

## LAND DEVELOPMENT ORDINANCES INTRODUCED: MARCH 2024

**Municipality:** BOROUGH OF FLORHAM PARK

**Ordinance:** 24-03

**Public Hearing Date:** 4/4/24

**Summary:** This ordinance adopts the 165 Park Avenue Redevelopment Plan. Block 1401, Lot 5.01 was designated a non-condemnation redevelopment area on April 6, 2023. Although this property has a street address on Park Avenue / County Route 623, it is 4,700 feet away from Park Avenue and has access via Florham Road, a private connector road. This two-acre Borough-owned property is vacant and wooded. Office buildings are located to the south and west. It is bounded by State Highway 24 to the northeast and the Borough of Madison to the southeast. The provisions of the Redevelopment Plan shall act as an overlay district while the underlying C-1 - Office and Manufacturing District zoning shall remain in place.

- Permitted Uses:
  - Static or digital outdoor advertising and billboard signage.
  - Public buildings and facilities for emergency services (Police, Fire, OEM and Rescue Squad/EMS), educational or other public administrative services or offices, and public buildings and uses which are deemed appropriate and necessary by the Borough Council.
- Minimum Lot: 1 acre
- Maximum Building or Structure Height - Billboard: 55 feet
- A separate means of emergency access shall be provided to State Highway 24 and shall not be open to public access. The municipality shall work with the NJDOT and local emergency services at the time of site plan application for the emergency services facilities to determine the specific requirements related to gating and access for this separate means of emergency access to State Highway 24.



**Municipality:** TOWN OF MORRISTOWN

**Ordinance:** O-8-2024

**Public Hearing Date:** 4/9/24

**Summary:** Ordinance O-19-2023, adopted in August 2023, amended the Land Development Regulations to eliminate the option to construct up to 50% of a residential development's required affordable units off-site. Ordinance O-2-2024, adopted in February 2024, inadvertently restored the language permitting off-site affordable housing. Ordinance O-8-2024 reestablishes the prohibition of such off-site affordable housing.

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**LAND DEVELOPMENT ORDINANCES ADOPTED: MARCH 2024**

**Municipality:** TOWN OF BOONTON

**Ordinance:** 12-23

**Date Adoption Filed:** 3/13/24

**Summary:** Amend the Zoning and Land Development Regulations to establish the Ironworks Industrial Historic District and add it to the list of historic districts. This 47-acre district will run from Plane Street to the northeast to Essex Avenue to the northwest and is bounded by Main Street / County Route 624 to the north. The district is bisected by the Rockaway River. The vast majority of the new district is owned by the Town of Boonton. Much of the district is wooded and includes the remains of the historic ironworks that operated from 1747 to 1929 as well as historic railroad structures. It is also the site of the Boonton Recycling Center. Two privately owned industrial lots totaling 3.7 acres are also included. Historic districts function as overlays, while the underlying zoning remains unchanged. Applications for permits within historic districts are subject to review by the Town's Historic Preservation Commission.



**Municipality: TOWNSHIP OF EAST HANOVER**

**Ordinance:** 01-2024

**Date Adoption Filed:** 3/6/24

**Summary:** Amend the Land Use and Zoning Regulations as they relate to the SED - Special Economic Development Industrial District. The 195-acre SED District predominantly consists of the Novartis pharmaceutical company campus at the intersection of Route 10 and Ridgedale Avenue and has been proposed for significant redevelopment. Examples of the changes include the following:

- Add the following to the list of permitted uses: product development activities, light manufacturing in the field of science or technology, co-working offices, production studios
  - Prohibit residential uses.
  - Reduce the minimum lot size from 100 acres to 15 acres.
  - Reduce the maximum lot coverage from 70% to 60%.
  - The cumulative parking requirements for all land uses on a parcel may be reduced if it can be demonstrated that the peak usage of multiple land uses occur at different times.
  - All parcels within the SED District shall have passenger vehicle access to both Route 10 and Ridgedale Avenue. This may be accomplished through easements or a private road network.
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**Municipality: TOWNSHIP OF HANOVER**

**Ordinance:** 4-2024

**Date Adoption Filed:** 3/15/24

**Summary:** Amend the Land Use Regulations as they relate to signs. Examples of the amendments include:

- In all districts, increase the maximum area of directional signs from two square feet to six square feet.
  - In all districts, increase the maximum height of freestanding directional signs from a default of three feet (in some case up to seven feet) to a maximum of eight feet.
  - In the I, I-2, I-4, I-B2, I-P, OB-DS, OB-RL and O-S Districts, increase the maximum height of freestanding principal identification signs from eight feet to twelve feet.
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**Municipality: BOROUGH OF MADISON**

**Ordinance:** 9-2024

**Date Adoption Filed:** 3/12/24

**Summary:** Amend the Land Use Regulations as they pertain to stormwater management as mandated by the New Jersey Department of Environmental Protection.

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**Municipality: BOROUGH OF ROCKAWAY**

**Ordinance:** 23-23

**Date Adoption Filed:** 3/15/24

**Summary:** Amend the Zoning Regulations remove the following from the list of permitted accessory uses in Residence Districts: "Not more than two roomers or boarders per dwelling unit."

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**Municipality: BOROUGH OF ROCKAWAY**

**Ordinance: 23-24**

**Date Adoption Filed: 3/15/24**

**Summary:** This ordinance adopts various amendments to the Zoning Regulations, examples of which include:

- Incorporate the provisions of the Model Statewide Municipal Electric Vehicle Ordinance.
  - Establish bicycle parking design standards.
  - Where an unpaved driveway is approved by the Land Use Board or otherwise exists, such driveway shall be considered as improved coverage.
  - Where a lot has multiple frontages, driveways shall provide parking access from the least intense of its frontages as defined by average daily trips, unless the lesser frontage primarily serves residential uses and residential zones.
  - Add references to the Downtown Redevelopment Plan (adopted by Ordinance 19-22 in November 2022).
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**Municipality: TOWNSHIP OF WASHINGTON**

**Ordinance: RO-08-23**

**Date Adoption Filed: 3/19/24**

**Summary:** This ordinance adopts the 20 Parker Road Redevelopment Plan. Block 60, Lot 14 was designated a non-condemnation redevelopment area on April 18, 2022. This 16.6-acre industrial parcel on Parker Road is commonly known as the Cleaveland Industrial Site and has been the subject of clean-up efforts due to environmental contamination. Farm-assessed lands are located to the east, south, and southwest. Single-family detached homes are located to the north and west. The Parker Road Firehouse is adjacent to the parcel to the northwest. The previous existing zoning for this parcel was OR/I - Office Research/Industrial District. The Redevelopment Plan amends the Zoning Regulations and Zoning Map to establish a Parker Road Redevelopment District for this parcel.

- Permitted Uses:
  - Commercial sports arena.
  - Office for business management, executive, professional and administrative purposes.
  - R-1 and R-20 residential use and structures.
  - Computer centers, data processing centers and call centers.
  - Essential services
  - Any form of agriculture or horticulture, including the storage, processing or sale of farm products where produced.
  - Public uses and buildings, including but not limited to municipal buildings and offices and police, fire, and first aid stations.
  - Wireless telecommunications antennas on existing structures.
  - Business and vocational schools, colleges, universities and similar institutions of higher education.
  - Houses of worship.
  - Schools.
- Any development of Block 60, Lot 14 shall include the subdivision of a strip of land fronting on Parker Road, not less than 120 feet in width and approximately 265 feet in length which shall be appended to Block 60, Lot 13 for the purpose of accommodating the future expansion of the Parker Road Firehouse.



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**PROPOSED ORDINANCES RECEIVED: 2**  
**ADOPTED ORDINANCES RECEIVED: 7**  
**TOTAL ORDINANCES PROCESSED: 9**