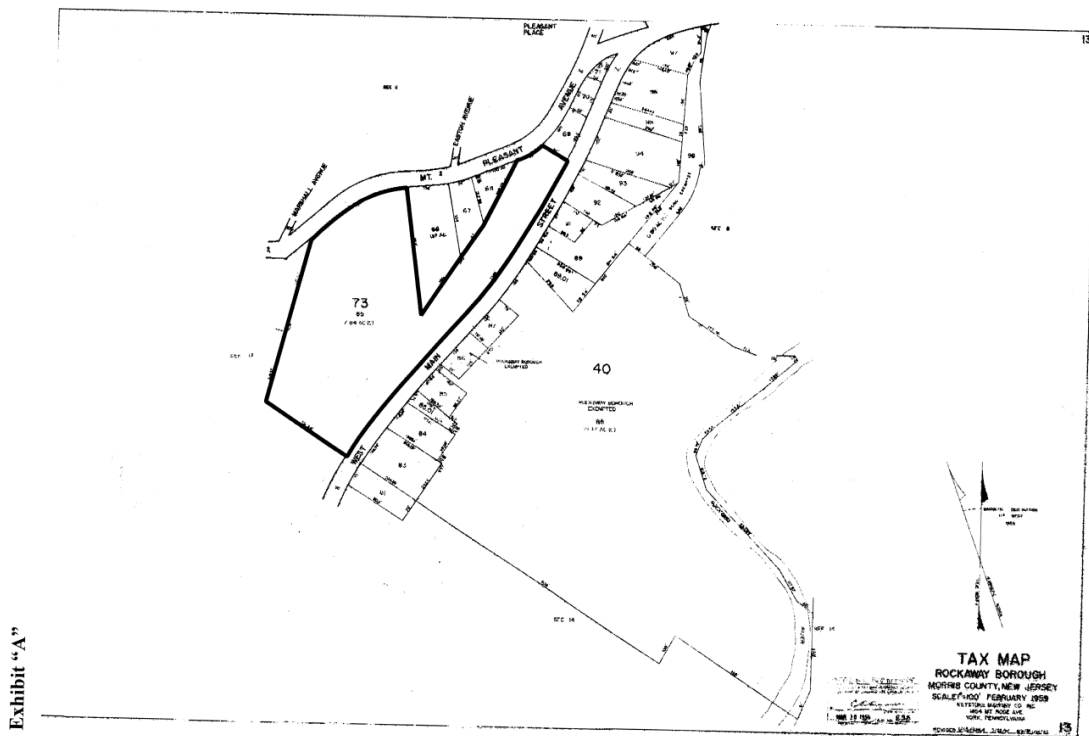
Public Hearing Date: 7/9/20

Summary: Amend the Zoning Regulations to establish a new senior housing inclusionary overlay district, the AHO-S - Affordable Housing Overlay - Senior District, and amend the Zoning Map to reclassify Block 73, Lot 65 from the AHO-6 - Affordable Housing Overlay - 6 District to the newly created AHO-S Overlay. The underlying zoning shall remain (split between the R-1, O-B and G-B Districts). This 7.8 acre undeveloped tract has frontage on both Mt. Pleasant Ave. and W. Main St. / County Rt. 513. The immediate surrounding area to the north, west and south is dominated by single-family homes. The Borough owned Donatoni Park is to the east. Further northeast, along W. Main St., is a commercial district.

Standards for the new AHO-S Overlay include the following:

- **Permitted Uses:** Senior Apartments
- **Minimum Lot:** 7 acres
- **Maximum Density:** 9.5 du/ac on a 7-acre lot or 8.2 du/ac on a 7.805 acre lot
- **Maximum Height:** 3 st. / 37 ft.
- **Max. Building Coverage:** 10%; **Max. Lot Coverage:** 30%
- **Affordable Set-Aside:** 20%

Staff Comments: Maximum density varies by lot size. At 9.5 du/ac on a 7-acre lot, 66 units could be accommodated, while at 8.2 du/ac on a 7.805 acre lot, 64 units could be accommodated, pending potential reductions for other physical or environmental constraints.



ZONING ORDINANCES ADOPTED: JUNE 2020

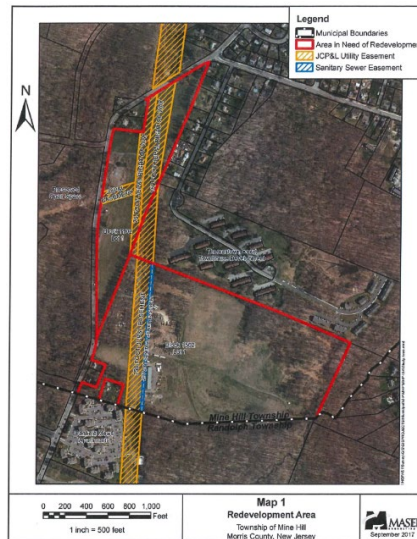
Municipality: TOWNSHIP OF MINE HILL

Ordinance: 06-19

Date Adoption Filed: 6/1/20

Summary: Ordinance 06-19 adopts the Redevelopment Plan for Block 1102, Lot 1 and Block 1502, Lot 1 in order to permit a 390 unit multi-family inclusionary development. These lots were designated a Non-Condensation Area in Need of Redevelopment by the Township Council in July 2017. The two farmland assessed lots total 76 acres on the east side of Canfield Ave. / County Rt. 669, just north of the Randolph border. A JCP&L easement traverses the redevelopment area from the north to the south. The Thomastown Court townhomes are to the immediate north and east. Single-family homes are to the east in Randolph. To the south, in Randolph, are the Canfield Mews apartments. Township owned preserved open space is to the west.

The Redevelopment Plan establishes the CAR - Canfield Avenue Redevelopment Zone for the redevelopment area. The CAR Zone shall supersede the existing underlying zoning (O/I - Office/Industrial) and the overlay zoning (AOZ - Agricultural Overlay). Permitted uses shall be multi-family, public parks, open space and recreation areas. A maximum of 390 units shall be permitted on a minimum 75-acre lot with a maximum height of 4 stories and a maximum impervious coverage of 60%. The affordable housing set-aside is 20%.



Municipality: TOWNSHIP OF RANDOLPH

Ordinance: 03-20

Date Adoption Filed: 6/29/20

Summary: Amend the Land Development Regulations to add a new section establishing enforcement mechanisms in cases involving violations of the regulations pertaining to affordable housing units.

PROPOSED ORDINANCES RECEIVED: 7
ADOPTED ORDINANCES RECEIVED: 2
TOTAL ORDINANCES PROCESSED: 9