

LAND DEVELOPMENT ORDINANCES INTRODUCED: MARCH 2022

*Ordinance introduction and adoption notices received during the same month.

Municipality: TOWNSHIP OF CHESTER

Ordinance: 2022-01

Public Hearing Date: 4/5/22

Summary: Amend the Land Use Regulations as they relate to the parking and storage of commercial vehicles on residential properties; examples include:

- No more than two commercial vehicles shall be permitted on any residential property of less than or equal to two acres in size. No more than three commercial vehicles shall be permitted on any residential lot of greater than two acres in size.
- No commercial vehicle to be stored outdoors on any residential property shall exceed a gross vehicle weight rating of 19,500 pounds.
- Any commercial vehicle with a gross vehicle weight rating in excess of 14,000 pounds or in excess of 25 feet in length shall be effectively screened so that the vehicle is not visible from any adjacent property.
- All commercial vehicles shall be owned by the resident of the property or the resident's employer.

Municipality: TOWNSHIP OF CHESTER

Ordinance: 2022-06

Public Hearing Date: 4/19/22

Summary: Amend the Land Use Regulations to establish regulations for Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready parking spaces. P.L. 2021, c.171, signed into law on July 9, 2021, requires EVSE and Make-Ready parking spaces to be designated as a permitted accessory use in all zoning districts and establishes associated installation and parking requirements.

Municipality: TOWNSHIP OF HANOVER

Ordinance: 10-2022

Public Hearing Date: 4/14/22

Summary: Amend the Zoning Map to rezone the southeastern corner of Block 4802, Lot 1 from the O-S - Office-Services District to the RM-7 - Residence District. Block 4802, Lot 1 is the site of the Hyatt House extended stay hotel at the corner of Park Ave. / County Rt. 623 and Columbia Tpk. / County Rt. 510, however the portion to be rezoned is wooded and undeveloped.

The existing RM-7 District is a vacant lot located at 190 Park Ave. (Block 4802, Lot 2). The rezoning represents an extension of this district to the east. The RM-7 District permits 210 multifamily residential dwelling units and furnished apartments. The rezoning comes at the request of the developer in order to enable the provision of additional site amenities or other improvements, but not additional housing units.



Municipality: TOWNSHIP OF HANOVER

Ordinance: 11-2022

Public Hearing Date: 4/14/22

Summary: Amend the Land Use and Development Regulations to establish a new overlay district, the AH-2 - Affordable Housing Overlay District, and amend the Zoning Map to place a portion of Block 9102, Lot 5 in the newly established overlay. Block 9102, Lot 5 is home to the Cambrex pharmaceutical manufacturing and packaging facility at 30 N. Jefferson Rd. The new AH-2 Overlay will be located on 4.4 acres in the northwest corner of the Cambrex lot, in an area that is undeveloped, with high tension electric wires running through the southern part. The purpose of the overlay is to accommodate the off-site affordable housing obligation generated by the Redevelopment Plan for the Pine Plaza Shopping Center. The underlying I-P2 District zoning shall remain. Standards for the new AH-2 Overlay include the following:

- Permitted Use: Age-restricted affordable multifamily.
- Number of Units: 60
- Minimum Lot: 3 acres
- Maximum Height: 4 st. / 60 ft.
- Maximum Improvement Coverage: 55%; Maximum Building Coverage: 20%



Staff Comments: Ordinance 11-2022 replaces Ordinance 32-2020, which was introduced in November 2020 but tabled in December 2020. It differs primarily by the addition of the following provisions:

For any property in the I-P2 District that is subdivided for affordable housing development located within and permitted by the AH-2 Overlay, the following requirements shall apply to the remaining portion of the property that is not developed for affordable housing; provided that such provisions shall apply only at such time that the Township acquires the portion to be subdivided through eminent domain:

- The maximum permitted floor area and improvement coverage on the remaining portion shall be the same as was permitted prior to such subdivision, based upon the area of the property prior to such subdivision.
- The requirement for a planted buffer shall not apply to the portion of the I-P2 District adjacent to the AH-2 Overlay; provided, however, that all setback requirements from a residential zone district shall continue to apply.

Municipality: BOROUGH OF MADISON

Ordinance: 14-2022

Public Hearing Date: 4/11/22

Summary: Amend the Land Development Regulations to permit a maximum of two Medicinal Cannabis Dispensaries in the CBD-1 and CBD-2 - Central Business Districts, the CC - Community Commercial District and the G-I and G-II - Gateway Districts. Various standards are established for such dispensaries; examples include:

- Medicinal Cannabis Dispensaries shall not be located within 750 feet of a preexisting primary or secondary school or other Medicinal Cannabis Dispensary.
- Drive-throughs shall be prohibited at Medicinal Cannabis Dispensaries.
- No medicinal cannabis, or cannabis-infused product, shall be smoked, eaten, or otherwise consumed or ingested on the premises of any Medicinal Cannabis Dispensary.
- A Medicinal Cannabis Dispensary shall not be located in a home, apartment, or condominium.

Municipality: BOROUGH OF MADISON

Ordinance: 14-2022

Public Hearing Date: 4/11/22

Summary: Amend the Land Development Regulations to require proof of payment of all Borough charges at the time of submission of a zoning permit application.

Municipality: TOWNSHIP OF WASHINGTON

Ordinance: RO-02-22

Public Hearing Date: 4/18/22

Summary: Amend the Zoning Regulations to prohibit the occupation of rental units for a period of less than 60 days. This ordinance comes in response to concerns about the prevalence of the short-term rental of residential dwelling units via internet-based booking platforms in recent years.

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| LAND DEVELOPMENT ORDINANCES ADOPTED: MARCH 2022 |
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Municipality: TOWNSHIP OF MINE HILL

Ordinance: 04-22

Date Adoption Filed: 3/18/22

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

- The definition of “Story” is amended so that a story shall be deemed to be a vertical length of ten feet. Basements that are below finished grade shall not be included as a story
- The definition of “Half-Story” is amended so that a half-story shall be deemed to be any vertical length less than ten feet. Basements that are below finished grade shall not be included as a half-story.

Municipality: BOROUGH OF MORRIS PLAINS

Ordinance: 1-2022

Date Adoption Filed: 3/4/22

Summary: Amend the Land Development Regulations to permit microbreweries in the B-3 - Business, C-1 - Highway Commercial and OB - Office Building Districts.

Municipality: TOWN OF MORRISTOWN

Ordinance: O-4-2022

Date Adoption Filed: 3/9/22

Summary: Amend the Land Development Regulations to replace the existing definition of Rooming House, so that it is consistent with the New Jersey Rooming and Boarding House Act of 1979. Under the new definition, a Rooming Housing is “a private dwelling in which private rooms without separate kitchen and bathroom facilities are rented out on a temporary basis and personal or financial services are not provided to transient residents, as defined in NJSA 55:13B-3.h.”

Municipality: TOWN OF MORRISTOWN

Ordinance: O-5-2022

Date Adoption Filed: 3/9/22

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

- Amend the definition of “Active Uses” so that it refers to *principal* uses (Active Uses are uses that generate a high amount of pedestrian traffic and are required along certain street frontages). Also, prohibit “Co-Working” uses as Active Uses (Co-Working means an office use in which common and unassigned office space is made available on a short-term basis).
 - Remove “Brokerage or Professional Services” from the definition of “Personal or Business Services” (the definition of Active Uses lists the types of uses that meet the definition, one of which is Personal or Business Services).
 - The existing prohibition on signs that advertise off-site businesses and events is expanded to prohibit signs that advertise off-site products.
 - For properties containing multiple businesses, ground floor businesses having a second façade fronting on a public street may have one additional sign per street frontage.
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Municipality: TOWNSHIP OF RANDOLPH

Ordinance: 06-22*

Date Adoption Filed: 3/18/22

Summary: Amend the Land Development Regulations to permit Cottage Food Operations in all residential uses. A Cottage Food Operation shall be defined as “the production of food in the home of a cottage food operator who holds a valid New Jersey Cottage Food Operator Permit.” Cottage food products shall not be distributed at the home of the cottage food operator.

Municipality: BOROUGH OF WHARTON

Ordinance: O-02-22*

Date Adoption Filed: 3/15/22

Summary: Amend the Land Use and Development Regulations to add a fee schedule for zoning permit applications.

PROPOSED ORDINANCES RECEIVED: 9

ADOPTED ORDINANCES RECEIVED: 6

TOTAL ORDINANCES PROCESSED: 14