

LAND DEVELOPMENT ORDINANCES INTRODUCED: OCTOBER 2021

Municipality: TOWNSHIP OF CHATHAM

Ordinance: 2021-24

Public Hearing Date: 11/18/21

Summary: Amend the Land Development Regulations so that all projections that increase the floor area of a principal structure shall be included in the building coverage calculation for single-family lots in residence districts.

Municipality: BOROUGH OF MADISON

Ordinance: 42-2021

Public Hearing Date: 11/8/21

Summary: Amend the Off-Street Parking section of the Land Development Regulations to establish regulations for Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready parking spaces. P.L. 2021, c.171, signed into law on July 9, 2021, requires EVSE and Make-Ready parking spaces to be designated as a permitted accessory use in all zoning districts and establishes associated installation and parking requirements. Examples of the standards applicable to these uses include the following:

- EVSE shall be defined as the equipment, including the cables, cords, conductors, connectors, couplers, enclosures, attachment plugs, power outlets, power electronics, transformer, switchgear, switches and controls, network interfaces, point of sale equipment, and associated apparatus designed and used for the purpose of transferring energy from the electric supply system to a plug-in electric vehicle. EVSE is synonymous with the term “electric vehicle charging station.”
 - Make-Ready Parking Space shall be defined as the pre-wiring of electrical infrastructure at a parking space, or set of parking spaces, to facilitate easy and cost-efficient future installation of ESVE. “Make-Ready” is synonymous with the term “charger ready.”
 - An application for development submitted solely for the installation of EVSE or Make-Ready parking spaces shall be considered a permitted accessory use and permitted accessory structure in all zoning districts.
 - EVSE and Make-Ready parking spaces installed pursuant to an application involving a multiple dwelling with five or more units that are subject to site plan approval are considered a permitted accessory use.
 - As a condition of preliminary site plan approval, for each application involving a multiple dwelling with five or more units, the developer shall prepare as Make-Ready parking spaces at least 15% of the required off-street parking spaces and install EVSE in those Make-Ready parking spaces within six years following the date of issuance of the certificate of occupancy.
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Municipality: BOROUGH OF MORRIS PLAINS

Ordinance: 14-2021

Public Hearing Date: 11/11/21

Summary: Amend the Land Development Regulations to permit Urgent Care Medical Facilities in the B-3 - Business District and C-1 - Highway Commercial District.

Municipality: BOROUGH OF MOUNT ARLINGTON

Ordinance: 14-2021

Public Hearing Date: 11/9/21

Summary: Amend the Land Development Regulations to add a new section establishing Aesthetic Design Standards. Examples of the new standards include the following:

- Aesthetic design standards shall apply to all minor, preliminary and final major site plans.
- Buildings shall be designed to evoke the architectural attributes of “Lakeside Resort” architecture and/or existing architecturally significant buildings in the Borough (photographic examples of the desired architecture are included with the standards).
- Aluminum siding, non-decorative concrete block and other similar materials are prohibited.
- Blank, windowless walls are discouraged. The façade shall be broken up into sections or bays to provide variety and interest. Columns, recesses and variations in the rooflines shall be used to break up the wall of the building into smaller sections.
- The buildings shall be located to front towards and relate to public streets, both functionally and visually.

Municipality: BOROUGH OF RIVERDALE

Ordinance: 09-2021

Public Hearing Date: 11/10/21

Summary: Amend the Zoning Regulations to permit Cannabis Testing Facilities in the CRD - Community Redevelopment District.

Municipality: TOWNSHIP OF ROXBURY

Ordinance: 25-21

Public Hearing Date: 11/9/21

Summary: Amend the Land Development Regulations to add “Warehouse” to the list of definitions. The term “Warehouse” shall mean storage and distribution of goods, merchandise, commodities and/or materials.

LAND DEVELOPMENT ORDINANCES ADOPTED: OCTOBER 2021

Municipality: TOWNSHIP OF CHATHAM

Ordinance: 2021-19

Date Adoption Filed: 10/15/21

Summary: Amend the Zoning Regulations to permit fire houses and emergency squads (which may include sleeping quarters) in the R - Residence Districts. Such uses may be erected or expanded on lots of at least ½ acre with a maximum lot coverage of 60%.

Municipality: TOWNSHIP OF CHATHAM

Ordinance: 2021-22

Date Adoption Filed: 10/29/21

Summary: Amend the Zoning Regulations as they relate to standards for Stormwater Control Systems in the Great Swamp Watershed Overlay District, so that within that overlay, a “Major Development” shall mean a development that disturbs five thousand sq. ft. or more of land. This differs from the standard definition of “Major Development” as a development that disturbs one acre or more of land (for purposes of applying Stormwater Control regulations).

Municipality: TOWNSHIP OF HANOVER

Ordinance: 29-2021

Date Adoption Filed: 10/15/21

Summary: This ordinance adopts the 190 Park Avenue Redevelopment Plan for Block 4802, Lot 2, located at 190 Park Ave./ County Rt. 623. This site was designated a Non-Condemnation Redevelopment Area in June 2021. The Redevelopment Plan continues the existing RM-7 District zoning with the same overall standards (up to 210 multifamily residential dwelling units and furnished apartments, including 60 affordable units) while adjusting the sign standards applicable to the site.



Municipality: TOWNSHIP OF JEFFERSON

Ordinance: 21-23

Date Adoption Filed: 10/7/21

Summary: Amend the Zoning Regulations to permit apartment units above ground floor commercial uses as conditional uses in the C-1 and C-2 Districts. Examples of the conditions applicable to this type of use include the following:

- Only studio, one-bedroom and two-bedroom units are permitted.
 - The residential units shall have a separate and direct entrance via an unobstructed passageway from the ground.
 - The residential use shall be incidental to the commercial use, shall be located in the principal building and shall only be available above the ground floor of the permitted commercial use.
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LAND DEVELOPMENT ORDINANCES WITHDRAWN: JULY 2021

Municipality: BOROUGH OF RIVERDALE

Ordinance: 07-2021

Date Filed: 10/18/21

Summary: This ordinance was introduced in September 2021 but has been withdrawn. It would have amended the Zoning Regulations to permit laboratories within the CRD - Community Redevelopment District. The CRD District is situated along the Paterson Hamburg Turnpike and permits retail, office, and packaging uses.

PROPOSED ORDINANCES RECEIVED: 6

ADOPTED ORDINANCES RECEIVED: 4

ORDINANCES WITHDRAWN: 1

TOTAL ORDINANCES PROCESSED: 11