

## LAND DEVELOPMENT ORDINANCES INTRODUCED: JULY 2022

**Municipality:** BOROUGH OF MORRIS PLAINS

**Ordinance:** 9-2022

**Public Hearing Date:** 8/18/22

**Summary:** Amend the Land Development Regulations to establish a new overlay district, the L-2 - Mixed-Use Commercial Use Overlay District, and amend the Zoning Map to place Block 171, Lot 45 and the majority of Lot 45.01 in the new L-2 Overlay. Lot 45 is currently in the H-SU - Hotel and Specified Use Overlay District and is being rezoned to the new overlay. The underlying L-2 - Research Laboratory District zoning remains unchanged. The new L-2 Overlay is located at the intersection of State Highway 10 and Johnson Road. It is bounded by the Parsippany-Troy Hills border to the north and east. The overlay includes frontage on Littleton Road / US Highway 202 via a narrow corridor. The 22-acre overlay is the site of three office buildings and is bisected by high tension electric wires. The Stop and Shop supermarket is located to the northwest. Office buildings are located to the north and east. The Signature Place apartments and the Sunrise of Morris Plains assisted living facility are located to the south. Standards applicable to the new L-2 Overlay include:

- Permitted Uses: Retail, supermarket, restaurant, bar/tavern, gas station with convenience store (with frontage on State Highway 10), self-storage, office, medical office, urgent medical care facility, fitness center, microbrewery, indoor commercial recreation, instructional school.
- Minimum Tract: 20 acres
- Maximum Height: 3 st. / 45 ft. (no multistory building may be located within 65 feet of Johnson Road)
- Maximum Floor Area of Building: 200,000 sq. ft.
- Floor Area Ratio: 0.40



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**Municipality:** TOWNSHIP OF RANDOLPH

**Ordinance:** 20-22

**Public Hearing Date:** 9/1/22

**Summary:** Amend the Land Development Regulations to permit drive-in restaurants in the B-3 - Planned Business District.

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**LAND DEVELOPMENT ORDINANCES ADOPTED: JULY 2022**

**Municipality:** TOWNSHIP OF HARDING

**Ordinance:** 08-2022

**Date Adoption Filed:** 7/12/22

**Summary:** Amend the Land Use and Development Regulations so that open children's play structures that have a rectangular footprint of less than 250 square feet and a height of twelve feet or less shall be subject to a setback requirement of one-half of the normally required setback distance or ten feet, whichever is greater.

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**Municipality:** TOWNSHIP OF HARDING

**Ordinance:** 09-2022

**Date Adoption Filed:** 7/12/22

**Summary:** Amend the Land Use and Development Regulations as they pertain to the R-1 - Residence and RR - Rural Residential Districts in order to establish a maximum building area of 3,920 square feet where any structures are set back less than 150 feet from the front lot line or road line.

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**Municipality:** TOWNSHIP OF HARDING

**Ordinance:** 10-2022

**Date Adoption Filed:** 7/12/22

**Summary:** Amend the Land Use and Development Regulations in order to permit Electric Vehicle Supply/Service Equipment and Make-Ready Parking Spaces as accessory uses in the B-1 - Historic Business, B-2 - Business and OB - Office Building Districts.

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**Municipality: TOWNSHIP OF MONTVILLE**

**Ordinance: 2022-22**

**Date Adoption Filed: 7/20/22**

**Summary:** Amend the Land Use and Development Regulations to establish a new overlay district, the TFRO - Two-Family Residential Overlay District and amend the Zoning Map to place Block 110, Lots 18, 18.1, 19, 19.A, 20 and 21.1, and Block 111, Lots 1, 3, 4, 15.2, 15.8, 16 and 17.1 into the newly established overlay. The new TFRO Overlay is approximately 12 acres in size and is located on both sides of Main Road / US Hwy. 202, from its intersection with Alpine Road to its intersection with Hollister Road. It is bounded by the Lincoln Park border to the east and the New Jersey Transit railroad to the north. The overlay consists of single-family detached and two-family dwellings. The surrounding neighborhood is predominantly single family detached, although a gas station is located to the west. The underlying R-20A Residential District zoning shall remain in effect (permits single-family detached dwellings on 20,000 sq. ft. lots). The entire overlay is located within the CWR - Critical Water Resources Restricted Area Overlay and a portion of the overlay is located within the Morris Canal in Montville Historic Overlay. Standards applicable to the new TFRO Overlay include the following:

- Permitted Uses: Two-Family Dwellings
- Minimum Lot: 40,000 sq. ft.
- The lot shall have frontage on Main Road / US Hwy. 202
- All requirements applicable to single-family detached dwellings in the R-20A Residential District and the CWR Restricted Area Overlay shall apply, except for minimum lot area.
- Development in any portion of the TFRO Overlay that is also situated within the Morris Canal in Montville Historic Overlay shall adhere to the regulations relating to historic preservation.





**Municipality: TOWNSHIP OF MONTVILLE**

**Ordinance: 2022-23**

**Date Adoption Filed: 7/20/22**

**Summary:** This ordinance adopts the 65 Route 46 Redevelopment Plan, amends the Land Use and Development Regulations to establish a new zoning district, the BIR - Business Industrial Redevelopment District, and amends the Zoning Map to rezone Block 184, Lot 2.01 (65 Route 46) from the B-3 - Business District to the newly established BIR District. This site was designated a Non-Condensation Redevelopment Area on January 25, 2022. The 18.4-acre tract is located on the southern side of the Rt. 46 / State Hwy. 159 interchange and is bounded by both the Passaic River and the Fairfield Township border to the south. The tract is utilized for bus charter services and bus washing, repairs, storage and fueling. Industrial and commercial uses are located along Route 46 to the west. The former G.I. Auto Salvage site is located to the north. A Home Depot is located to the northeast. The standards applicable to the new BIR District include the following:

- Permitted Uses: Warehousing, manufacturing, packaging, laboratories, and all principal uses permitted in the B-3 District.
- Minimum Lot: 4 acres
- Maximum Height: 60 feet
- Maximum Building Coverage: 30%
- Maximum Impervious Coverage: 65%



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**Municipality: TOWNSHIP OF MONTVILLE**

**Ordinance: 2022-24**

**Date Adoption Filed: 7/20/22**

**Summary:** This ordinance amends Schedule C: Schedule of Permitted Uses and Schedule D: Schedule of Area and Bulk Requirements, of the Land Use and Development Regulations, to incorporate the standards implemented by Ordinances 2022-22 and 2022-23 (summarized in this report, above). In addition, this ordinance amends the Zoning Map to add the new zoning districts established by Ordinances 2022-22 and 2022-23.

**Municipality:** TOWNSHIP OF PARSIPPANY-TROY HILLS

**Ordinance:** 2022:16

**Date Adoption Filed:** 7/20/22

**Summary:** Amend the Land Use and Development Regulations to adopt a new Stormwater Management Controls section. These regulations establish minimum stormwater management requirements and controls for applicable developments.

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**Municipality:** TOWNSHIP OF PARSIPPANY-TROY HILLS

**Ordinance:** 2022:19

**Date Adoption Filed:** 7/20/22

**Summary:** Amend the Land Use and Development Regulations to permit Limited Continuum of Care Communities as a conditional use in the ROL - Research, Office and Laboratory District. Limited Continuum of Care Communities are defined as facilities that are licensed by the New Jersey Department of Health combining apartment-style Independent Living Residences and Assisted Living Residences in a homelike environment within a single building, and providing a variety of continuum of care services typical of such residences, as well as Acute Care Services. Such communities shall not be construed to include Continuing Care Retirement Communities, Hospice Facilities, Long-Term Care Facilities, Nursing Homes / Nursing Facilities or Respite Care Facilities, nor shall they provide services typical thereof.

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**PROPOSED ORDINANCES RECEIVED: 2**

**ADOPTED ORDINANCES RECEIVED: 8**

**TOTAL ORDINANCES PROCESSED: 10**