

## LAND DEVELOPMENT ORDINANCES INTRODUCED: NOVEMBER 2022

**Municipality:** TOWNSHIP OF EAST HANOVER

**Ordinance:** 13-2022

**Public Hearing Date:** 12/12/22

**Summary:** Amend the Zoning Map rezone Block 39, Lots 28.03, 28.04 and 28.05 from the R-20 - One-Family Residential District to the I-3 - Light Industry District. These three lots total 2.6 acres and are located on Merry Lane (a private right-of-way) with the Morristown & Erie Railway bounding the southernmost lot. Two of the lots are vacant and one has a single-family detached home. Single-family detached homes are located to the east, west and north while industrial uses (within the I-3 District) are located to the south of the railroad.



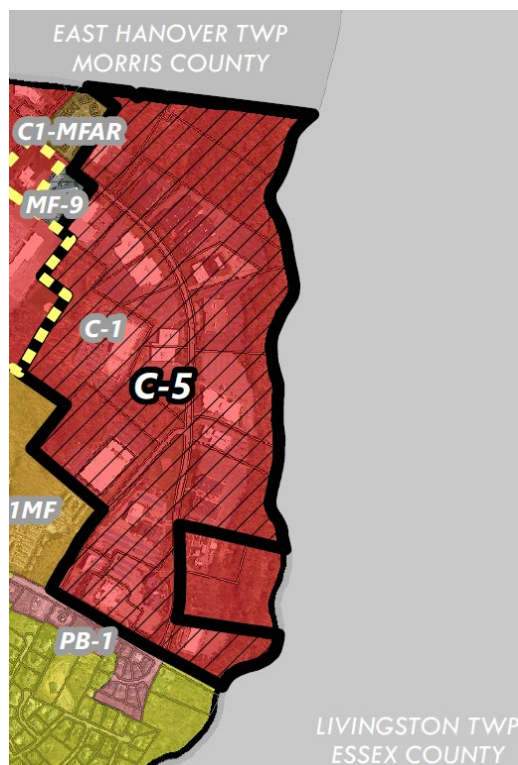
**Municipality:** BOROUGH OF FLORHAM PARK

**Ordinance:** 22-16

**Public Hearing Date:** 11/17/22

**Summary:** Amend the Zoning, Site Plan and Subdivision Review, and Signs Regulations to implement a variety of amendments. Examples include:

- Add Educational Training Services as a permitted use in the B-1 - Business District.
- Add Veterinary Offices as a permitted use in the PB-1 and PB-2 - Professional and Business Office District.
- Short-term rentals of any residential dwelling for a period less than 28 nights are added to the list of prohibited uses.
- Ground mounted solar arrays are not permitted in any Residential Zones.
- A new section establishes requirements for Electric Vehicle Supply / Service Equipment.
- A new section establishes regulations for signs in the University / College District.
- Contractor lawn signs shall be permitted in any district, limited to one sign per property.
- Establish a new zoning district, the C-5 - Mixed Commercial Office, Warehousing, and Distribution District and rezone 24 parcels along Vreeland Road from the C-1 - Office and Manufacturing District to the new C-5 District. These parcels consist of office, commercial and industrial uses, with vacant wooded parcels as well. Permitted uses include: general business offices, laboratories for nonhazardous research, light, non-nuisance manufacturing, commercial recreational and sports activities, indoor and outdoor recreational and sports uses, data centers, self-service storage facilities educational training, pack-and-ship retail, health and wellness centers and municipal facilities.





**Municipality:** TOWNSHIP OF MORRIS

**Ordinance:** 26-22

**Public Hearing Date:** 12/21/22

**Summary:** Amend the Zoning Map to place a 2.7-acre portion of Block 5401, Lot 2 in the RA-15 - Single-Family Residential District, with the remainder to be in the OSGU - Open Space - Government Use District. This 5.6-acre parcel is located at 257 Mount Kemble Avenue / US Highway 202 and is wooded and vacant. Much of the surrounding neighborhood consists of single-family detached homes. Wooded lands that are a part of the Township-owned Jockey Hollow Park are located to the west.



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

**Ordinance:** 2022:39

**Public Hearing Date:** 12/20/22

**Summary:** Amend the Zoning Regulations to establish a new overlay district, the OVL-7 Overlay District, and amend the Zoning Map to place the portion of the SED-5 - Specialized Economic Development District at the I-80 / I-287 interchange within the new overlay. The OVL-7 Overlay is the site of various office, hotel, religious, commercial and industrial uses. Commercial and industrial uses are located to the southwest. A hotel, commercial uses and offices are located to the northeast. Townhomes and single-family detached homes are located to the east and southeast. The underlying SED-5 zoning shall remain. Standards applicable to the new OVL-7 overlay include the following:

- Conditional Use: Boutique Hotels, with a minimum of 50 beds and a maximum of 199 beds
- Minimum Lot Size: 3 acres
- Maximum Lot Size: 10 acres
- Maximum Height: 4 stories / 55 feet
- Maximum Building Coverage: 35%; Maximum Impervious Coverage: 70%





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

**Ordinance:** 2022:40

**Public Hearing Date:** 12/20/22

**Summary:** Amend the Zoning Regulations to establish a new overlay district, the OVL-8 Overlay District, and amend the Zoning Map to place Block 202, Lots 1.5, 1.6, and 1.7 within the new overlay. The OVL-8 Overlay totals 17 acres and consists of three office buildings on Century Drive. Commercial and office uses are located to the east, south and west. Single-family detached homes are located to the northeast. The underlying ROL - Research, Office and Laboratory District zoning shall remain. Standards applicable to the new OVL-8 overlay include the following:

- Permitted Uses:
  - ROL District Uses
  - Offices for administrative purposes of the principal use
  - Outdoor storage
  - Off-street parking and loading areas (not to exceed 1 loading dock per 5,000 square feet of floor area)
  - Food service or cafeteria for the use of persons employed on premises
- Prohibited uses shall include those uses prohibited in the underlying ROL District, except that the prohibition of “processing of raw material, other than necessary for experimentation and testing purposes” shall not apply; and the prohibition of “commercial production of goods, products or materials, except as would otherwise be permitted by the terms of this article” shall also not apply.
- Minimum Lot Size: 4 acres
- Maximum Height: 45 feet
- Maximum Building Coverage: 30%; Maximum Impervious Coverage: 70%



**Municipality:** TOWNSHIP OF RANDOLPH

**Ordinance:** 34-22

**Public Hearing Date:** 12/8/22

**Summary:** Amend the Land Development Regulations to establish regulations pertaining to Cooperative Sober Living Residences. Such residences shall be defined as a recovery home that is a rooming or boardinghouse that has been issued a Class F License by the New Jersey Department of Community Affairs. They shall be a minimum distance of 200 feet from other recovery homes. The structures shall be regulated under the residential regulations of the underlying zone district. Cooperative Sober Living Residences shall be conditional uses in the B-1 - Neighborhood Business District and the PO/R - Professional Office and Residential District.

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## LAND DEVELOPMENT ORDINANCES ADOPTED: NOVEMBER 2022

**Municipality:** BOROUGH OF CHATHAM

**Ordinance:** 22-10

**Date Adoption Filed:** 11/1/22

**Summary:** This ordinance adopts the Restated Redevelopment Plan for the Post Office Plaza Redevelopment Area, Block 121, Part of Lot 10 and Block 121, Lot 17. The Restated Plan replaces the original version of the redevelopment plan, which applied to the entirety of the Post Office Plaza Redevelopment Area. The new Restated Plan applies solely to the southern portion of Lot 10, as well as Lot 17, and is intended to facilitate construction of a 15-unit 100% affordable housing development. The new plan area consists of 0.75 acres of Borough owned land, currently utilized for parking, on Bowers Lane. A United States Post Office facility is located to the immediate north (a separate post office for the public is further north on Main Street). Various commercial and retail uses are located to the north and west. Two-family homes are predominant toward the east. The Zoning Map is amended to establish a new zoning district, the RPOP - Restated Post Office Plaza Redevelopment Plan Area District, for the new plan area. Standards applicable to the new RPOP District include the following:

- Permitted Use: Multifamily Housing Development
- Required Number of Units: 15
- Affordable Housing: 100% affordable rentals
- Minimum Tract Area: 0.7 acres
- Maximum Building Coverage: 45%; Maximum Impervious Coverage: 90%
- Maximum Height: 3 stories / 42 feet





**Municipality:** BOROUGH OF CHATHAM

**Ordinance:** 22-11

**Date Adoption Filed:** 11/1/22

**Summary:** The Restated Redevelopment Plan for the Post Office Plaza Redevelopment Area, Block 121, Part of Lot 10 and Block 121, Lot 17 (to be adopted by Ordinance 22-10, summarized above) reduced the plan area to the southern portion of Lot 10, as well as Lot 17. Ordinance 22-11 reverts the zoning for the remainder of the redevelopment area to the zoning that was in place prior to the adoption of the original version of the redevelopment plan, as shown in the map, below:



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**Municipality:** BOROUGH OF CHATHAM

**Ordinance:** 22-14

**Date Adoption Filed:** 11/21/22

**Summary:** This ordinance corrects typographic errors in the block and lot listing in Ordinance 22-11 (summarized above).

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**Municipality:** TOWNSHIP OF EAST HANOVER

**Ordinance:** 9-2022

**Date Adoption Filed:** 11/14/22

**Summary:** Amend the Land Use and Zoning Regulations to prohibit more than two bedrooms in market-rate multifamily dwellings.

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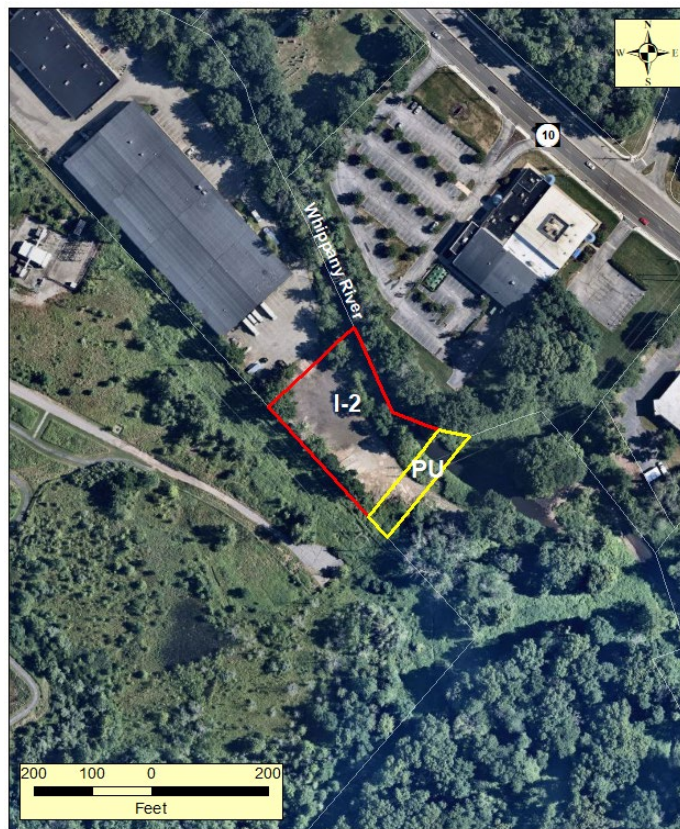
**Municipality:** TOWNSHIP OF HANOVER

**Ordinance:** 29-2022

**Date Adoption Filed:** 11/11/22

**Summary:** Amend the Zoning Map to rezone two parcels as follows:

- Rezone Block 5901, Lot 22, a one-acre vacant parcel, from the OB-RL3 - Office Building and Research Laboratory District to the I-2 - Industrial District. The stated purpose for the rezoning is that the parcel has no frontage on a public street, is in common ownership with adjacent Lot 21 to the immediate north (developed for industrial uses and in the I-2 District) and the most logical means of access is through Lot 21 (which has frontage on Whippany Road / County Route 622, approximately 2,200 feet to the northwest).
- Rezone Block 5901, Lot 23, a 9,900 square foot vacant parcel, from the B-10 - Highway Commercial District to the PU - Public Use District. New Jersey Natural Lands Trust woodlands are located to the southeast of this parcel and are in the PU District. The stated purpose for the rezoning is that the parcel is owned by the Township, has no frontage on a public street, and access to this lot through the B-10 zoned area to the north is impractical due to the absence of a bridge across the Whippany River.



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**Municipality:** TOWNSHIP OF MINE HILL

**Ordinance:** 16-22

**Date Adoption Filed:** 11/22/22

**Summary:** Amend the Land Use Regulations as they relate to fences and walls in residential districts. As an example of the amendments, combining a fence and a wall which together exceed the applicable height limitation shall not be permitted.

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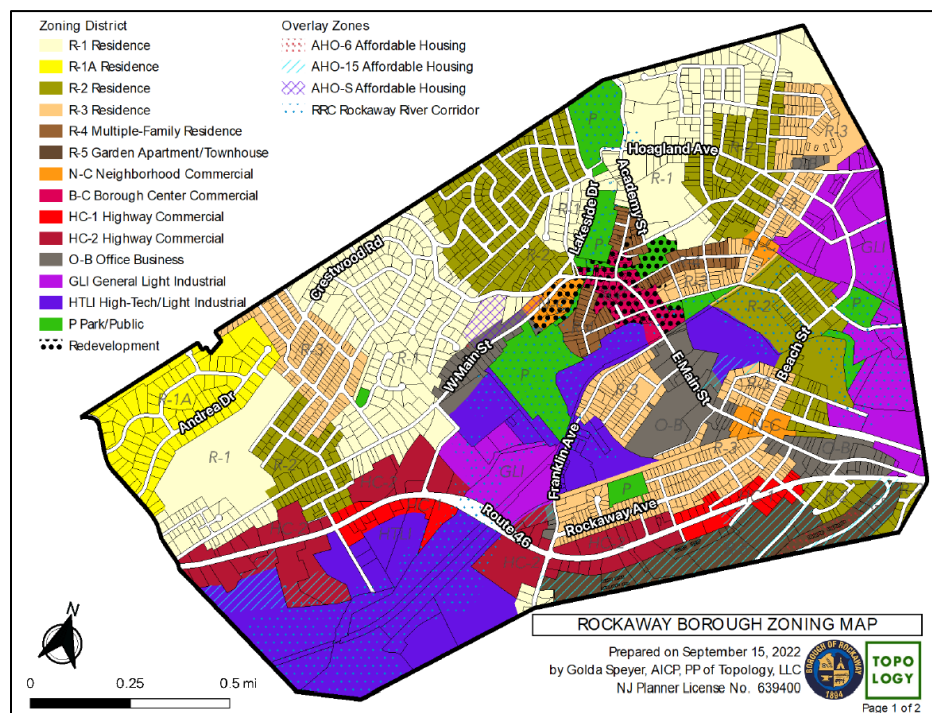
**Municipality: BOROUGH OF ROCKAWAY**

**Ordinance: 25-22**

**Date Adoption Filed: 11/28/22**

**Summary:** Amend the Land Use and Zoning Regulations to make a variety of amendments, many of which are called for by the Land Use Element of the December 18, 2018 Master Plan. Examples of the changes include the following:

- Change the zoning classification of 126 lots located throughout the Borough, many of which are currently split-zoned lots, reclassified to be single-zoned.
- Existing G-B - General Business District zoning along the Route 46 corridor shall become the newly established HC-1 - Highway Commercial District.
- Rename the remaining G-B District to become the newly established N-C - Neighborhood Commercial District.
- The existing HC - Highway Commercial District shall be renamed as the newly established HC-2 - Highway Commercial District (the HC-1 District differs from the HC-2 District by not permitting shopping centers, strip malls, motor inns, and motor vehicle sales).
- Establish a new P - Park/Public District to regulate development on municipally owned open spaces and associated facilities.
- Add institutional uses, theaters, hotels, breweries, rooftop terraces and temporary uses in existing vacant storefronts to the list of permitted uses in the B-C Borough Center Commercial District.



**PROPOSED ORDINANCES RECEIVED: 6**  
**ADOPTED ORDINANCES RECEIVED: 7**  
**TOTAL ORDINANCES PROCESSED: 13**