



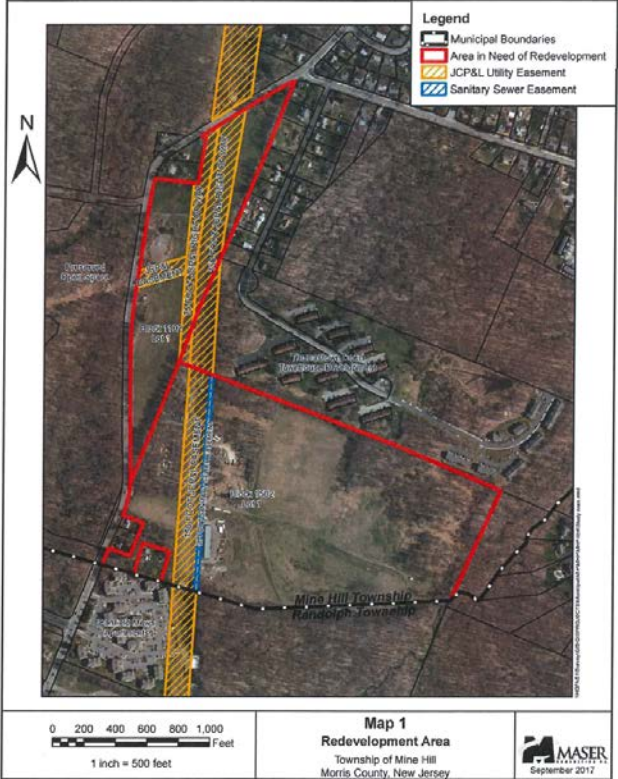
Zoning Ordinances Introduced: February 2019


Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Hanover	6-2019	3/14/19	<p>The Performance and Maintenance Guarantees Section of the Land Use and Development Regulations is revised. Examples of the changes include the following:</p> <ul style="list-style-type: none"> • A “safety and stabilization guarantee” in favor of the Township shall be provided, when required by the approving agency, for the purpose of returning property that has been disturbed to a safe and stable condition. • The time allowed for installation of the bonded improvements for which the performance guarantee has been provided may be extended by the Township Committee by resolution. 	

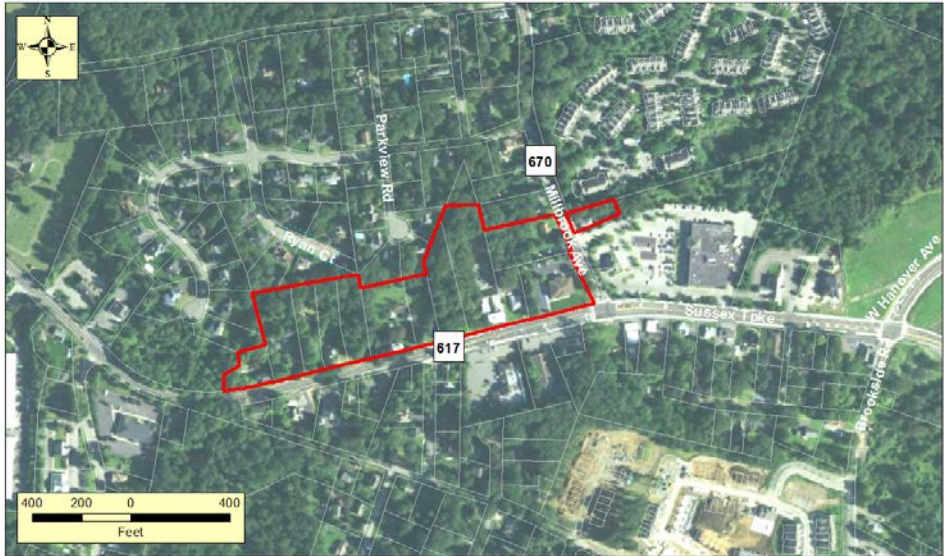
Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Jefferson	19-01	3/6/19	<p>Ordinance 19-01 amends the Zoning Regulations to establish a new overlay zone, the RA-3/C-2 - Redevelopment Area 3 / Commercial-2 Overlay Zone, adds multifamily as a conditional use in certain locations in the RA-3 - Redevelopment Area 3 Overlay Zone, and adopts the State Route 15-S 2018 Redevelopment Plan, dated January 9, 2019.</p> <p>On September 5, 2018, Block 273.01, Lot 1, the 10.8 acre site of the former Pathmark supermarket on Rt. 15, was designated an Area in Need of Redevelopment. This site is located between northbound and southbound Rt. 15. and is part of the Rt. 15 corridor of commercial uses. This site is to be placed in the new the RA-3/C-2 Overlay. The underlying C-2 - Highway Business zoning shall remain. Under the redevelopment plan, the RA-3/C-2 Overlay is expected to be developed for both medical offices and a combination gas station/convenience store. In addition, all uses permitted in the C-1 and C-2 Zones, <i>including conditional uses</i>, shall be considered principle permitted uses in the RA-3/C-2 Overlay. The maximum floor area of the medical office use shall be 60,000 sq. ft.</p> <p>Block 273.01, Lots 2 and 2.03, an Area in Need of Redevelopment that is the 5.8 acre site of the Jefferson Diner strip mall, just north of the former Pathmark, is given priority status for multifamily development as a conditional use. However, such a conditional use shall also be permitted on any other RA-3 Overlay Zone property not located in the Highlands Preservation Area, having adequate water and sewer service, greater than one acre in size, or adjacent to a parcel with one acre. The maximum density is six units per acre. A maximum of 35 units may be built on Block 273.01, Lots 2 and 2.03. The multifamily units on those two lots may be built by adding to the existing retail or commercial building, providing that the building footprint does not increase by more than 10% of the preexisting footprint. No residential units may be built on the first floor, with a maximum height of two stories.</p> 	Block 273.01, Lot 1 and Block 273.01, Lots 2 and 2.03 are located in the Highlands Planning Area.

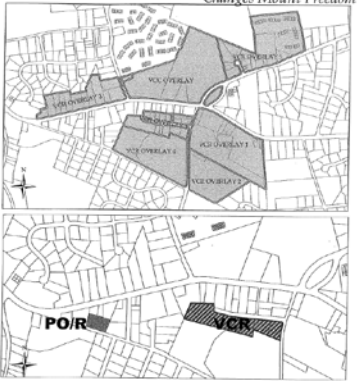
Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Mine Hill	04-19	2/21/19	<p>Amend the Land Use Regulations to establish three new inclusionary housing zones, the MFIC-1 - Multi-Family Inclusionary Community Overlay Zone 1, the MFIC-2 - Multi-Family Inclusionary Community Overlay Zone 2 and the RAH-2 – Residential Affordable Housing Zone 2.</p> <p>The MFIC-1 Overlay is located at Block 2004, Lot 1, a six acre lot with a single family home on Hurd St. Single family homes are in the immediate vicinity while Morris County Park Commission property is to the south and east. This lot will be removed from the PARC - Planned Age-Restricted Communities Overlay Zone while remaining in the underlying SF - Single Family Residential Zone. The MFIC-1 Overlay will permit, as a conditional use, apartment units on a minimum six acre tract with a maximum density of eight units per acre and a maximum height of four stories. A 20% affordable set-aside is imposed.</p> <p>The MFIC-2 Overlay consists of Block 1303, Lots 2 through 6, with frontage on US Hwy. 46 and Randolph Ave. / County Rt. 640. The overlay totals five acres in size and includes four single family homes and a commercial use. Single family neighborhoods are in the surrounding area with commercial uses on US Hwy. 46. The new overlay will remain in the underlying C - Commercial Zone. The MFIC-2 Overlay will permit, as a conditional use, apartment units on a minimum four acre tract with a maximum density of 15 units per acre and a maximum height of four stories. A 15% rental / 20% for-sale affordable set-aside is imposed.</p> <p>The RAH-2 Zone is located at Block 808, Lot 9, a five acre lot with frontage on US Hwy. 46 and Scrub Oaks Rd. A landscaping operation takes up the bulk of the property, with a portion of a strip mall at the southern end. Single family homes are in the immediate vicinity with commercial uses on US Hwy. 46 and Township owned wooded land to the southwest. This lot will be removed from the SF - Single Family Residential Zone. The RAH-2 Zone will permit a maximum of 60 apartment units on a minimum five acre tract and a maximum height of four stories. A 20% affordable set-aside is imposed.</p> 	<p>This ordinance implements a portion of the requirements of the September 2018 Settlement Agreement between the Township and the Fair Share Housing Center.</p> <p>At eight units per acre, the six acre MFIC-1 Overlay could accommodate a maximum of 48 units, while at 15 units per acre, the five acre MFIC-2 Overlay could accommodate a maximum of 75 units, in both cases pending potential reductions for physical or environmental constraints. The ordinance specifies a maximum build-out of 60 units for the RAH-2 Zone.</p>

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Mine Hill	05-19	2/21/19	<p>Repeal the existing Affordable Housing chapter of the Township Code with a thoroughly revised version that implements the Township's Housing Element and Fair Share Plan. Examples of the new requirements include the following:</p> <ul style="list-style-type: none"> • Any multi-family development created through any Planning Board action on subdivision or site plan applications, rezoning, use variance or redevelopment plan that provides for densities at or above six units per acre, resulting in five or more units, shall be required to provide a 15% rental / 20% for-sale affordable housing set-aside. • Establishment of enforcement mechanisms for affordable housing regulations. • Establishment of maximum rents and sales prices for affordable units. • Establishment of buyer and tenant income eligibility requirements for affordable units. 	

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Mine Hill	06-19	2/21/19	<p>Ordinance 06-19 adopts the Redevelopment Plan for Block 1102, Lot 1 and Block 1502, Lot 1 in order to permit a 390 unit multi-family inclusionary development. These lots were designated a Non-Condensation Area in Need of Redevelopment by the Township Council in July 2017. The two farmland assessed lots total 76 acres on the east side of Canfield Ave. / County Rt. 669, just north of the Randolph border. A JCP&L easement traverses the redevelopment area from the north to the south. The Thomastown Court townhomes are to the immediate north and east. Single family homes are to the east in Randolph. To the south, in Randolph, are the Canfield Mews apartments. Township owned preserved open space is to the west.</p> <p>The Redevelopment Plan establishes the CAR - Canfield Avenue Redevelopment Zone for the redevelopment area. The CAR Zone shall supersede the existing underlying zoning (O/I - Office/Industrial) and the overlay zoning (AOZ - Agricultural Overlay). Permitted uses shall be multi-family, public parks, open space and recreation areas. A maximum of 390 units shall be permitted on a minimum 75 acre lot with a maximum height of 4 stories and a maximum impervious coverage of 60%. The affordable housing set-aside is 20%.</p> 	This ordinance is as called for by the September 2018 Settlement Agreement between the Township and the Fair Share Housing Center.

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Montville		2/26/19	<p>The Non-Condemnation Redevelopment Plan for Block 167, Lots 28-32, Block 178, Lot 3 and Block 179, Lot 1 permits a 349-unit inclusionary multifamily development at the G.I. Auto Salvage site. This site was designated an Area in Need of Redevelopment in December 2018). The 39-acre redevelopment area is located on Rt. 46, with frontage on Maple Ave. and Bloomfield Ave. as well. For many years this site was used as an automobile salvage yard, but is currently used for storage of car dealership inventory. There are considerable environmental constraints in portions of the redevelopment area. The entire redevelopment area is in common ownership, except for Block 167, Lot 28, which is a single family lot on Maple Ave. A Home Depot is to the southeast. To the south and west, along Rt. 46, are a mixture of commercial uses. Single family homes are to the west. The area to the north is predominantly open space lands owned by the state and the Township.</p> <p>The Redevelopment Plan establishes a new zone, the AHR-1 Affordable Housing Redevelopment 1 Zone for the redevelopment area, superseding the existing zoning (most of which is B-6, with a small part that is B-3). Standards for the AHR-1 Zone include the following:</p> <ul style="list-style-type: none"> • Permitted Uses: Multifamily and essential public utility and service facilities • Minimum Lot: 35 acres • Maximum Density: Nine units per acre • Maximum Units: 349 • Maximum Height: 4 ½ stories / 58 ft. • Maximum Building Coverage: 20%; Maximum Impervious Coverage: 35% • Minimum Open Space: 65% of tract • Affordable Set-Aside: 15% (all affordable units shall be rental) 	<p>This Redevelopment Plan is as called for by the December 2018 Settlement Agreement between the Township and the Fair Share Housing Center. As indicated by the agreement, the developer will be Avalon Bay.</p> <p>This is the site of an earlier designation as an Area in Need of Redevelopment (2001) but for fewer lots.</p>

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Randolph	04-19	3/21/19	<p>Amend the Land Development Regulations to establish a new zoning district, the VMU - Village Mixed Use District, and place Block 97, Lots 20, 21, 22, 23 (portion), 24, 25, 25.01, 26, 27.01, 27.02, 28, and 29.01 and Block 119, Lot 108 in the new zone. All of these lots are currently in the PO/R District, except Block 97, Lot 20, which is in the R-2 District, and Block 119, Lot 108, which is in the VCC District. The new zone is located on Sussex Tpke. / County Rt. 617, with almost all of the lots located just west of Millbrook Ave. / County Rt. 670, while one lot is on the east side of Millbrook Ave. A majority of the new zone consists of single family homes, but is also home to an office and the Mt. Freedom Jewish Center. The ACME supermarket is to the east, the Woodmont Townhomes are to the northeast, Burrini's Olde World Market is to the south, and much of the surrounding area consists of single family homes. The standards applicable to the new zone include the following:</p> <ul style="list-style-type: none"> • Permitted Uses: Retail and service businesses, offices, banks, restaurants, taverns, all uses as regulated in the R-3 District, single family with a permitted commercial use on the first floor, and two-family subject to the bulk requirements of the R-3 District. • Conditional Uses: Institutional uses, government uses and public utility facilities • Minimum Lot: 15,000 sq. ft. • Maximum Height: 40 ft. • Maximum Floor Area Ratio: 0.15 • Maximum Impervious Coverage: 0.60 	This ordinance is as called for by the Mount Freedom Planning Study Update, dated September 6, 2017.

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Randolph	05-19	3/21/19	<p>This ordinance implements various amendments to the Land Development Regulations. Examples of the changes include the following:</p> <ul style="list-style-type: none"> • The following is changed in the SS/VO - Specialty Shop/Village Office District: <ul style="list-style-type: none"> - Add multi-family with permitted commercial on the first floor, two-family as regulated in the R-3 District, restaurants and taverns, and banks as permitted uses. - Add business and professional offices as a permitted use (under existing regulations, offices are restricted to those such as for physicians, lawyers and realtors). - Add retail and service businesses as a permitted use (under existing regulations, retail is permitted, but is more restricted as to type). - Add the following as prohibited uses: Garden apartments and home offices. - Remove the following as prohibited uses: Video game arcades, public garages, flea markets, fast food restaurants, and hotels and motels. - Reduce the minimum lot area from 15,000 sq. ft. to 8,000 sq. ft. Increase the maximum height from 2 stories/30 ft. to 3 stories/45 ft. Increase the maximum impervious coverage from 50% to 70%. Eliminate the maximum floor area ratio. - Establish a maximum density of ten units per acre. • The following is changed in the VCR 3 - Village Center Residential Overlay 3 District: <ul style="list-style-type: none"> - Add townhouses as a permitted use. Add garden apartments as a prohibited use. - Replace the minimum tract area of 10 acres with a minimum lot area of 4,000 sq. ft. Increase the maximum impervious coverage from 65% to 70%. - Increase the maximum density from four units per acre to ten units per acre. • Amend the Zoning Map as shown below: <div data-bbox="961 1019 1318 1500" style="text-align: center;"> <p>EXHIBIT A Proposed Zone District Changes Mount Freedom</p>  <p>The map shows several shaded areas labeled 'VCR OVERLAY' and 'PO/R'. A legend at the bottom left identifies the shading: a hatched pattern for VCR and a solid black pattern for PO/R. The map includes a north arrow and street names.</p> <p>Proposed Zoning VCR PO/R</p> <p>Township of Randolph Morris County, New Jersey November 1, 2018 Prepared by Township of Randolph Division of Planning & Administrative Services</p> </div>	This ordinance is as called for by the Mount Freedom Planning Study Update, dated September 6, 2017.

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Township of Washington	RO-04-19	3/18/19	<p>The Zoning Regulations are amended to revise the regulations pertaining to accessory apartments. Examples of the changes include the following:</p> <ul style="list-style-type: none"> • The accessory apartments that must be rented to low or moderate income households must now do so for a ten year period. • The maximum number of permitted affordable accessory apartments shall be the number the Township is permitted to apply toward its fair share obligation. 	

Zoning Ordinances Adopted: February 2019

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Chatham	19-01	2/14/19	<p>The Guarantees and Inspections Section of the Land Development Regulations is thoroughly revised. Examples of the changes include the following:</p> <ul style="list-style-type: none"> • Developers shall be required to furnish a “safety and stabilization guarantee” in favor of the Borough to ensure that the Borough has an adequate guarantee to return the property that been disturbed to a safe and stable condition. • The time allowed for installation of the bonded improvements for which the performance guarantee has been provided may be extended by the governing body by resolution. • Nothing in these regulations shall limit the right of the developer to contest by legal proceedings any determination of the governing body or the Borough Engineer. 	
Borough of Florham Park	19-3*	2/22/19	<p>Amend the Zoning Regulations to add a new section entitled “Affordable Accessory Apartments.” The purpose is to help the Borough meet a portion of its fair share housing obligation by subsidizing construction of up to ten accessory apartments for low and moderate income households. The Borough’s Affordable Housing Trust Fund shall provide up to \$25,000 per unit, with the owner responsible for any additional costs. Accessory apartments shall be permitted on properties in which a dwelling with three or more bedrooms is located, which is in conformity with the applicable zoning district regulations, and is at least one acre in area.</p>	
Borough of Florham Park	19-4*	2/22/19	<p>Amend the Zoning Regulations to add a new section entitled “Affordable Housing Regulations.” This ordinance implements the Borough’s Housing Element and Fair Share Plan and establishes mechanisms for meeting the Borough’s affordable housing obligations. Examples of these mechanisms include:</p> <ul style="list-style-type: none"> • Any site that benefits from a rezoning, variance, or redevelopment plan that results in any multi-family or single-family attached development of three acres or more, at a density of five units per acre or greater, is subject to a 15% rental / 20% for-sale affordable housing set-aside. • Establishment of a Rehabilitation Program and continued participation in the Morris County Housing Rehabilitation Program and Morris County HOME Consortium, which is funded through county CDBG planning. • Establishment of Affirmative Marketing Requirements for affordable housing. • Establishment of enforcement mechanisms for affordable housing regulations. 	

Proposed Ordinances Received: 11
 Adopted Ordinances Received: 3
 Total Ordinances Processed: 14

*Ordinance introduced and adopted during the same month.