

Zoning Ordinances Introduced: January 2011

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Borough of Lincoln Park	1-11	2/22/11	Amend the Stormwater Management Regulations to modify the net fill requirements for Flood Plain Development to a zero net fill requirement so as to be consistent with the NJDEP regulations.	
Township of Long Hill	273-11	2/9/11	Amend the Land Use Regulations to reduce the number of off-street parking spaces required in the B-1-5 Village Business Zone by 50%. The stated purpose is “to relax onsite parking requirements in the B-1-5 Village Business Zone to encourage business development and redevelopment in downtown Stirling.”	

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Borough of Wharton	Redev. Plan: Block 403, Lot 1	1/11/11	<p>A Redevelopment Plan is proposed for Block 403, Lot 1, a parcel designated by the Borough as an Area in Need of Redevelopment. The property in question is a privately owned 8.6 acre tract located on the north side of East Dewey Avenue, bounded on the north by Interstate 80 and on the east by the Route 15 right-of-way (although the roadway itself is 320 feet to the east). The property is vacant and previously functioned as an underground mine. A 200 foot wide utility easement traverses the southwestern corner of the site. The site is currently in the ALR - Adult Living Residential District, which permits age-restricted housing. The Redevelopment Plan will permit upscale multi-family residential development, acting as a transitional blend of higher density land uses between more intensive commercial development to the east and lower density residential development to the west.</p> <p>The Plan notes the fact that affordable housing regulations are in a state of transition and makes reference to Assembly Bill A3447. The Plan acknowledges the “extra-ordinary costs” associated with development of the site due to the presence of mines. For this reason, the Plan proposes to have the developer fund the Borough’s 29 unit Third Round rehabilitation obligation, less any units that have already been addressed. Alternatively, if A3447 is adopted in its present form, the Plan would impose a 1.5% fee on the developer. The plan also states that the proposed density increase is being permitted in recognition of the issues associated with remediation of the former mining structures.</p> <table border="0" data-bbox="653 787 1465 922"> <thead> <tr> <th></th> <th style="text-align: center;">Redevelopment Plan</th> <th style="text-align: center;">ALR District</th> </tr> </thead> <tbody> <tr> <td>Age Restricted</td> <td style="text-align: center;">No</td> <td style="text-align: center;">Yes</td> </tr> <tr> <td>Min. Lot Size</td> <td style="text-align: center;">8 acres</td> <td style="text-align: center;">5 acres</td> </tr> <tr> <td>Max. Density</td> <td style="text-align: center;">30 units / acre</td> <td style="text-align: center;">20 units / acre</td> </tr> </tbody> </table> 		Redevelopment Plan	ALR District	Age Restricted	No	Yes	Min. Lot Size	8 acres	5 acres	Max. Density	30 units / acre	20 units / acre	Since submittal of this ordinance, A3447/S1 has been conditionally vetoed by the Governor.
	Redevelopment Plan	ALR District														
Age Restricted	No	Yes														
Min. Lot Size	8 acres	5 acres														
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Zoning Ordinances Adopted: January 2011

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Madison	57-2010	1/5/11	<p>Adds a new zoning district, the Green Village Road Special Use District (GVRSU) for which the stated purpose is to encourage development of the area, consistent with transit oriented design principles, in a manner that is context sensitive and that strengthens the connection between this area and the core of the downtown. The area to be rezoned is located on Kings Road and Green Village Road, approximately 1,000 feet from the Train Station, and consists of three parcels, the largest of which is a five acre parcel owned by the Board of Education. The BOE property is currently within the Open Space/Government Use District. The proposed GVRSU District would be further divided into two sub-zones. Sub-Zone I consists of the southwestern half of the BOE property with the former school building. Sub-Zone II consists of the northeastern half of the BOE property with two baseball fields, a small lot owned by the American Red Cross (currently zoned P - Professional Office Zone/Residential) and a privately-owned parking area (currently zoned CBD-1).</p> <p>The principal permitted uses in Sub-Zone I are townhouses in accordance with the standards of the R-6 Zone (six units per acre) and multi-family with a maximum density of 20 units per acre plus an additional density bonus of up to 40% for providing at least two of the following: 1) LEED certification, 2) amenities that benefit the public, 3) all parking below grade. The principal permitted <i>ground floor</i> uses in Sub-Zone II include retail, restaurants, boutique hotel (which may extend into Sub-Zone I as a conditional use), museum, theater, and art galleries, and the permitted <i>upper floor</i> uses include commercial, office, apartments, live/work artist lofts, art galleries, boutique hotel and theater. Detailed guidelines for development pertaining to such factors as context, massing and scale, building design and architectural treatment, parking, landscaping and pedestrian circulation are provided. The intent is to ensure that all development is compatible with the historic, physical, visual and spatial character of the District's setting as well as traditional forms and scale.</p> <div data-bbox="894 1063 1325 1445" style="text-align: center;"> </div>	

Proposed Ordinances Received: 3
 Adopted Ordinances Received: 1
 Total Ordinances Processed: 4