

LAND DEVELOPMENT ORDINANCES INTRODUCED: OCTOBER 2022

Municipality: BOROUGH OF CHATHAM

Ordinance: 22-10

Public Hearing Date: 10/11/22

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

Public Hearing Date: 10/11/22

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:



Municipality: BOROUGH OF CHATHAM

Ordinance: 22-14

Public Hearing Date: 10/11/22

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

Municipality: TOWNSHIP OF EAST HANOVER

Ordinance: 9-2022

Public Hearing Date: 11/7/22

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

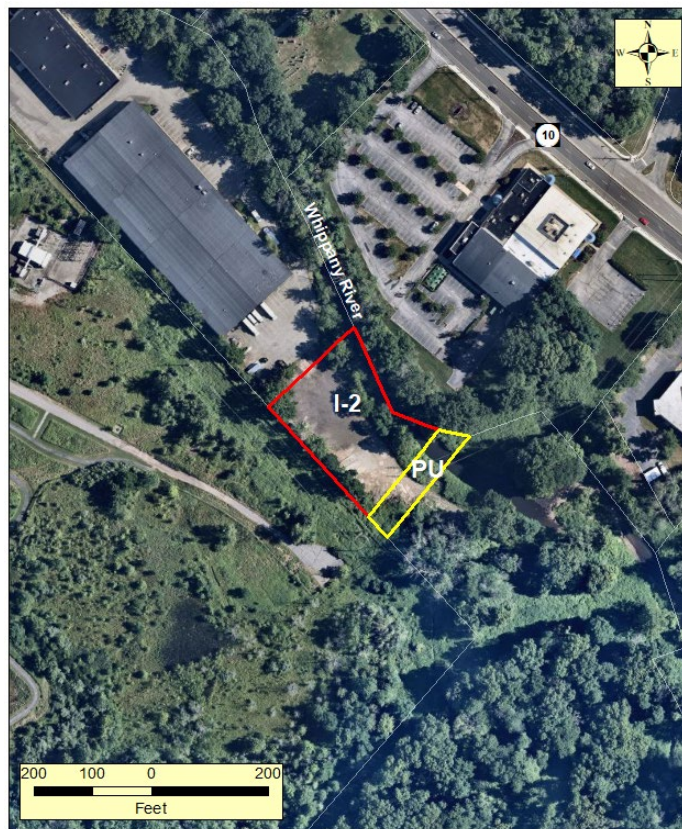
Municipality: TOWNSHIP OF HANOVER

Ordinance: 29-2022

Public Hearing Date: 11/10/22

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.



Municipality: TOWNSHIP OF MINE HILL

Ordinance: 16-22

Public Hearing Date: 11/21/22

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.

Municipality: TOWNSHIP OF MONTVILLE

Ordinance: 2022-35

Public Hearing Date: 10/25/22

Summary: This ordinance amends the Route 46 Non-Condemnation Redevelopment Plan for Block 162, Lots 4, 6 and 7 and further amends the related sections of the Land Use and Development Regulations that implement the plan. The three parcels total 5.4 acres with frontage on Route 46, Bloomfield Ave., and Changebridge Rd. / County Rt. 621 and are in the PBR - Pine Brook Redevelopment Zone. The various commercial buildings on the site, including the former Pine Brook Motel, are reported to be in such serious disrepair that they are no longer viable for use in their present condition.

This Redevelopment Plan was most recently amended in September 2021 to permit new motor vehicle sales under alternative development regulations in the PBR Zone. In addition, in September 2022 the Redevelopment Area was changed from a Condemnation Area in Need of Redevelopment to a *Non*-Condemnation Area in Need of Redevelopment. The Redevelopment Plan, and related sections of the Land Use and Development Regulations, are now being further amended as follows:

- The name of the plan and related text is changed to incorporate the non-condemnation status of the redevelopment area.
- The minimum lot size for motor vehicle sales is reduced from five acres to three acres.
- The following are added as permitted uses:
 - Sales of pre-owned certified motor vehicles that are available for purchase at a dealership that also sells new motor vehicles.
 - Motor vehicle service stations on corner lots, subject to B-3 District standards for such use.

The reduction in minimum lot size “is necessary as the Township has unsuccessfully sought to assemble all of the properties within” the redevelopment area over the years. The change to permit sales of pre-owned certified motor vehicles comes “in recognition of the current market realities of the automobile sales industry.”

Staff Comments: *This ordinance replaces Ordinance 2022-31, which was introduced in September 2022 but was defeated. It differs by adding motor vehicle service stations as a permitted use and incorporating the new non-condemnation status of the redevelopment area.*



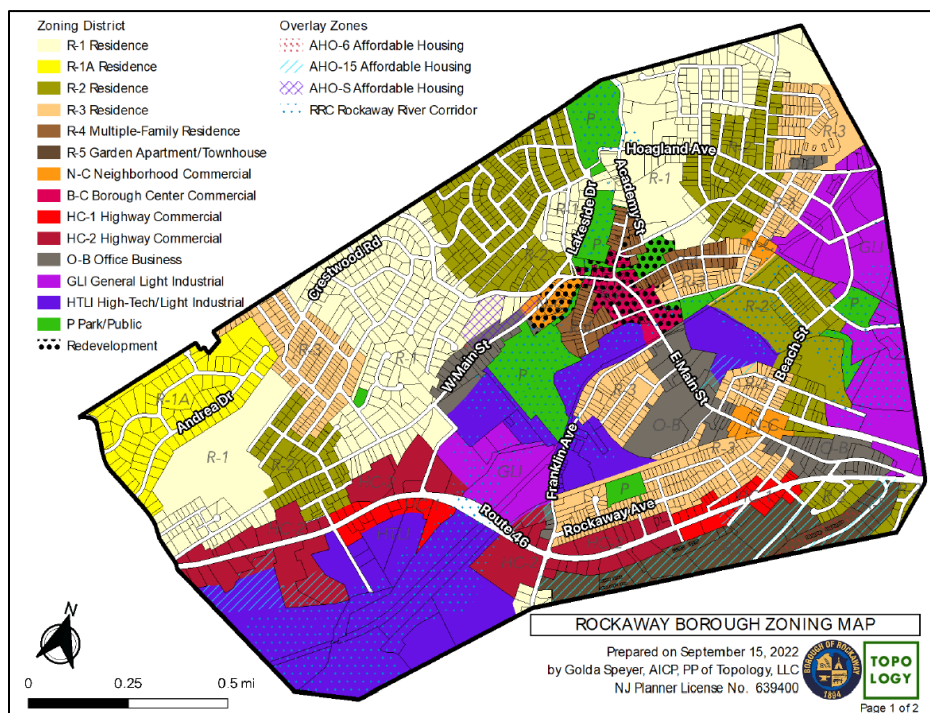
Municipality: BOROUGH OF ROCKAWAY

Ordinance: 25-22

Public Hearing Date: 11/10/22

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: 8
ADOPTED ORDINANCES RECEIVED: 0
TOTAL ORDINANCES PROCESSED: 8