

LAND DEVELOPMENT ORDINANCES INTRODUCED: JANUARY 2022

Municipality: TOWNSHIP OF BOONTON

Ordinance: 902

Public Hearing Date: 3/14/22

Summary: Amend the Land Use Regulations to allow the Township Zoning Officer to approve a change of tenancy for commercial uses without the need for site plan review. Such changes are restricted to uses that are permitted in the zone, where parking on site meets the parking requirements, and there are no changes to the impervious coverage or building square footage on the site. If the Zoning Officer determines that any of these conditions are not met, the application shall be referred to the Planning Board for site plan review.

Municipality: TOWNSHIP OF HANOVER

Ordinance: 2-2022

Public Hearing Date: 2/10/22

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

- Amend the definition of “Improvement Coverage” so that pavement areas are included regardless of the surface, whether impervious or not, and include asphalt, concrete, brick, porous pavement, gravel, mulch or other pavement surfaces. In addition to vegetation, which is already excluded under the existing definition, soil or mulch in landscape beds located at the ground surface, streams, ponds or other natural water bodies, and subsurface structures or improvements not exposed to the surface, such as subsurface pipes, tanks, and chambers, etc. are now also to be excluded from counting as improvement coverage.
- The schedule for calculating maximum improvement coverage in single-family residential districts is thoroughly revised to read as follows:

Lot Area (sq. ft.)	Maximum Improvement Coverage
0-10,000	44.5% of lot area
10,000 - 14,999	4,450 square feet, plus 0.20 square foot for each 1 square foot of lot area over 10,000 square feet
15,000 - 19,999	5,450 square feet, plus 0.18 square foot for each 1 square foot of lot area over 15,000 square feet
20,000 - 24,999	6,350 square feet, plus 0.15 square foot for each 1 square foot of lot area over 20,000 square feet
25,000 - 29,999	7,100 square feet, plus 0.13 square foot for each 1 square foot of lot area over 25,000 square feet
30,000 - 34,999	7,750 square feet, plus 0.13 square foot for each 1 square foot of lot area over 30,000 square feet
35,000 - 39,999	8,400 square feet, plus 0.11 square foot for each 1 square foot of lot area over 35,000 square feet
40,000 – 44,999	8,950 square feet, plus 0.11 square foot for each 1 square foot of lot area over 40,000 square feet
45,000 – 49,999	9,500 square feet, plus 0.10 square foot for each 1 square foot of lot area over 45,000 square feet
50,000 and over	20% of lot area

Municipality: TOWNSHIP OF HANOVER

Ordinance: 3-2022

Public Hearing Date: 2/10/22

Summary: Amend the Land Development Regulations to implement a variety of changes; examples include:

- Any encroachment by ingress and egress structures into the minimum required front, side and rear yards shall only be permitted for such structures located at an elevation at or below the level of the ground/first floor or basement.
 - Accessory buildings and other roofed accessory structures which are not enclosed by walls, and which are used or intended for use for outdoor recreational activity, such as certain cabanas, gazebos, and similar structures, and which are located in the rear yard, shall comply with the setback requirements applicable to patios, porches, and decks.
 - Patios, porches, and decks accessory to single-family or two-family dwellings shall comply with the minimum front yard requirements.
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Municipality: BOROUGH OF KINNELON

Ordinance: 01-22

Public Hearing Date: 2/17/22

Summary: Amend the Land Use Regulations to clarify the property survey requirements for applications filed with the Zoning Board of Adjustment.

Municipality: BOROUGH OF KINNELON

Ordinance: 02-22

Public Hearing Date: 2/17/22

Summary: Amend the Zoning Regulations to add a new section establishing regulations pertaining to accessory structures and uses in the A - Residential Zone. Examples of the new regulations include the following:

- Any structure on a property other than the primary residence may be considered an accessory structure.
 - Shipping containers of any size cannot be considered as an accessory structure.
 - Sheds may not be greater than 200 sq. ft.
 - Detached garages or other accessory structures cannot have an apartment or other living space built above the same.
 - Permanently installed, non-portable generators and air conditioner units shall not be installed in a front yard.
 - No more than one temporary storage structure or unit shall be located on a single parcel of private property.
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LAND DEVELOPMENT ORDINANCES ADOPTED: JANUARY 2022

Municipality: TOWN OF MORRISTOWN

Ordinance: O-33-2021

Date Adoption Filed: 1/26/22

Summary: Amend the Land Development Regulations to permit and establish standards for Cannabis Dispensaries and Medical Cannabis Dispensaries as conditional uses in the TC and MX-2 Districts. Examples of the new regulations include the following:

- Medical Cannabis Dispensaries may obtain approval to operate as Class 5 Cannabis Licensed Retailers (dispensing recreational cannabis in addition to medical cannabis).
- Cannabis establishments cannot be located within 1,000 feet of an elementary, middle, or high school or another cannabis establishment.
- Cannabis establishments cannot be located within 200 feet of a house of worship.
- The consumption of marijuana, drugs and alcohol in the establishment shall be prohibited.

This ordinance also establishes a separate chapter (not a part of the Land Development Regulations) establishing cannabis licensing requirements. Under this chapter, a maximum of two cannabis licenses may be issued by the Town.

Municipality: TOWNSHIP OF ROXBURY

Ordinance: 25-21

Date Adoption Filed: 1/28/22

Summary: Amend the Land Development Regulations to add “Warehouse” to the list of definitions. The term “Warehouse” shall mean storage and distribution of goods, merchandise, commodities and/or materials.

PROPOSED ORDINANCES RECEIVED: 5
ADOPTED ORDINANCES RECEIVED: 2
TOTAL ORDINANCES PROCESSED: 7