

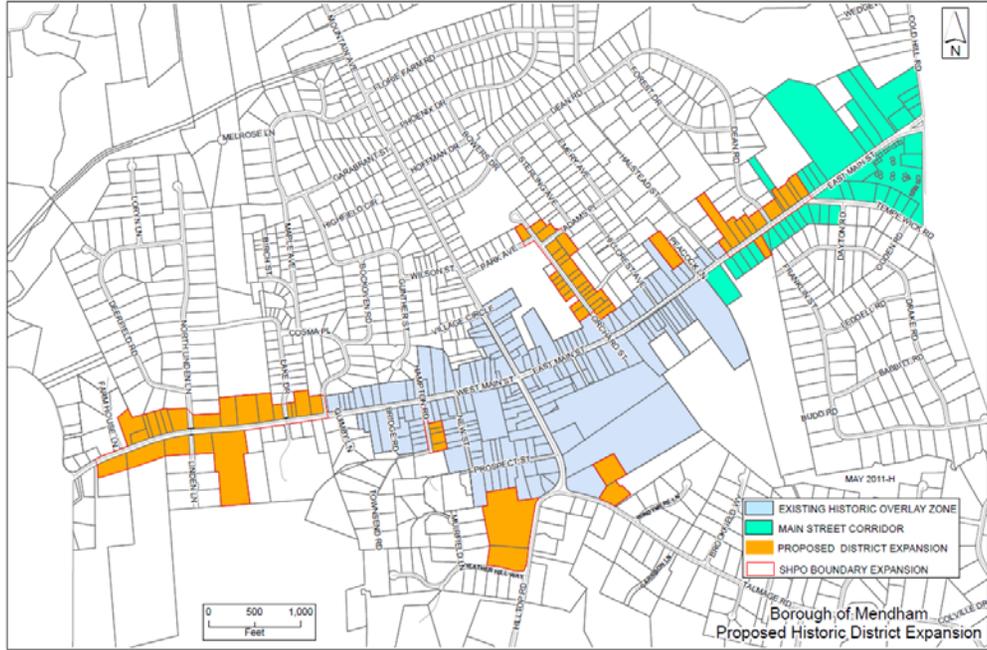
Zoning Ordinances Introduced: November 2011
(as of 11/22/2011)

| Municipality | Ordinance # | Public Hearing Date | Summary | Staff Comments |
|-----------------|-------------|---------------------|--|--|
| Town of Boonton | 19-11 | 12/5/11 | Amend the Zoning and Land Use Regulations to add definitions for “Application, Complete” and “Application, Date of Submission.” This ordinance is in response to S-82 / A-3447 which specifies that those development regulations in effect on the date of submission of an application for development shall govern the review of that application. The ordinance states that it therefore becomes necessary for municipalities to define “date of submission” as applicable to development applications. | |
| Town of Boonton | 20-11 | 12/5/11 | Amend the Zoning and Land Use Regulations to add the B-4 District to the list of districts subject to the usable lot area regulations for residential uses. | The Town Planner reports that this ordinance may need to be revised to fix typographic errors. |
| Town of Boonton | 21-11 | 12/5/11 | Amend the Zoning and Land Use Regulations to add the B-4 District to the list of districts subject to the steep slope regulations for residential uses. | The Town Planner reports that this ordinance may need to be revised to fix typographic errors. |

| Municipality | Ordinance # | Public Hearing Date | Summary | Staff Comments |
|-----------------------|-------------|---------------------|---|----------------|
| Township of Montville | 2011-27 | 11/22/11 | <p>An all-new Land Use and Development Regulations Chapter is introduced. Some of the more notable changes are as follows:</p> <ul style="list-style-type: none"> • A new zoning district is added, “LR - Lake Recreation District” and the Zoning Map is amended to rezone Lake Valhalla and the Lake Valhalla Club from R-27A (permits single family and adult community housing on 27,000 sq. ft. lots) to the newly created LR District. The sole permitted use is “country clubs,” which may include various recreational facilities, a club house, restaurant, lounge and bar for social events and for civic events. Minimum lot area: 100 acres. • The I-2A - Industrial-Retail Option District currently permits light industrial, banks, offices and a maximum of three retail stores per site, but does not permit restaurants. This zone is amended so that retail becomes a conditional use. Not more than one of restaurant is also permitted. • Under the new regulations apartments shall be a conditional use in the B-1 - Business District. These units must be located above retail, banks, offices, restaurants, hotels and motels, studios and museums. A maximum of one dwelling unit per 1,500 sq. ft. of commercial floor area is permitted. • The OB-2B - Office Building District is eliminated and two new (OB-4 and OB-5) Office Building Districts are added which allow increases in impervious coverage and F.A.R in some cases. The newly created OB-4 and OB-5 Districts allow additional conditional uses and further increases in impervious cover and F.A.R if: <ul style="list-style-type: none"> ○ In the OB-4 District, the developer constructs a roadway in such a way that it provides a rear access to all lots in the OB-4 District along Route 202 at Changebridge Road. ○ In the OB-5 District, the developer constructs a roadway that provides a linkage from Route 202 at the Route 287 interchange to Changebridge Road. ○ These bypass roads are described in the 2010 Land Use Element of the Master Plan. | |
| Township of Rockaway | 11-18 | 12/6/11 | Amend the Land Use and Development Regulations to require that, in the case of single family detached and two-family dwellings, as of January 1, 2012, all new driveway construction shall ensure any water draining from the driveway is directed to the closest edge of pavement and not across a municipal road. | |

Zoning Ordinances Adopted: November 2011
(as of 11/22/2011)

| Municipality | Ordinance # | Date Adoption Filed | Summary | Staff Comments |
|---------------------|-------------|---------------------|---|----------------|
| Township of Chatham | 2011-14 | 11/15/11 | Amend the Land Development Regulations to add a Model Conservation Easement Agreement, to be employed when the Township accepts a conservation easement on all or portions of a tract of land. The Model Agreement details the covenant restrictions and other terms such as a list of prohibited uses and activities, maintenance, taxes, and enforcement. | |
| Township of Chester | 2011-11 | 11/21/11 | In accordance with new NJDEP regulations, amend the Land Use Regulations to require the retrofitting of existing storm drain inlets which are in direct contact with repaving, repairing, reconstruction, resurfacing or alterations of facilities on private property, to prevent the discharge of solids and floatables to the municipal separate storm sewer systems operated by the Township. | |
| Township of Harding | 12-11 | 11/21/11 | Amend the Land Use and Development Regulations to add provisions pertaining to emergency generators. Such generators are excluded from the calculation of lot coverage, provided they do not exceed specified power, footprint and height limits. Minimum setbacks for such generators in the RR, R-1, R-2, R-3, R-4 and B-2 Districts are specified. Emergency generators may not be located in front of the principal building and must be appropriately screened by plantings or a fence. | |
| Township of Harding | 13-11 | 11/21/11 | <p>Ordinance 13-11 amends both the New Vernon Village Redevelopment Plan as well as the Zoning Regulations pertaining to the B-1 Historic Village Business Zone to promote greater flexibility while preserving the village's historic and pedestrian oriented character.</p> <p>Under the existing Redevelopment Plan, food service establishments are limited to small delicatessens or coffee shops. The existing Plan requires mixed uses (commercial and residential) when new nonresidential uses are established. This ordinance amends the Plan to encourage, but not mandate, such mixed uses. Restaurants are permitted (subject to septic and water supply limitations) and two-family dwellings are permitted. In addition:</p> <ul style="list-style-type: none"> • Offices continue to be permitted, but are no longer limited to a given list of professions. • Two-family dwellings are added as a permitted use. • Franchised fast food restaurants are prohibited. | |

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| Borough of Mendham | 7-11 | 11/10/11 | <p>Amend the Zoning Map in order to expand the Historic District as called for by the Historic District Expansion Plan Element of the 2006 Master Plan Element dated August 12, 2011.</p> <p>(Blue/green area in northeast not associated with this ordinance)</p>  | |
| Township of Randolph | 21-11 | 11/7/11 | <p>Amend the Land Development Regulations to permit outdoor dining as an accessory use to restaurants and limited-service restaurants in the B-2, B-2 ENV and B-4 Districts. Seating for outdoor dining at restaurants shall be limited to 16 seats or 20% of the indoor seating, whichever is greater. There shall be no limitation on the number of seats for outdoor dining at limited-service restaurants with no indoor seating whose primary business involves the seasonal service of ice cream. Outdoor dining areas shall be permitted in all yards and shall comply with the front yard requirement, accessory structure side and rear yard requirements and buffer requirements. Restrictions are imposed on hours of operation.</p> | |

Proposed Ordinances Received: 5
Adopted Ordinances Received: 6
Total Ordinances Processed: 11