

LAND DEVELOPMENT ORDINANCES INTRODUCED: AUGUST 2022

Municipality: TOWNSHIP OF CHATHAM

Ordinance: 2022-10

Public Hearing Date: 9/13/22

Summary: Amend the Land Development Regulations to increase the number of paper copies of development applications and site plans required to be submitted.

Municipality: TOWNSHIP OF HANOVER

Ordinance: 25-2022

Public Hearing Date: 9/8/22

Summary: Amend the Land Use and Development Regulations to increase the fine imposed as a penalty for violation of these regulations.

Municipality: TOWNSHIP OF HARDING

Ordinance: 11-2022

Public Hearing Date: 9/12/22

Summary: Amend the Land Use and Development Regulations to apply the existing standards for emergency generators to air conditioning condensers and heat pumps as well.

Municipality: TOWNSHIP OF LONG HILL

Ordinance: 496-22

Public Hearing Date: 9/14/22

Summary: Amend the Land Use Regulations as they relate to the standards applicable to the B-D - Downtown Valley Commercial District. Examples of the changes include:

- Add assisted living facilities, continuing care residential communities, nursing homes, and extended stay hotels to the list of primary permitted uses.
 - Add residential apartments at a maximum of 15 units per acre as a conditional use. Such apartments shall not be located on the ground floor.
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Municipality: TOWNSHIP OF LONG HILL

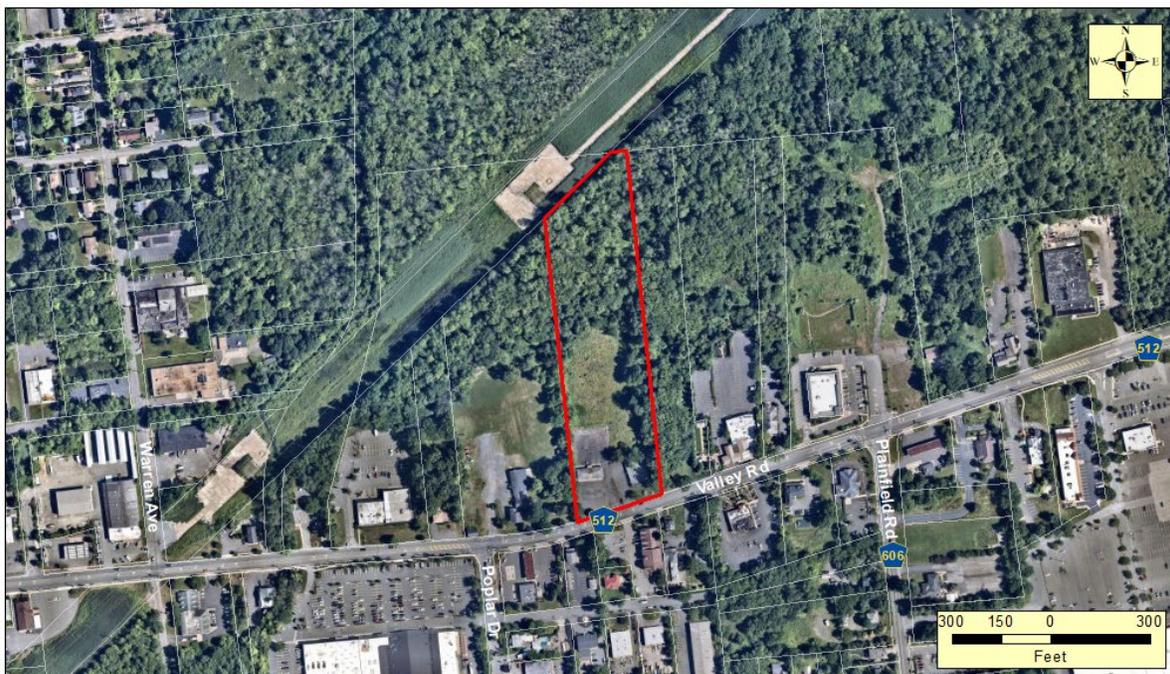
Ordinance: 498-22

Public Hearing Date: 9/28/22

Summary: This ordinance adopts the 1106-1122 Valley Road Redevelopment Plan for Block 11401, Lot 7. This site was designated a Non-Condensation Redevelopment Area in January 2022. This 5.6-acre parcel is located on Valley Road / County Route 512 and is the site of a former car wash and retail building. Retail and commercial uses are located on Valley Road to the east and west. The southern two-thirds of the lot is currently in the B-D - Downtown Valley Commercial Zone while the northern one-third is in the C - Conservation Zone. The Zoning Map will be amended to place this lot in the newly established VRR - 1106-1122 Valley Road Redevelopment Zone. The standards applicable to the VRR Zone include the following:

- Permitted Uses: Assisted Living, Senior Living Community and B-D Zone Uses.
- Minimum Lot: 1 acre
- Maximum Height: 3.5 stories / 50 feet
- Maximum Building Coverage: 40%; Maximum Lot Coverage: 60%
- 10% of the units shall be reserved for low-income residents as Medicaid beds

Staff Comments: According to an article published on January 24, 2022 at newjerseyhills.com, a developer has proposed to build a 100-room assisted living facility on this site.



Municipality: TOWN OF MORRISTOWN

Ordinance: O-29-2022

Public Hearing Date: 9/13/22

Summary: Amend the affordable housing section of the Land Development Regulations to add requirements for such factors as income limits, maximum sales and rents, utilities, control periods, and income eligibility.

Municipality: BOROUGH OF NETCONG

Ordinance: 2022-13

Public Hearing Date: 9/8/22

Summary: Amend the Land Development Regulations to require that applications, site plans and subdivisions be submitted in electronic PDF format.

Municipality: TOWNSHIP OF WASHINGTON

Ordinance: RO-10-22

Public Hearing Date: 9/19/22

Summary: Amend the Zoning Regulations to permit accessory apartments within a single-family residence as a conditional use in the R-5 - Washington Township Conservation District. In addition, the Conditional Uses section of the regulations is amended to add a new sub-section establishing standards for accessory apartments within a single-family residence. Examples of the new standards include:

- The number of apartments within a single-family residence shall be limited to one and shall be located within the principal building.
- Not more than 25% of the floor area of the principal building may be used for the apartment.
- The applicant shall demonstrate that adequate off-street parking is available for the combination of the principal residential use and the apartment.
- The occupants of the apartment shall be limited to the mother, father, son, daughter, brother, sister, grandparent or grandchild, together with their respective spouses and children, of one of the principal occupants of the single-family residence.
- If the apartment becomes unoccupied, or the occupants of the apartment no longer bear the requisite relationship (by blood or marriage) to a principal occupant of the single-family residence, the conditional use approval shall terminate.

Staff Comments: *A different section of the Zoning Regulations permits affordable accessory apartments in single-family dwellings in any single-family residential district. The new section added by this ordinance permits market rate units, while the existing regulations permit only affordable units.*

LAND DEVELOPMENT ORDINANCES ADOPTED: AUGUST 2022

Municipality: TOWN OF DOVER

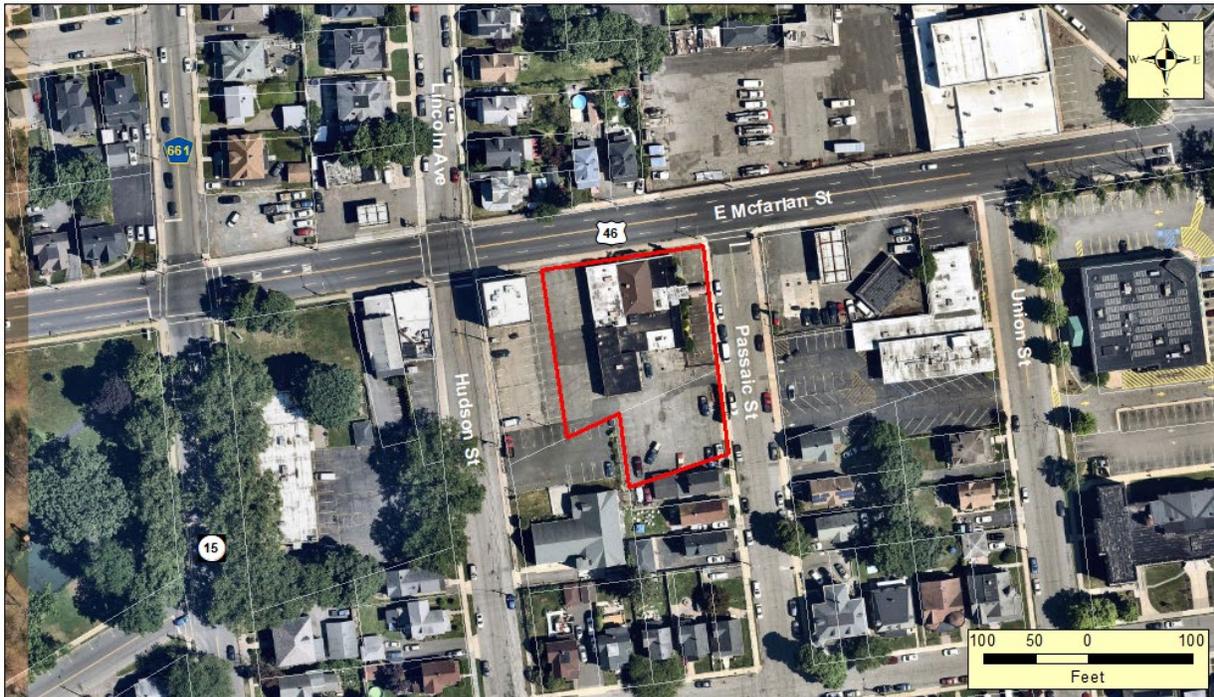
Ordinance: 22-2021

Date Adoption Filed: 8/16/22

Summary: This ordinance adopts the Block 1315 Redevelopment Plan. Block 1315, Lots 3 and 4 were designated as part of a Non-Condensation Redevelopment Area in December 2020. This 28,958 square foot site is located at the intersection of Passaic St. and E. Mcfarlan St. / US Hwy. 46 and is the site of a restaurant that has been closed for several years. The surrounding area includes a mixture of retail, commercial, industrial, residential and institutional uses. The Zoning Map will be amended to place this site in the newly established B1315 - Block 1315 Redevelopment Plan Overlay. The underlying C-2 - General Commercial zoning will remain as a development option. The standards applicable to the B1315 Overlay include the following:

- Permitted Uses: Multi-Family Residential
- Maximum Density: 135 units per acre
- Maximum Height: 6 stories / 75 feet
- Maximum Building Coverage: 90%; Maximum Impervious Coverage: 95%

Staff Comments: At 135 du/ac, the 28,958 square foot B1315 Overlay could accommodate a maximum of 89 units, pending potential reductions for other physical or environmental constraints.



Municipality: TOWN OF DOVER

Ordinance: 8-2022

Date Adoption Filed: 8/16/22

Summary: This ordinance adopts Amendment #1 to the Downtown Scattered Site Redevelopment Plan. This amendment expands Sub-Area 3 of the Plan to include Block 1902, Lots 19, 20, 21, 25, 26, 27 and 28. The original Sub-Area 3 (Block 1902, Lots 22, 23 and 24) was designated a Non-Condemnation Redevelopment Area in 2014. The new expansion was so designated in March 2022. The new additions to Sub-Area 3 are located to both the east and west of the existing zone, along E. Blackwell St. / County Rt. 513. The New Jersey Transit main line and rail yard are located to the south. The eastern addition is located at the intersection of E. Blackwell St. and S. Salem St. / County Rt. 665 and is the site of a vacant commercial building. The western addition consists of two multi-family dwellings, a restaurant and a commercial building. The original Sub-Area 3 is the site of a vacant commercial building. The Zoning Map shall be amended to rezone these additions from C-1 - Retail Commercial to Sub-Area 3. No changes are made to the standards for this zone, which permits multi-family residential.



Municipality: BOROUGH OF MORRIS PLAINS

Ordinance: 9-2022

Date Adoption Filed: 8/19/22

Summary: Amend the Land Development Regulations to establish a new overlay district, the L-2 - Mixed-Use Commercial Use Overlay District, and amend the Zoning Map to place Block 171, Lot 45 and the majority of Lot 45.01 in the new L-2 Overlay. Lot 45 is currently in the H-SU - Hotel and Specified Use Overlay District and is being rezoned to the new overlay. The underlying L-2 - Research Laboratory District zoning remains unchanged. The new L-2 Overlay is located at the intersection of State Highway 10 and Johnson Road. It is bounded by the Parsippany-Troy Hills border to the north and east. The overlay includes frontage on Littleton Road / US Highway 202 via a narrow corridor. The 22-acre overlay is the site of three office buildings and is bisected by high tension electric wires. The Stop and Shop supermarket is located to the northwest. Office buildings are located to the north and east. The Signature Place apartments and the Sunrise of Morris Plains assisted living facility are located to the south. Standards applicable to the new L-2 Overlay include:

- Permitted Uses: Retail, supermarket, restaurant, bar/tavern, gas station with convenience store (with frontage on State Highway 10), self-storage, office, medical office, urgent medical care facility, fitness center, microbrewery, indoor commercial recreation, instructional school.
- Minimum Tract: 20 acres
- Maximum Height: 3 st. / 45 ft. (no multistory building may be located within 65 feet of Johnson Road)
- Maximum Floor Area of Building: 200,000 sq. ft.
- Floor Area Ratio: 0.40



LAND DEVELOPMENT ORDINANCES DEFEATED: AUGUST 2022

Municipality: TOWNSHIP OF MOUNT OLIVE

Ordinance: 20-2022

Date Filed: 8/3/22

Summary: This ordinance was introduced in June 2022 but has been defeated. It would have amended the Land Use Regulations as they pertain to zoning permits and certificates of occupancy.

PROPOSED ORDINANCES RECEIVED: 8

ADOPTED ORDINANCES RECEIVED: 3

ORDINANCES DEFEATED: 1

TOTAL ORDINANCES PROCESSED: 12