


## Zoning Ordinances Introduced: January 2018

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Town of Boonton	01-18	2/5/18	<p>Amend the Zoning and Land Use Regulations to add senior housing as a conditional use in the R-1E - Single Family Residential District. The 3.4-acre R-1E District is largely undeveloped, with a single family home on an 8,836 sq. ft. lot on Chestnut St. to the east. Saint Clare's Psychiatric Hospital is just across the municipal boundary in Boonton Twp. to the west. King's Foods supermarket is to the south. The standards applicable to this conditional use include the following:</p> <ul style="list-style-type: none"> <li>• Minimum Lot: 138,000 sq. ft.</li> <li>• Maximum Density: 10 units per acre / 18 bedrooms per acre</li> <li>• Maximum Height: 3 stories / 50 feet</li> <li>• Maximum Building Area: 20%</li> <li>• Maximum Impervious Coverage: 40%</li> <li>• Block 118, Lots 1.01 and 2 (the undeveloped portion of the district) shall consider the western boundary of the property as the front yard</li> <li>• No dwelling unit shall have more than two bedrooms</li> <li>• Minimum open space for passive or active recreation: 20% of gross site area</li> <li>• Affordable Set-Aside: 15% rental / 20% for-sale</li> </ul> 	<p>This ordinance (01-18) replaces proposed Ord. 28-17, which was introduced last year. Ord. 01-18 is identical to Ord. 28-17 except for the addition of an explanation for how the amendment is consistent with the Master Plan.</p> <p>Single family detached dwellings on 8,000 sq. ft. lots remain as a permitted use.</p> <p>A letter from the Town Clerk that accompanied Ordinance 28-17 explained that this amendment facilitates a proposed development consisting of three buildings, one of which (and its associated parking) would be located in the Town of Boonton. The other two buildings would be located in Boonton Township in the currently wooded area just south of the hospital. Entry to the site would be via Powerville Rd. (County Rt. 618). No street access would be permissible via a Town of Boonton roadway. The portion of the development in the Town of Boonton would total 30 units, six of which would be affordable.</p>

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Town of Boonton	03-18	2/5/18	Amend the Zoning and Land Use Regulations to add a new section requiring the submission of an Environmental Impact Statement as part of an application for either site plan approval or preliminary approval of a major subdivision.	
Township of Washington	RO-03-18	2/14/18	Amend the Zoning Regulations to reduce the rear yard setback requirement in the R-1/R-2 Zone from 100 feet to 50 feet, thereby addressing inconsistencies between the existing 100 foot rear yard setback requirement and the 50 foot rear yard setbacks approved for many of the lots created at the time of the subdivision of the neighborhoods that occupy the R-1/R-2 Zone. An additional 10 foot rear yard setback in the R-1/R-2 Zone shall be provided between conservation easement areas and other area restrictions, such as steep slopes, wetlands and their transition areas.	

## Zoning Ordinances Adopted: January 2018

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Florham Park	17-19	1/1/18	<p>Amend the Zoning Ordinance to permit townhouses and garden apartments on the Sisters of Charity property, as called for by an affordable housing settlement agreement. A new zoning district, the MF-5 Multifamily Residential District, is established and the Zoning Map is amended to rezone the southeastern portion of Block 1301, Lot 2 from the R-44 One-Family Residence Residential District (permits single family on one acre lots) to the newly created MF-5 District. The 103 acre Lot 2 is the location of the majority of the College of Saint Elizabeth campus. The 22 acre portion to be rezoned, known as the Sisters of Charity property, fronts Park Ave. (County Rt. 623) at its jug handle intersection with Campus Dr. Two buildings, known as the Xavier Center and the ARC Building, are on the area to be rezoned. The rest of this area is wooded and undeveloped. Fairleigh Dickenson University and the Wyndham Hamilton Park Hotel &amp; Conference Center are to the immediate south. The standards applicable to the new MF-5 District include the following:</p> <ul style="list-style-type: none"> <li>• Permitted Uses: Townhouses and Garden Apartments</li> <li>• Minimum Site Area: 5 acres</li> <li>• Maximum Gross Density: 9 units per acre</li> <li>• Maximum Building Coverage: 30%</li> <li>• Maximum Improved Lot Coverage: 50%</li> <li>• Maximum Building Height: 3 stories / 45 feet</li> <li>• Affordable Set-Aside: 20%</li> </ul> <div data-bbox="747 862 1528 1442" style="text-align: center;"> </div>	A December 4, 2017 article on <a href="http://newjerseyhills.com">newjerseyhills.com</a> indicates the rezoning would permit 198 units, including 40 affordable.

Proposed Ordinances Received: 3  
 Adopted Ordinances Received: 1  
 Total Ordinances Processed: 4