

## LAND DEVELOPMENT ORDINANCES INTRODUCED: SEPTEMBER 2022

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

**Municipality:** TOWNSHIP OF LONG HILL

**Ordinance:** 496-22

**Public Hearing Date:** 10/12/22

**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 mixed uses 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.

**Staff Comments:** *This ordinance was originally introduced in August but was amended in September as follows:*

- *Remove extended stay hotels from the uses to be added as primary permitted uses.*
- *Add mixed uses to the uses to be added as primary permitted uses.*

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**Municipality:** TOWNSHIP OF LONG HILL

**Ordinance:** 499-22

**Public Hearing Date:** 10/26/22

**Summary:** Amend the Land Use Regulations to permit outdoor speaker systems and outdoor music playing as part of an outdoor dining use, subject to the following conditions:

- No outdoor music playing shall be permitted after 9:00 pm.
- The outdoor music shall not be unreasonably loud so as to disturb the neighbors of the facility.

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## LAND DEVELOPMENT ORDINANCES ADOPTED: SEPTEMBER 2022

**Municipality:** TOWNSHIP OF CHATHAM

**Ordinance:** 2022-10

**Date Adoption Filed:** 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.

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**Municipality:** TOWNSHIP OF HANOVER

**Ordinance:** 25-2022

**Date Adoption Filed:** 9/23/22

**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

**Date Adoption Filed:** 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.

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**Municipality:** TOWNSHIP OF LONG HILL

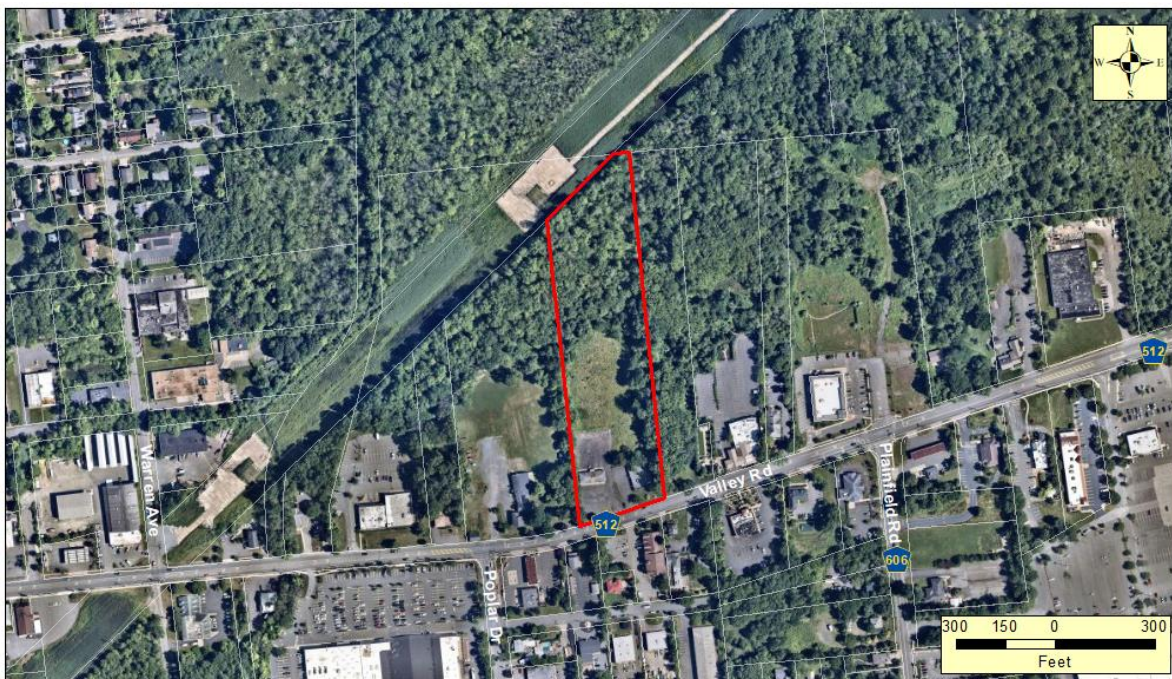
**Ordinance:** 498-22

**Date Adoption Filed:** 9/29/22

**Summary:** This ordinance adopts the 1106-1122 Valley Road Redevelopment Plan for Block 11401, Lot 7. This site was designated a Non-Condemnation 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](http://newjerseyhills.com), a developer has proposed to build a 100-room assisted living facility on this site.



**Municipality:** TOWNSHIP OF LONG HILL

**Ordinance:** 501-22\*

**Date Adoption Filed:** 9/29/22

**Summary:** Amend the Land Use Regulations to revise the setback measurements for ground signs in non-residential districts so that the setback measurement shall be from the curb line and not the property line.

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**Municipality:** TOWN OF MORRISTOWN

**Ordinance:** O-29-2022

**Date Adoption Filed:** 9/14/22

**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.

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**Municipality:** BOROUGH OF NETCONG

**Ordinance:** 2022-13

**Date Adoption Filed:** 9/13/22

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

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**Municipality:** TOWNSHIP OF RANDOLPH

**Ordinance:** 20-22

**Date Adoption Filed:** 9/2/22

**Summary:** Amend the Land Development Regulations to permit drive-in restaurants in the B-3 - Planned Business District.

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**Municipality:** TOWNSHIP OF RANDOLPH

**Ordinance:** 21-22\*

**Date Adoption Filed:** 9/23/22

**Summary:** Amend the Land Development Regulations to add a new affordable housing section establishing various requirements such as affordable set-asides, income limits, maximum sales and rents, control periods, income eligibility, affirmative marketing requirements and a rehabilitation program in keeping with currently applicable state affordable housing rules.

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**Municipality:** TOWNSHIP OF RANDOLPH

**Ordinance:** 22-22\*

**Date Adoption Filed:** 9/23/22

**Summary:** Amend the Land Development Regulations to add a new affordable housing development fee section in keeping with currently applicable state affordable housing rules.

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**Municipality:** TOWNSHIP OF RANDOLPH

**Ordinance:** 23-22\*

**Date Adoption Filed:** 9/23/22

**Summary:** Amend the Land Development Regulations to establish a new inclusionary zoning district, the VCR-1 Multifamily Inclusionary District, and amend the Zoning Map to rezone Block 224, Lots 1, 2, 3, 4, 83, 84, 85 and 86 from the VCR - Village Center Residential District to the new VCR-1 District. The new district consists of 14 undeveloped wooded acres at the intersection of Brookside Road and Sussex Turnpike / County Route 617. The Brookside Village apartments are located to the south. Toward the southwest are the Kensington Square townhomes. Retail uses are located toward the immediate north. Approximately 750 feet to the northwest is the ACME Supermarket. The standards applicable to the new VCR-1 District include the following:

- Permitted Uses: Multifamily dwelling units
- Minimum Lot: 14 acres
- Maximum Units: 240
- Affordable Set-Aside: 20%, with a minimum of 48 affordable units  
(*Minimum of 30 affordable family rental units and a maximum of 18 supportive needs beds*)
- Maximum Height: 4.5 stories / 55 feet (flat roof)  
4.5 stories / 60 feet (pitched roof)
- Maximum Building Coverage: 40%; Maximum Impervious Coverage: 65%
- Minimum Open Space: 10%



**Municipality:** TOWNSHIP OF RANDOLPH

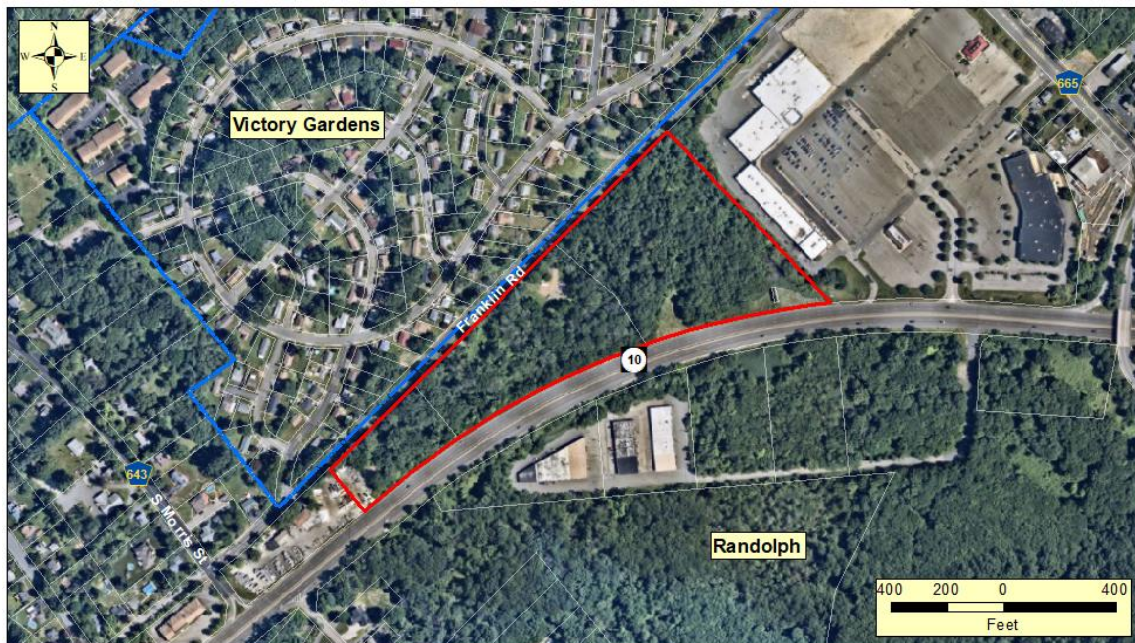
**Ordinance:** 24-22\*

**Date Adoption Filed:** 9/23/22

**Summary:** Amend the Land Development Regulations to establish a new inclusionary zoning district, the R-9 - Multifamily Inclusionary District, and amend the Zoning Map to rezone Block 196, Lots 2, 3, and 4 from the OL - Office Laboratory District and the B-2 - Regional Business District to the new R-9 District. The new district is located just southwest of the Randolph Square shopping center and consists of 16.5 largely undeveloped wooded acres on Route 10 (a small portion of the Braen landscape and masonry supply company extends to the southwestern end of the district). Franklin Road and the Victory Gardens boundary serve as the northwestern border of the district. Small lot single-family detached homes are located to the northwest, in Victory Gardens. The standards applicable to the new R-9 District include the following:

- Permitted Uses: Multifamily dwelling units, townhouses and stacked townhouses
- Minimum Lot: 2 acres
- Maximum Density:
  - For lots under 6 acres: 12 units per acre
  - For lots 6 or more acres: 15 units per acre
- Affordable Set-Aside: 20%
- Maximum Height: 3 stories / 42 feet (townhome or stacked townhome)  
4 stories / 48 feet (multifamily)
- Maximum Building Coverage: 30%; Maximum Impervious Coverage: 60%
- Minimum Open Space: 5%

**Staff Comments:** According to the 2022 Randolph Township Housing Element and Fair Share Plan, this district could accommodate 180 units, including 36 affordable units.





**Municipality:** TOWNSHIP OF RANDOLPH

**Ordinance:** 25-22\*

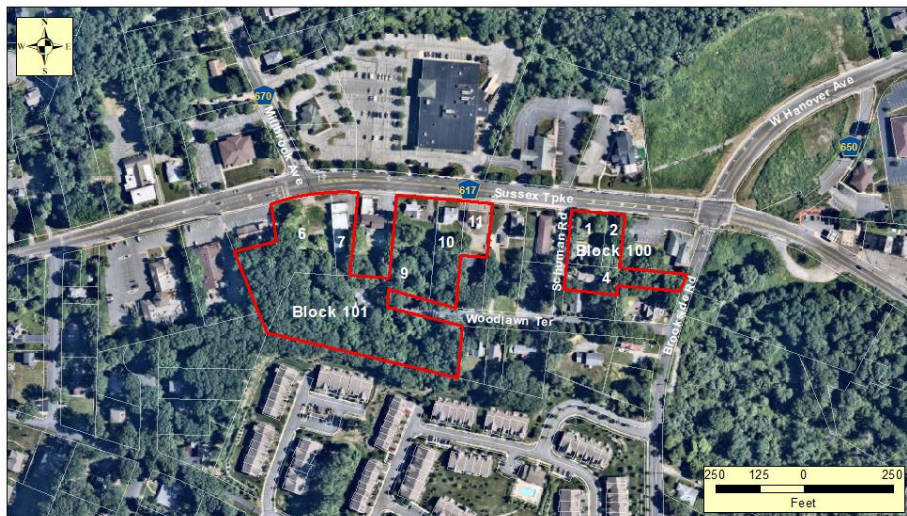
**Date Adoption Filed:** 9/23/22

**Summary:** Amend the Land Development Regulations to establish a new mixed-use inclusionary zoning district, the VCR-7 - Multifamily/Mixed Use Inclusionary District, and amend the Zoning Map to rezone Block 101, Lots 6, 7, 9, 10 and 11 and Block 100, Lots 1, 2 and 4 from the SS/VO - Specialty Shop/Village Office District and the VCR - Village Center Residential District to the new VCR-7 District. The new district consists of two non-contiguous groups of lots on Sussex Turnpike / County Route 617 totaling 7.2 acres and includes commercial buildings, single-family detached homes and vacant lots. The eastern group of lots has frontage on Schuman Road and Brookside Road and the western group of lots has frontage on Woodlawn Terrace. The ACME Supermarket is located across the street to the north. The Kensington Square townhomes are located to the south. The standards applicable to the new VCR-7 District include the following:

- Permitted Uses: Multifamily dwelling units, townhouses, stacked townhouses, mixed-use buildings with multi-family dwelling units on the upper floors and commercial uses limited to the ground floor. Permitted commercial uses within mixed-use buildings include the following: retail and service, business and professional offices, banks, restaurants and bars.
- Minimum Lot: 8,000 sq. ft.
- Maximum Density: 15 units per acre
- Affordable Set-Aside: 20%
- Maximum Height: 3 stories / 45 feet (2 ½ stories / 35 feet if located within 75 feet of single-family district)
- Maximum Impervious Coverage: 70%

**Staff Comments:** According to the 2022 Randolph Township Housing Element and Fair Share Plan, this district could accommodate the following:

Block / Lot	Total Units	Affordable Units
Block 100, Lots 1, 2 and 4	12	2
Block 101, Lots 6 and 7	25	5
Block 101, Lots 9, 10 and 11	28	6
<b>Total</b>	<b>65</b>	<b>13</b>



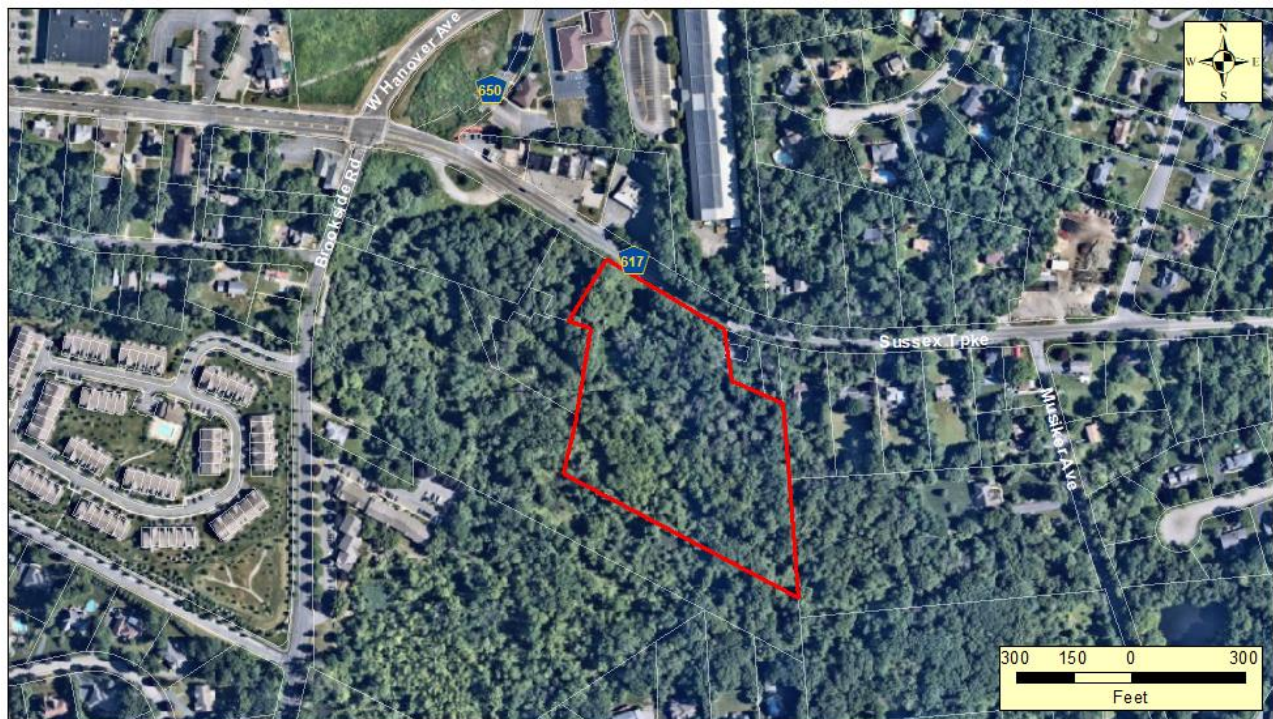
**Municipality:** TOWNSHIP OF RANDOLPH

**Ordinance:** 26-22\*

**Date Adoption Filed:** 9/23/22

**Summary:** Amend the Land Development Regulations to establish a new inclusionary zoning district, the VCR-6 Multifamily Inclusionary District, and amend the Zoning Map to rezone Block 224, Lot 5 from the VCR - Village Center Residential District to the new VCR-6 District. The new district consists of seven undeveloped wooded acres at 1162 Sussex Turnpike / County Route 617. Undeveloped wooded land is located to the west. The Brookside Village apartments are located to the southwest. Retail uses are located toward the northwest. Single-family detached homes are located toward the east. The standards applicable to the new VCR-6 District include the following:

- Permitted Uses: Multifamily dwelling units
- Minimum Lot: 5 acres
- Maximum Units: 75
- Affordable Set-Aside: 20%, with a minimum of 15 affordable units
- Maximum Height: 4 stories / 50 feet
- Maximum Building Coverage: 30%; Maximum Impervious Coverage: 60%





**Municipality:** TOWNSHIP OF RANDOLPH

**Ordinance:** 27-22\*

**Date Adoption Filed:** 9/23/22

**Summary:** Amend the Land Development Regulations to establish a new mixed-use inclusionary zoning district, the R-8 - Multifamily Inclusionary District, and amend the Zoning Map to rezone Block 44, Lots 8, 9, 10 and 13 from the OL - Office Laboratory District to the new R-8 District. The new district consists of two non-contiguous groups of lots on Route 10 totaling 22.7 acres. The southwestern group (873 - 885 Route 10) consists of two undeveloped wooded lots and one lot with a commercial / office building. The northeastern lot (821 Route 10) is undeveloped and wooded. The surrounding area includes significant undeveloped wooded lands as well as retail, office, commercial, single-family detached homes, townhomes, and religious uses. The standards applicable to the new R-8 District include the following:

- Permitted Uses: Multifamily dwelling units, townhouses and stacked townhouses
- Minimum Lot: 3.5 acres
- Maximum Density: 15 units per acre
- Affordable Set-Aside: 20%
- Maximum Height: 3 stories / 42 feet (townhome or stacked townhome); 4 stories / 50 feet (multifamily)
- Maximum Building Coverage: 30%; Maximum Impervious Coverage: 60%
- Minimum Open Space: 10%

**Staff Comments:** According to the 2022 Randolph Township Housing Element and Fair Share Plan, this district could accommodate the following:

Lot	Total Units	Affordable Units
Lots 8 and 9	91	18
Lot 10	48	10
Lot 13	168	34
<b>Total</b>	<b>307</b>	<b>62</b>





<b>LAND DEVELOPMENT ORDINANCES DEFEATED: SEPTEMBER 2022</b>
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**Municipality:** TOWNSHIP OF MONTVILLE

**Ordinance:** 2022-31\*

**Date Filed:** 9/28/22

**Summary:** This ordinance was introduced in September 2022 but has been defeated. It would have amended the Route 46 Condemnation Redevelopment Plan for Block 162, Lots 4, 6 and 7 to reduce the minimum lot size for motor vehicle sales from five acres to three acres as well as to permit sales of pre-owned certified motor vehicles that are available for purchase at a dealership that also sells new motor vehicles.

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**PROPOSED ORDINANCES RECEIVED: 11**

**ADOPTED ORDINANCES RECEIVED: 15**

**ORDINANCES DEFEATED: 1**

**TOTAL ORDINANCES PROCESSED: 27**