
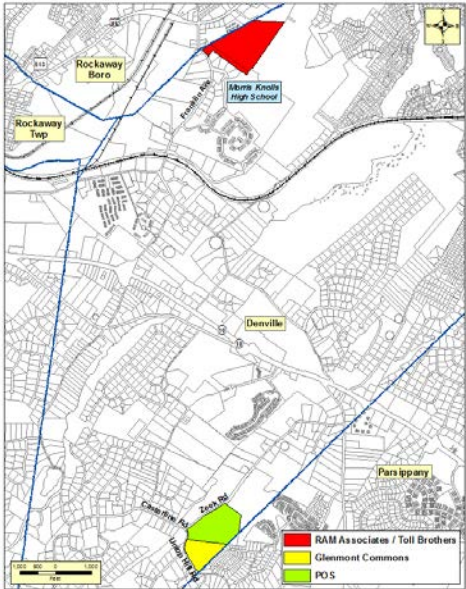

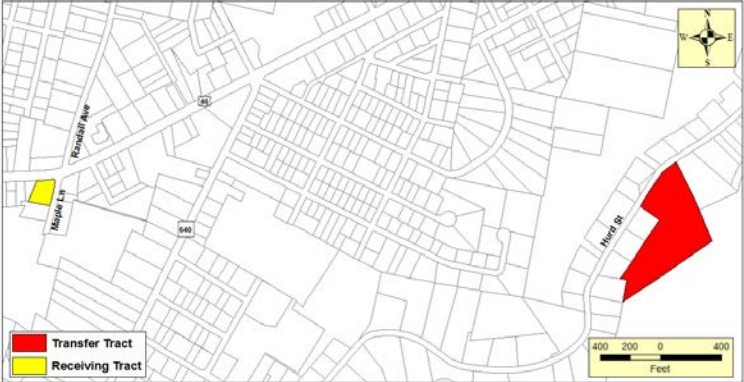


Zoning Ordinances Introduced: May 2018

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Borough of Chatham	18-06	5/29/18	<p>Repeal Chapter 165, "Protection of Trees," and replace it with a new Chapter 257, "Tree Protection and Preservation." The new chapter covers tree removal prohibitions and exemptions, permits for tree removal, standards for tree removal, the requirement for licensed tree removal contractors, the required escrow account for tree replenishment, and rules for tree protection during home construction.</p>	
Township of Chester	2018-06	6/6/18	<p>Amend the Zoning Map to correct a drafting error by rezoning Block 10, Lot 104 from the P - Public District to the R-2 - Single Family Residential District. The 1.1 acre lot on Cooper Lane has a single family home. Township owned woodlands in the P - District are to the north and east. Single family homes in the R-2 - District are to the southwest and west</p> 	


Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Denville	15-18	6/26/18	<p>Amend the Land Use Regulations to establish a new zoning district, the T-5 Multi-Family District, and revise the Zoning Map to place Block 10002, Lot 3 (currently zoned R-1B - One-Family Residential) and Block 40001, Lot 4 and Block 40203, Lot 1 (both currently zoned R-1 - One-Family Residential) into the new T-5 District.</p> <p>Block 10002, Lot 3 is a 13.6 acre vacant wooded lot owned by Glenmont Commons on Union Hill Rd. at the Parsippany border. Single family neighborhoods are to the east, west and south. To the immediate north is Block 10002, Lot 2, a 25.8 acre lot owned by JCP&L that is being rezoned from R-1B to the POS - Public Open Space District as part of this ordinance. It features an electric tower right-of-way and a utility substation.</p> <p>Block 40001, Lot 4 and adjacent Block 40203, Lot 1 total 38.4 acres and are owned by RAM Associates. These vacant wooded lots are located on Franklin Ave. at the Rockaway Borough border. Apartments, townhomes and commercial uses are located to the north, along Rt. 46 in Rockaway Borough. Single family homes and the Morris Knolls High School are to the south. Township owned wooded lands are to the east.</p> <p>Permitted Uses in the new T-5 District are Single Family, Townhouses, Vertical Flats and Interlocking Dwellings. Single family shall be regulated as in the R-3 District. Standards applicable to the other uses include: Maximum Density - 5 units per acre; Maximum Height - 3 ½ stories / 45 ft.; Minimum Open Space or Landscaped Areas: 25%; Affordable Set-Aside - 20% of for-sale units, 15% of rental units.</p> 	<p>This ordinance implements the terms of the Township’s Settlement Agreement with Glenmont Commons and RAM Associates in connection with the Township’s affordable housing obligation.</p> <p>According to an article in the May 22, 2018 edition of newjerseyhills.com, RAM Associates is related to the Toll Brothers home construction company. The RAM / Toll Brothers development plan calls for 116 for-sale units while the Glenmont Commons plan calls for 65 rental units.</p>

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of East Hanover	7-2018	6/14/18	<p>Ordinance 7-2018 adopts the Varityper Redevelopment Plan, dated April 4, 2018. The Plan has been revised since the December 12, 2017 version of the Plan was adopted in March 2018 to add the following permitted uses:</p> <ul style="list-style-type: none"> • Professional and Medical Offices • Assisted Living Facility • Nursing Home • Rehabilitation Center <p>The Plan for the 37 acre redevelopment area, which includes the site of the former Varityper Plant, continues to permit such uses as warehouse storage and distribution centers, assembly and research.</p> 	
Township of Hanover	15-2018	6/14/18	<p>Amend the Zoning Regulations in order to specify the application of setback based height restrictions on accessory buildings that have varying heights. Also, amend the separation requirements for institutional uses.</p>	
Township of Harding	10-2018	6/11/18	<p>Amend the Land Use and Development Regulations to alter the definition of “Story” so that any space that meets the definition of Half Story shall not be considered a story. Also, amend the definition of “Half Story” so that the portion of the definition that refers to the intersection of the roof and wall face clarifies that this refers to the <i>outside</i> wall face.</p>	
Township of Harding	11-2018	6/11/18	<p>Amend the Land Use and Development Regulations to delete the following from the list of cases where a zoning permit shall not be required: Any development activity that is the subject of a development application approved by the Board of Adjustment or Planning Board.</p>	

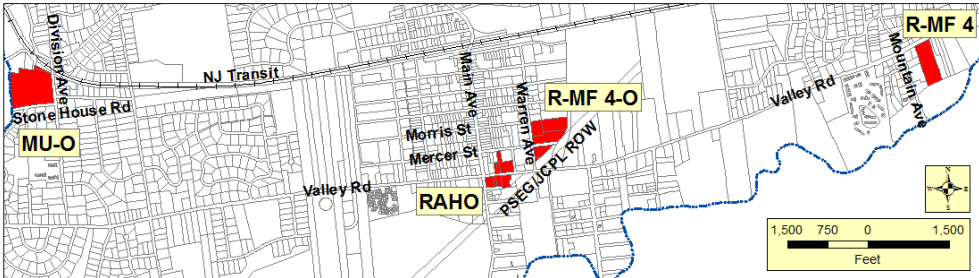
Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Mine Hill	09-18	6/7/18	<p>Amend the Land Use Regulations and Zoning Map to add a new overlay zone known as the MFIC - Multi-Family Inclusionary Community Overlay Zone with Transfer and Receiving Requirements. Block 2004, Lot 1 shall be the Transfer Tract and Block 1304, Lot 1 shall be the Receiving Tract. In addition, the Zoning Map shall be amended to remove Block 2004, Lot 1 from the PARC - Planned Age-Restricted Communities Overlay District. The underlying zoning (SF - Single Family Residential in the case of Block 2004, Lot 1 and C - Commercial in the case of Block 1304, Lot 1) shall remain unchanged.</p> <p>The Transfer Tract is a 5.6 acre single family lot on Hurd Street surrounded on three sides by single family homes and on the east side by wooded Morris County Park Commission land. The Receiving Tract is a half-acre vacant lot at the corner of Rt. 46 and Maple Lane, across the street from the Mine Hill Presbyterian Church (which also owns the lot). The surrounding area is a mixture of commercial uses and small lot single family homes.</p> <p>Development approvals must be obtained concurrently for the Transfer and Receiving Tracts. The Receiving Tract shall accept the affordable housing obligation generated by the Transfer Tract. The total number of affordable units constructed on the Receiving Tract shall be 20% of the total number of units approved on both the Transfer and Receiving Tracts combined.</p> <p>Transfer Tract standards include: Permitted Use - Townhouses; Minimum Lot - 6 acres; Maximum Density - 6 units per acre; Maximum Height - 3 stories / 40 ft. (45 ft. with walk out basements)</p> <p>Receiving Tract standards include: Permitted Use - Apartments; Minimum Lot - none; Maximum Density - 25 units per acre; Maximum Height - 3 stories / 50 ft.</p> 	<p>This ordinance is intended to facilitate negotiations with the Fair Share Housing Center to settle affordable housing litigation.</p> <p>It is stated that the Receiving Tract is a better site for affordable housing than the more rural Transfer Tract due to its location on Rt. 46 and access to core service areas in the Township.</p>
Township of Parsippany-Troy Hills	2018:06	6/19/18	Amend the Zoning Regulations to increase the minimum distance for gasoline service stations and automobile repair facilities from a residential zone from 100 feet to 500 feet.	

Zoning Ordinances Adopted: May 2018


Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Boonton	ORD# 865	5/9/18	Amend the Land Use Regulations to add a new chapter establishing affordable housing regulations. This chapter is intended to facilitate the creation of affordable housing in keeping with the November 13, 2017 Settlement Agreement between the Fair Share Housing Center and the Township, as well as the Housing Element and Fair Share Plan expected to be adopted in May. The new affordable housing regulations establish standards for such factors as maximum rents and sales prices, buyer and tenant income eligibility, affordability controls, affirmative marketing requirements and enforcement.	

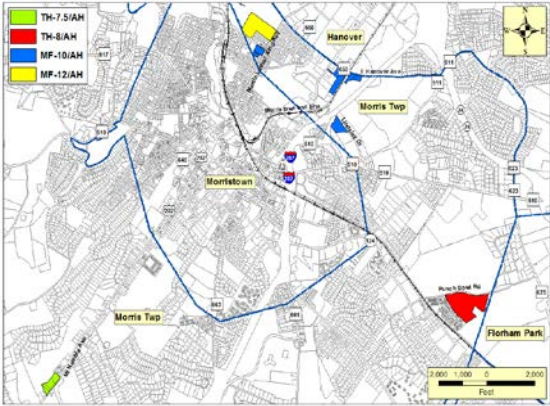
Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Denville	10-18	5/17/18	<p>Amend the Land Use Regulations to implement the Redmond Press Redevelopment Plan, which applies to Block 31207, Lots 11 through 18, and which were designated as an Area in Need of Redevelopment last year. The ordinance will permit apartments of up to 30 units per acre as well as retail and office.</p> <p>This 3.4-acre site is located on Rt. 53 and Station Road. Lot 17 is the location of the former Redmond Press printing company and Lot 16 is vacant. Both Lots 16 and 17 are owned by the developer, Station Village at Denville. The four smaller privately owned parcels to the south, Lots 11, 12, 13 and 15 include retail and a restaurant, both with apartments on the second floor, a multifamily structure and a clubhouse. Lot 18 is utilized for Mount Tabor Station, owned by NJ Transit, and Lot 14, owned by the NJDOT, is utilized for a roadway. Lots 11 through 15 are in the B-3 Business District, Lots 16 and 17 are in the I-1 Industrial District and Lot 18 is split between both zones.</p> <p><u>Standards applicable to all lots (except lots 14 and 18):</u> Maximum Building Coverage: 25%. Maximum Impervious Coverage: 80%. Minimum Open Space: 20%.</p> <p><u>Lots 16 and 17:</u> Permitted uses: Garden Apartments and Mid Rise Apartments. Maximum Density: 30 units per acre. Maximum Height: 50 ft. Affordable set-aside: 15% for multi-family.</p> <p><u>Lot 11:</u> Permitted Uses: 1st Floor Retail / 2nd Floor Office. Uses lawfully existing as of adoption of the redevelopment plan shall be considered permitted. Maximum Height: 30 ft.</p> <p><u>Lots 12, 13, and 15:</u> The redevelopment of these properties shall be undertaken when all three are under common ownership. Permitted Uses: Retail Sales and Services and/or mix of 1st Floor Retail / 2nd Floor Apartments. Maximum Density: 12 units per acre. Maximum Height: 30 ft. Affordable set-aside: 15% for multi-family.</p> <p><u>Lots 14 and 18:</u> Transportation uses and associated parking.</p> 	<p>At just over two acres, Lots 16 and 17 could accommodate 64 units at the maximum permitted 30 units per acre.</p> <p>At just over one-half acre, Lots 12, 13 and 15 could accommodate six or seven units at the maximum permitted 12 units per acre.</p> <p>According to the March 9, 2017 edition of northjersey.com, a 55-unit luxury apartment complex has been proposed for this site.</p>

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Hanover	9-2018	5/14/18	Amend the Land Use and Development Regulations to clarify that the regulations for fences and walls in the front yards are intended to apply to all front yards on all lots, including interior lots, corner lots and through lots, and that the fact that a lot is a corner lot or a through lot shall not be a valid basis for relief from such regulations.	
Township of Harding	07-18	5/15/18	The Grading Permits and Stormwater Management chapters of the Township Code are amended so that the provisions of these chapters apply only to projects that result in a net increase to lot coverage of more than 0.5% of lot size or a net increase in lot coverage of more than 1,000 sq. ft. In addition, the Stormwater Management chapter is amended to clarify that replacements of existing drywells are exempt from these requirements.	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Long Hill	413-18	5/10/18	<p>Amend the Land Use Regulations to establish four new inclusionary affordable housing zones. All four zones include an affordable set-aside of 15% for rental units and 20% for for-sale units.</p> <p>The RMF-4 Multi Family Residential 4 Zone applies to Block 10801, Lot 3, on the south side of Valley Rd., east of Mountain Ave. This vacant wooded lot is being rezoned from the O Office Zone. The permitted use is multi-family, with a maximum density of 12 units per acre and a minimum lot size of five acres.</p> <p>The RMF-4-O Multi Family Residential 4 Overlay Zone covers five lots on the east side of Warren Ave., just north of the PSEG.JCPL Right-of-Way. Three industrial buildings currently occupy the new overlay zone. The underlying LI-2 Limited Industrial zoning remains unchanged. The permitted use is multi-family, with a maximum density of 12 units per acre and a minimum lot size of seven acres.</p> <p>The RAHO Redevelopment Affordable Housing Overlay Zone applies to the Valley Road Redevelopment Area, consisting of seven lots on both sides of Valley Rd., east of Main Ave. Two industrial buildings, three retail stores and two single family homes currently occupy the new overlay zone. The underlying B-D Downtown Valley Commercial and C Conservation zoning remain unchanged. The permitted use is multi-family, with a maximum density of 15 units per acre and a minimum lot size of two acres.</p> <p>The MU-O Mixed Use Overlay Zone is located at the corner on the north side of Stone House Rd. and the west side of Division Ave. An industrial building occupies the new overlay zone. The underlying LI-2 zoning remains unchanged. The permitted uses are retail, personal services, restaurants, offices and multi-family. The maximum density is 12 units per acre with a minimum lot size of 11 acres. A maximum of 10,000 sq. ft. of space for non-residential uses is permitted.</p> 	<p>This ordinance implements the terms of the September 27, 2017 Settlement Agreement between the Township and the Fair Share Housing Center.</p> <p>The agreement calls for 62 units at the RMF-4 Zone, 94 units at the RMF-4-O Zone, 66 units at the RAHO Zone and 138 units at the MU-O Zone (totals of both market and affordable units).</p>

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Long Hill	414-18	5/10/18	Amend the Land Use Regulations to make changes to the chapter establishing regulations pertaining to the collection of affordable housing development fees. The most important change is to set development fees at 1.5% of the assessed value for residential development (6% in the case of a “d” variance) and 2.5% of the assessed value for non-residential development.	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Morris	14-18*	5/17/18	<p>This ordinance adopts the Mt. Kemble Avenue Redevelopment Plan. In 2016, the Township designated Block 5506, Lot 25 as a Non-Condemnation Area in Need of Redevelopment. This property, on southbound Mt. Kemble Ave., includes the western corner of the main building of the Atlantic Rehabilitation Institute (the majority of which is in Morristown), a related utility annex, parking lot and undeveloped steep sloped wooded area. Under the Redevelopment Plan, this property is placed in the MKA - Mt. Kemble Apartment District. Also in 2016, Block 5605, Lots 5, 6, 7, and 8 were designated as an Area in Need of Rehabilitation. These four lots, on the northbound side of Mt. Kemble Avenue, are owned by Atlantic Health Systems (the owner of the Atlantic Rehabilitation Institute) and include two single family homes, the Bargain Box Consignment Shop and a small portion of a parking lot, the majority of which is in Morristown. Under the Redevelopment Plan, this property is placed in the MKT - Mt. Kemble Townhouse District. Maximum units and required affordable units are as follows:</p> <ul style="list-style-type: none"> • Maximum units in the MKA and MKT Districts combined: 115 • Maximum units in the MKT District: 26 • Required affordable units in the MKA District: 23 <p>MKA Standards - Permitted Use: Multifamily; Minimum Lot: 7 acres; Maximum Height: 4 stories / 45 ft. (3 stories / 35 ft. within 100 ft. of Mt. Kemble Ave. and Block 5602, Lot 36)</p> <p>MKT Standards - Permitted Uses: Townhouses, Stacked Townhouses, Single Family; Minimum Lot: 2 acres; Maximum Height: 3 stories / 35 ft.</p> 	The required affordable units are as called for by the December 7, 2017 Settlement Agreement between the Township and the Fair Share Housing Center.

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Morris	15-18*	5/31/18	<p>Amend the Zoning Regulations to establish four new affordable housing zones.</p> <p>The TH-7.5/AH - Townhouse Residential Affordable Housing Zone consists of four single family lots totaling six acres on the west side of Mt. Kemble Ave. , just south of the Mountain Shadows townhomes. These lots are being rezoned from the RA-35 - Single Family Residential Zone. Permitted uses are market rate townhouses and multi-family affordable, with a maximum density of 7.5 du/ac. and an affordable set-aside of 20%.</p> <p>The TH-8/AH - Townhouse Residential Affordable Housing Zone includes 28 acres of undeveloped land in the northern portion of Block 8801, Lot 1 on Punch Bowl Rd. This lot is owned by the Sisters of Charity and the southern portion is part of the College of Saint Elizabeth. The Liberty Greens townhomes are to the southwest. This land is being rezoned from the OS/GU - Open Space - Government Use Zone. Permitted uses are market rate townhouses and multi-family affordable rentals, with a maximum density of 8 du/ac. and an affordable set-aside of 15%. Not less than 33 multi-family units shall be affordable.</p> <p>The MF-10/AH - Multi-Family Affordable Housing Overlay Zone consists of four sites: 1) The office building at 25 Lindsley Drive, across the street from Lindlsey Arms Apartments, 2) The industrial building and NAPA Auto Parts building on Hanover Ave. (County Rt. 650), east of the Morristown and Erie railroad, 3) The Cube Smart and U-Lok self-storage facilities on Hanover Ave., west of the Morristown and Erie railroad., and 4) an industrial building at 240 Martin Luther King Ave. The underlying B-11, I-21, OL-5. and RB-7 zoning remains unchanged. Permitted uses are townhouses and multi-family, with a maximum density of 10 du/ac. and an affordable set-aside of 15%.</p> <p>The MF-12/AH - Multi-Family Affordable Housing Overlay Zone consists of the warehouse at 268 Martin Luther King Ave., an 18 acre lot south of the Colgate-Palmolive redevelopment area. The underlying I-21 zoning remains unchanged. Permitted uses are multi-family, with a maximum density of 12 du/ac. and an affordable set-aside of 15%. The maximum density may be increased to 15 du/ac. if 20% of the units are set-aside as affordable.</p> 	<p>This ordinance implements the terms of the December 7, 2017 Settlement Agreement between the Township and the Fair Share Housing Center.</p> <p>At six acres, the TH-7.5/AH Zone could accommodate 45 units at the maximum permitted 7.5 du/ac.</p> <p>At 28 acres, the TH-8/AH Zone could accommodate 224 units at the maximum permitted 8 du/ac.</p> <p>At a total of 19 acres, the four sites within the MF-10/AH Zone could accommodate a total of 190 units at the maximum permitted 10 du/ac.</p> <p>At 18 acres, the TH-12/AH Zone could accommodate 270 units at the maximum permitted 15 du/ac.</p>

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Morris	16-18*	5/17/18	Amend the Zoning Regulations to add a new chapter establishing affordable housing regulations to implement the Housing Element and Fair Share Plan. The new affordable housing regulations establish standards for such factors as maximum rents and sales prices, buyer and tenant income eligibility, affordability controls, the municipal housing liaison, affirmative marketing requirements and enforcement. A Township-wide affordable set-aside of 15% for rental units and 20% for for-sale units shall apply to developments providing a minimum of five new units created through any future municipal rezoning or Zoning Board action, use or density variance, redevelopment or rehabilitation plan that provides for densities at or above six units per acre. This set-aside shall not apply to any sites or specific zones identified in the Township's December 5, 2017 settlement agreement with the Fair Share Housing Center or the Housing Element and Fair Share Plan.	
Town of Morristown	O-12-2018	5/10/18	Amend the Land Use Regulations to require, on multi-family projects of more than five units within the Affordable Housing Overlay, a 15% affordable set-aside on rental projects and a 20% set-aside on for-sale projects. The Affordable Housing Overlay covers the entire town.	This ordinance implements the terms of the September 8, 2017 Settlement Agreement between the Town and the Fair Share Housing Center. Existing regulations had a less stringent set-aside.

Proposed Ordinances Received: 12

Adopted Ordinances Received: 10

Total Ordinances Processed: 22

* Ordinance introduced and adopted during the same month.