

**LAND DEVELOPMENT ORDINANCES INTRODUCED: JULY 2024**

**Municipality:** TOWNSHIP OF CHESTER

**Ordinance:** 2024-13

**Public Hearing Date:** 8/20/24

**Summary:** Amend the Land Use Regulations to establish standards for Sober Living Residences, examples of which include the following:

- Sober Living Residences shall be permitted as a conditional use in the R-1, R-2, R-3, R-5 and R-10 Districts.
- Oxford House Model Recovery Homes are excluded as a permitted use in any residential district.
- Occupancy shall not exceed nine individuals and one staff member.
- Shall be on a lot of not less than five acres.
- Sober Living Residences shall be located not less than 1,000 feet from each other.
- A Zoning application is to be submitted to the Township Zoning Officer with proof of a valid “F” license issued by the New Jersey Department of Community Affairs.

*Note: A Class F license is required to own or operate a cooperative sober living residence pursuant to N.J.A.C 5:27-1.6.*

**Staff Comments:** *This ordinance was originally introduced in June 2024, however it has now been reintroduced with amendments to prohibit Oxford House Model Recovery Homes. Such recovery homes differ from the permitted Non-Oxford House Model Recovery Homes in that they operate as a single housekeeping unit and do not require a license from the New Jersey Department of Community Affairs.*

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**Municipality:** TOWNSHIP OF LONG HILL

**Ordinance:** 548-24

**Public Hearing Date:** 8/14/24

**Summary:** Amend the Land Use Regulations to include mandatory maintenance requirements and reporting of maintenance activities on stormwater management systems constructed as a part of a major stormwater development.

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**Municipality:** BOROUGH OF MADISON

**Ordinance:** 26-2024

**Public Hearing Date:** 8/12/24

**Summary:** This ordinance adopts the 1 Giralda Farms Redevelopment Plan, which will facilitate redevelopment of this property as multifamily and supportive housing. Block 3303, Lot 2 was designated a non-condemnation redevelopment area on May 13, 2024. This 24.3 acre parcel, located at 1 Giralda Farms, is the site of an office building and is part of the larger Giralda Farms campus. An office building is located to the north and the Atlantic Rehabilitation Institute is located to the south. The St. Paul Inside the Walls Catholic Center is located to the northeast. The Chatham Township Giralda Farms Preserve is located to the south and is operated as open space by Morris County. The redevelopment area is currently within the PCD-O - Planned Commercial Development Office District. The standards under the Redevelopment Plan will supersede existing zoning.

**Permitted Uses:** multifamily dwellings, supportive housing, open space

**Minimum Lot:** 24.3 acres (if the original parcel is subdivided, the requirements shall continue to be calculated based on the pre-subdivision acreage of 24.3 acres)

**Maximum Impervious Coverage:** 20%, which may be increased to 27.5% based on various incentives, such as provision of supportive housing on-site, green building components, solar-ready electric and porous paving

**Maximum Building Coverage:** 9.75%, which may be increased to 11.75% based on various incentives, such as provision of supportive housing on-site and landscaped topsoil areas located over the existing parking deck

**Minimum Contiguous Open Space:** 9 acres adjacent to the Chatham Township Giralda Farms Preserve

**Supportive Housing:** Maximum of 40 units/52 beds

**Maximum Density** (for all units, both multifamily and supportive): 8.0 du/ac, with bonuses as follows:

- If at least 52 beds within 40 units of supportive housing are provided on site, a bonus of 2.0 du/ac.
- If green building components are incorporated in all multifamily buildings, a bonus of 2.25 du/ac
- If the supportive housing building is all-electric and solar ready, a bonus of 1.0 du/ac

If all bonuses were granted, this would result in a maximum density of 13.25 du/ac

**Maximum Residential Development:** The baseline number of total multifamily units without incentives shall not exceed 195 units, inclusive of a 20% inclusionary housing requirement. The maximum number of residential units, inclusive of multifamily and supportive housing units, shall not exceed 321 total units (281 multifamily units inclusive of at least seven family affordable units and 40 supportive housing units with at least 52 beds).

**Staff Comments:** According to an article in the [Madison Eagle](#), the Borough Planner reports that 1 Giralda Farms has been three-quarters vacant since the COVID-19 Pandemic, hence the need for redevelopment.



**Municipality: TOWNSHIP OF MONTVILLE**

**Ordinance:** 2024-25

**Public Hearing Date:** 8/20/24

**Summary:** Amend the Land Use and Development Regulations as they relate to Right-to-Farm and the keeping of animals. Examples of the amendments include:

- Amend the definition of “Agricultural Activities,” “Agriculture” and “Farm” so as to add a requirement that such activities produce products worth \$2,500 or more annually.
- The Right-to-Farm section is amended to specify that the permitted raising and keeping of farm animals must be consistent with the acceptable agricultural management practices recognized by the State Agriculture Development Committee or the Morris County Agriculture Development Board.

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**Municipality: TOWNSHIP OF PARSIPPANY-TROY HILLS**

**Ordinance:** 2024:14

**Public Hearing Date:** 8/20/24

**Summary:** Amend the Zoning Regulations to add, as a permitted accessory use in the POD - Planned Office District, light assembly and manufacturing of products from standardized parts. Such an accessory use shall be permitted to occupy up to 40% of the gross floor area of a building (up from 10% for all other accessory uses) and shall operate in a manner that will not emit odor, noise, smoke, dust, particulate matter, radiation, gas, vibration, glare or heat beyond the boundaries of the building. The stated purpose of this ordinance is concern regarding the high office vacancy rate in the Township and the belief that the addition of accessory uses will attract a broader base of tenants.

**Staff Comments:** *The 112-acre POD District consists of several office buildings and a hotel along Waterview Boulevard.*

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**Municipality: TOWNSHIP OF ROXBURY**

**Ordinance:** 15-2024

**Public Hearing Date:** 7/23/24

**Summary:** Amend the Land Development Regulations to add warehouse use restrictions to principal and accessory warehouse uses in the I-1, I-3, I-5 and I-10 - Limited Industrial Districts, the flexible office/warehouse uses in the OR-5 - Office Research District and the LI/OR Light Industrial/Office Research District, and the warehouse use in the PO/LI Planned Office/Light Industrial District. The restrictions include the following:

- **Permitted:** Warehouse buildings for which the principal use is one in which goods are received from manufacturers, distributors or wholesale suppliers and stored within the building, for a storage duration prior to being staged and processed for shipment, and thereafter shipped to parties, who are neither the end-users of the goods nor consignees for the end-users, in vehicles no smaller than box trucks.
- **Prohibited:**
  - “Last-Mile” facilities used for direct distribution of goods to the end-users thereof, or their consignees, in vehicles smaller than box trucks.
  - “Cross-Dock” facilities, where goods are delivered, unloaded and re-loaded, after storage within the building for an average period of less than ten days, into trucks or vans, in which the goods are shipped out.

The new restrictions are in response to concerns that Last-Mile and Cross-Dock facilities will have adverse impacts as reflected by the latest edition of the Institute of Transportation Engineers Trip Generation manual, which newly breaks down the warehouse category and indicates that Last-Mile and Cross-Dock facilities generate high traffic volumes.

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**Municipality: TOWNSHIP OF ROXBURY**

**Ordinance:** 17-2024

**Public Hearing Date:** 7/23/24

**Summary:** Amend the Land Development Regulations to establish a new Zoning Board of Adjustment Checklist.

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**Municipality: TOWNSHIP OF ROXBURY**

**Ordinance:** 18-2024

**Public Hearing Date:** 7/23/24

**Summary:** Amend the Land Development Regulations to establish new standards for fences and walls in residential districts, examples of which include:

- The maximum height for fences and walls shall be four feet in the front yard and six feet in the side or rear yards.
- No fence shall be erected of barbed wire, topped with metal spikes, nor constructed of any material or in any manner which may be dangerous to persons or animals.
- The finished side of fences shall face adjacent properties.

**LAND DEVELOPMENT ORDINANCES ADOPTED: JULY 2024**

**Municipality:** TOWNSHIP OF EAST HANOVER

**Ordinance:** 07-2024

**Date Adoption Filed:** 7/2/24

**Summary:** This ordinance makes various amendments to the Land Use and Zoning Regulations, examples of which include:

- Applications for the installation of a fence or shed on a single-family property are no longer required to appear in front of the Development Review Advisory Committee. Instead, these applications may proceed directly to the Land Use Planning Board.
- In the case of new subdivisions, shade trees shall be installed with a minimum caliper of three inches and shall be located within 20 feet of the street right-of-way (minimum size and location are now specified, instead of leaving this to the discretion of the Shade Tree Commission).
- Corner lots may now have six-foot-tall fences for privacy and security in what would otherwise be the rear yard area.

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**Municipality:** TOWNSHIP OF HANOVER

**Ordinance:** 16-2024

**Date Adoption Filed:** 7/12/24

**Summary:** Amend the Land Use and Development Regulations to remove all references to the T-C - Town Center District, because this district was effectively superseded by the Riverpark Amended And Restated Redevelopment Plan, adopted by Ordinance 27-2020 in October 2020.

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**Municipality:** TOWNSHIP OF PARSIPPANY-TROY HILLS

**Ordinance:** 2024:07

**Date Adoption Filed:** 7/12/24

**Summary:** Amend the Land Use, Subdivision and Site Plan Regulations to incorporate a new version of the Stormwater Management Controls section based on the NJDEP model ordinance for stormwater control.

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**PROPOSED ORDINANCES RECEIVED: 8**  
**ADOPTED ORDINANCES RECEIVED: 3**  
**TOTAL ORDINANCES PROCESSED: 11**