

LAND DEVELOPMENT ORDINANCES ADOPTED: DECEMBER 2022

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

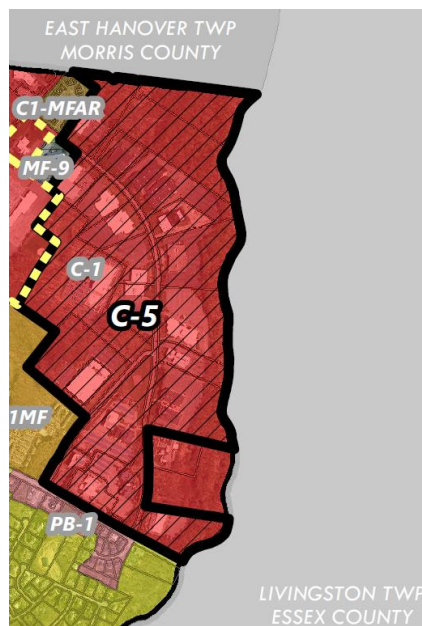
Municipality: BOROUGH OF FLORHAM PARK

Ordinance: 22-16

Date Adoption Filed: 11/15/22

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.
- Add Short-term rentals of any residential dwelling for a period less than 28 nights to 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 HANOVER

Ordinance: 34-2022*

Date Adoption Filed: 12/20/22

Summary: Amend the Land Use and Development Regulations to make a variety of amendments. Examples include:

- Amend the definition of “Home Improvement Superstore” to state that such stores typically maintain long hours, seven days a week, and range in size between 50,000 and 200,000 square feet of gross floor area.
- Amend the definition of “Restaurant” so that it specifies (but is not limited to) three types: 1) Fast-Food Restaurant; 2) High-Turnover (Sit-Down) Restaurant; and 3) Quality Restaurant. Definitions are provided for each of the three types.
- Increase the maximum floor area ratio in the I-B3 - Industrial and Business District from 25% to 30% for all uses except industrial, manufacturing, assembly and research or testing laboratory uses (which remains at 35%).
- Replace the existing single “Retail Sales and Services” parking ratio category (one space per 200 sq. ft.) with a list of retail categories with ratios ranging from one space per 150 sq. ft. to one space per 1,500 sq. ft. An “Other Retail Sales and Services” category will continue with a one space per 200 sq. ft. ratio.
- Rezone Block 1801, Lots 3 and 5, from the D-S - Designed Shopping Center District to the I-B3 - Industrial and Business District. These lots total approximately 27 acres at the intersection of Ridgedale Avenue and East Hanover Avenue / County Route 650 and include the Cedar Knolls Plaza shopping center and an office building.



Municipality: TOWNSHIP OF HANOVER

Ordinance: 35-2022*

Date Adoption Filed: 12/20/22

Summary: Amend the Land Use and Development Regulations to establish regulations and requirements for Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready parking spaces. Also, rezone a two-acre portion of Block 2903, Lot 22 from the R-25 - Residential District to the B-10 - Highway Business District. The portion of the lot to be rezoned is undeveloped and is located at the intersection of Ukraine Road and South Jefferson Road. The remainder of Lot 22 includes a single-family detached home to the northwest as well as wooded areas to the west. The ordinance indicates that the eastern portion of Lot 22 is not appropriate for the development of single-family residential development due to the characteristics of surrounding development and traffic volumes.



Municipality: TOWNSHIP OF PARSIPPANY-TROY HILLS

Ordinance: 2022:39

Date Adoption Filed: 12/22/22

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

Date Adoption Filed: 12/22/22

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
 - 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

Date Adoption Filed: 12/12/22

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.

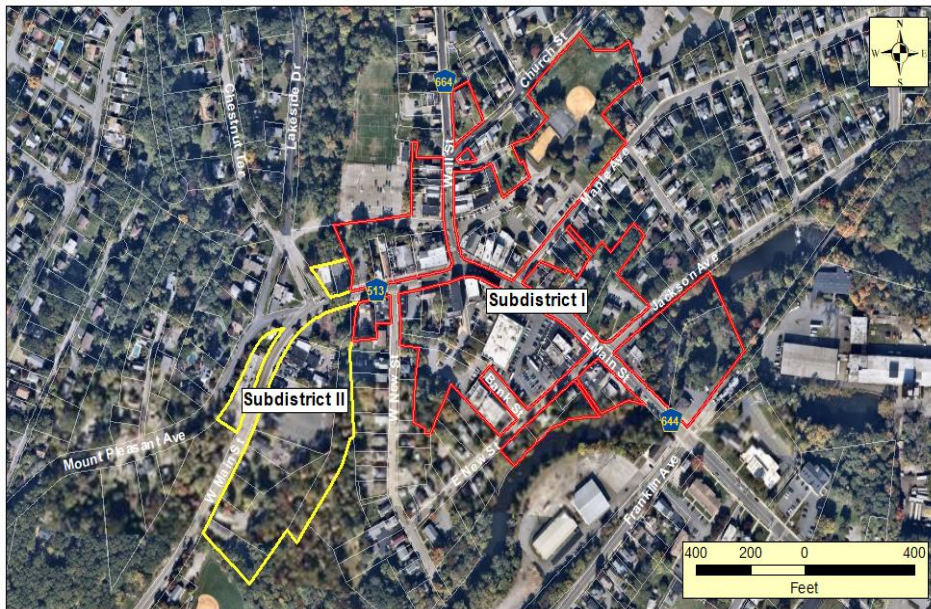
Municipality: BOROUGH OF ROCKAWAY

Ordinance: 19-22

Date Adoption Filed: 12/7/22

Summary: This ordinance adopts the Downtown Redevelopment Plan. Most of the area subject to the plan was designated a Non-Condensation Redevelopment Area in December 2021. The plan establishes two subdistricts. Subdistrict I is centered on East Main Street / County Route 644 while Subdistrict II is located on West Main Street / County Route 513. These districts are predominantly retail and commercial, with a few residential properties, as well as a police station and park. Applicable standards include the following:

Nonresidential Permitted Uses	Residential Permitted Uses: Subdistrict II
<ul style="list-style-type: none"> • Government/Civic/Institutional <ul style="list-style-type: none"> - Plaza, Square, or Piazza, Open Space, Cultural Uses • Commercial <ul style="list-style-type: none"> - Listed types of retail services and retail stores - Banks - Kitchens for Catering, Instruction / Test - Bars and Taverns - Farmers' Market - Recreation - Restaurants - Hotels (Subdistrict I only) • Business/Office/Professional <ul style="list-style-type: none"> - Office, General & General - Professional Occupations - Media Production - Art Gallery - Artisanal Workshop 	<ul style="list-style-type: none"> • 1 to 4 Family, Apartment, Townhome
	Area, Bulk and Density: Subdistrict I
	<ul style="list-style-type: none"> • Lot Size Category <ul style="list-style-type: none"> - Small (5,000-9,999 square feet) - Medium (10,000-19,999 square feet) - Large (20,000+ square feet) • Maximum Height <ul style="list-style-type: none"> - Small and Medium: 3 stories / 40 feet - Large: 3.5 stories / 48 feet • Maximum Density <ul style="list-style-type: none"> - Small: 20 du/ac - Medium: 25 du/ac - Large: 30 du/ac • Maximum Building Coverage: 85% • Maximum Impervious Coverage: 90%
	Area Bulk and Density: Subdistrict II
Residential Permitted Uses: Subdistrict I	<ul style="list-style-type: none"> • Minimum Lot: 15,000 square feet • Maximum Height: 3 stories / 36 feet • Maximum Density: 15 du/ac • Maximum Building Coverage: 50% • Maximum Impervious Coverage: 75%
<ul style="list-style-type: none"> • 1 & 2 Family existing at time of adoption of plan • Apartment on upper floors 	



LAND DEVELOPMENT ORDINANCES DEFEATED: DECEMBER 2022

Municipality: TOWNSHIP OF LONG HILL

Ordinance: 496-22

Date Filed: 12/15/22

Summary: This ordinance was introduced in September 2022 but has been defeated. It would have amended the Land Use Regulations to add several uses to the list of permitted and conditional uses in the B-D - Downtown Valley Commercial District.

PROPOSED ORDINANCES RECEIVED: 2

ADOPTED ORDINANCES RECEIVED: 7

ORDINANCES DEFEATED: 1

TOTAL ORDINANCES PROCESSED: 10