

## LAND DEVELOPMENT ORDINANCES INTRODUCED: FEBRUARY 2022

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

### **Municipality: BOROUGH OF CHESTER**

**Ordinance:** 2022-01

**Public Hearing Date:** 3/15/22

**Summary:** Amend the Land Development Regulations to permit, within the B-1 - Historic Business District, guest rooms, hotels, and bed and breakfast accommodations, provided that such short-term overnight guest stays do not exceed thirty days, and that such use shall be limited to the third floor of permitted structures.

Existing residential apartments in the B-1 District conforming to zoning as of the date of the adoption of this ordinance that have been made nonconforming as a result of this ordinance shall be permitted to continue and remain without an appeal to the Board of Adjustment for changes including but not limited to alteration, renovation and substantial rehabilitation, provided however, that the number of apartments shall remain unchanged and that such changes shall conform to Historic District requirements.

---

### **Municipality: TOWNSHIP OF MINE HILL**

**Ordinance:** 04-22

**Public Hearing Date:** 3/17/22

**Summary:** Amend the Land Use Regulations to implement a variety of changes; examples include:

- The definition of "Story" is amended so that a story shall be deemed to be a vertical length of ten feet. Basements that are below finished grade shall not be included as a story
- The definition of "Half-Story" is amended so that a half-story shall be deemed to be any vertical length less than ten feet. Basements that are below finished grade shall not be included as a half-story.

---

### **Municipality: BOROUGH OF MORRIS PLAINS**

**Ordinance:** 1-2022

**Public Hearing Date:** 3/3/22

**Summary:** Amend the Land Development Regulations to permit microbreweries in the B-3 - Business, C-1 - Highway Commercial and OB - Office Building Districts.

---

### **Municipality: TOWN OF MORRISTOWN**

**Ordinance:** O-4-2022

**Public Hearing Date:** 3/8/22

**Summary:** Amend the Land Development Regulations to replace the existing definition of Rooming House, so that it is consistent with the New Jersey Rooming and Boarding House Act of 1979. Under the new definition, a Rooming Housing is "a private dwelling in which private rooms without separate kitchen and bathroom facilities are rented out on a temporary basis and personal or financial services are not provided to transient residents, as defined in NJSA 55:13B-3.h."

**Municipality: TOWN OF MORRISTOWN**

**Ordinance: O-5-2022**

**Public Hearing Date: 3/8/22**

**Summary:** Amend the Land Development Regulations to implement a variety of changes; examples include:

- Amend the definition of “Active Uses” so that it refers to *principal* uses (Active Uses are uses that generate a high amount of pedestrian traffic and are required along certain street frontages). Also, prohibit “Co-Working” uses as Active Uses (Co-Working means an office use in which common and unassigned office space is made available on a short-term basis).
- Remove “Brokerage or Professional Services” from the definition of “Personal or Business Services” (the definition of Active Uses lists the types of uses that meet the definition, one of which is Personal or Business Services).
- The existing prohibition on signs that advertise off-site businesses and events is expanded to prohibit signs that advertise off-site products.
- For properties containing multiple businesses, ground floor businesses having a second façade fronting on a public street may have one additional sign per street frontage.

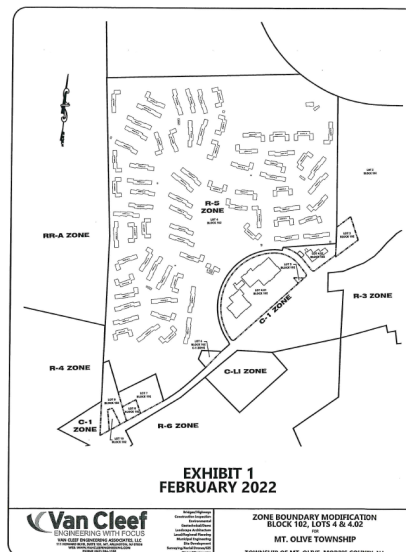
---

**Municipality: TOWNSHIP OF MOUNT OLIVE**

**Ordinance: 9-2022**

**Public Hearing Date: 3/22/22**

**Summary:** Amend the Zoning Map to correct the zone boundary for Block 102, Lot 4 so that the entire parcel is located within the R-5 - Multi-Family District and correct the zone boundary for Block 102, Lot 4.02 so that the entire parcel is located within the C-1 - Commercial District. Block 102, Lot 4 is the site of the Village Green apartment complex, off US Highway 46. Most of the parcel is located within the R-5 District, however the southwestern corner, at and below a power line easement, is currently within the C-1 District. Block 102, Lot 4.02 is the site of a commercial building on US Highway 46. Most of the parcel is located within the C-1 District, however the northern portion is currently within the R-5 District. The introduction to this ordinance states that its purpose is to correct errors that were introduced during the 1970’s and 1980’s.



**LAND DEVELOPMENT ORDINANCES ADOPTED: FEBRUARY 2022**

**Municipality:** TOWNSHIP OF HANOVER

**Ordinance:** 2-2022

**Date Adoption Filed:** 2/17/22

**Summary:** Amend the Land Use and Development Regulations as follows:

- Amend the definition of “Improvement Coverage” so that pavement areas are included regardless of the surface, whether impervious or not, and include asphalt, concrete, brick, porous pavement, gravel, mulch or other pavement surfaces. In addition to vegetation, which is already excluded under the existing definition, soil or mulch in landscape beds located at the ground surface, streams, ponds or other natural water bodies, and subsurface structures or improvements not exposed to the surface, such as subsurface pipes, tanks, and chambers, etc. are now also to be excluded from counting as improvement coverage.
- The schedule for calculating maximum improvement coverage in single-family residential districts is thoroughly revised to read as follows:

<b>Lot Area (sq. ft.)</b>	<b>Maximum Improvement Coverage</b>
0-10,000	44.5% of lot area
10,000 - 14,999	4,450 square feet, plus 0.20 square foot for each 1 square foot of lot area over 10,000 square feet
15,000 - 19,999	5,450 square feet, plus 0.18 square foot for each 1 square foot of lot area over 15,000 square feet
20,000 - 24,999	6,350 square feet, plus 0.15 square foot for each 1 square foot of lot area over 20,000 square feet
25,000 - 29,999	7,100 square feet, plus 0.13 square foot for each 1 square foot of lot area over 25,000 square feet
30,000 - 34,999	7,750 square feet, plus 0.13 square foot for each 1 square foot of lot area over 30,000 square feet
35,000 - 39,999	8,400 square feet, plus 0.11 square foot for each 1 square foot of lot area over 35,000 square feet
40,000 – 44,999	8,950 square feet, plus 0.11 square foot for each 1 square foot of lot area over 40,000 square feet
45,000 – 49,999	9,500 square feet, plus 0.10 square foot for each 1 square foot of lot area over 45,000 square feet
50,000 and over	20% of lot area

**Municipality: TOWNSHIP OF HANOVER**

**Ordinance:** 3-2022

**Date Adoption Filed:** 2/17/22

**Summary:** Amend the Land Development Regulations to implement a variety of changes; examples include:

- Any encroachment by ingress and egress structures into the minimum required front, side and rear yards shall only be permitted for such structures located at an elevation at or below the level of the ground/first floor or basement.
  - Accessory buildings and other roofed accessory structures which are not enclosed by walls, and which are used or intended for use for outdoor recreational activity, such as certain cabanas, gazebos, and similar structures, and which are located in the rear yard, shall comply with the setback requirements applicable to patios, porches, and decks.
  - Patios, porches, and decks accessory to single-family or two-family dwellings shall comply with the minimum front yard requirements.
- 

**Municipality: BOROUGH OF KINNELON**

**Ordinance:** 01-22

**Date Adoption Filed:** 2/28/22

**Summary:** Amend the Land Use Regulations to clarify the property survey requirements for applications filed with the Zoning Board of Adjustment.

---

**Municipality: BOROUGH OF KINNELON**

**Ordinance:** 02-22

**Date Adoption Filed:** 2/28/22

**Summary:** Amend the Zoning Regulations to add a new section establishing regulations pertaining to accessory structures and uses in the A - Residential Zone. Examples of the new regulations include the following:

- Any structure on a property other than the primary residence may be considered an accessory structure.
  - Shipping containers of any size cannot be considered as an accessory structure.
  - Sheds may not be greater than 200 sq. ft.
  - Detached garages or other accessory structures cannot have an apartment or other living space built above the same.
  - Permanently installed, non-portable generators and air conditioner units shall not be installed in a front yard.
  - No more than one temporary storage structure or unit shall be located on a single parcel of private property.
-

**Municipality: TOWNSHIP OF MONTVILLE**

**Ordinance:** 2022-02\*

**Date Adoption Filed:** 2/14/22

**Summary:** Amend the Land Use and Development Regulations to add two alternate members to the Design Review Committee (in addition to the seven regular members).

---

**Municipality: TOWNSHIP OF MONTVILLE**

**Ordinance:** 2022-06

**Date Adoption Filed:** 2/23/22

**Summary:** Amend the Land Use and 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.

---

**Municipality: TOWNSHIP OF ROXBURY**

**Ordinance:** 01-22\*

**Date Adoption Filed:** 2/23/22

**Summary:** Amend the Zoning Map to change the zoning classification for a group of parcels known as the “McNear Tract,” the site of a former quarry. The area to be rezoned is mostly vacant and disturbed from the operations of the former quarry, with wooded areas as well. One industrial use and one commercial use are located in the southeastern portion. Surrounding land uses include single-family detached dwellings to the north, industrial and warehouses to the south, and vacant wooded land to the southwest. The area is presently within the LI/OR - Light Industrial/Office Research District. Almost all the lots (with two exceptions) are in common ownership. An approximately 118-acre portion, extending from the northern end of Lenel Road to just south of Kings Highway, will be placed in the I-5 - Limited Industrial District. An approximately nine-acre portion, on Landing Road / County Route 631, will be placed in the B-1/A - Limited Business District.

The LI/OR District permits office, research, assembly and warehousing uses. The I-5 District permits office, research, assembly, manufacturing and warehousing uses. The B-1/A District permits retail, service and office uses. NOTE: Zone boundaries shown below are approximations, pending further confirmation.



---

**PROPOSED ORDINANCES RECEIVED: 8**  
**ADOPTED ORDINANCES RECEIVED: 7**  
**TOTAL ORDINANCES PROCESSED: 15**