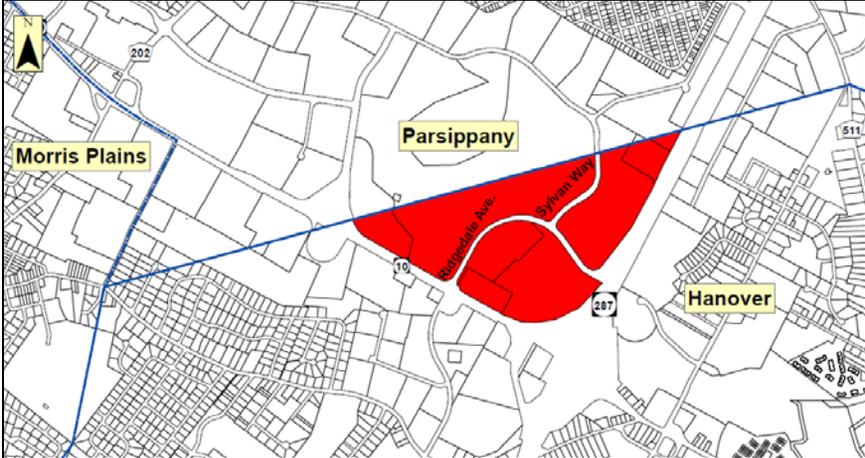
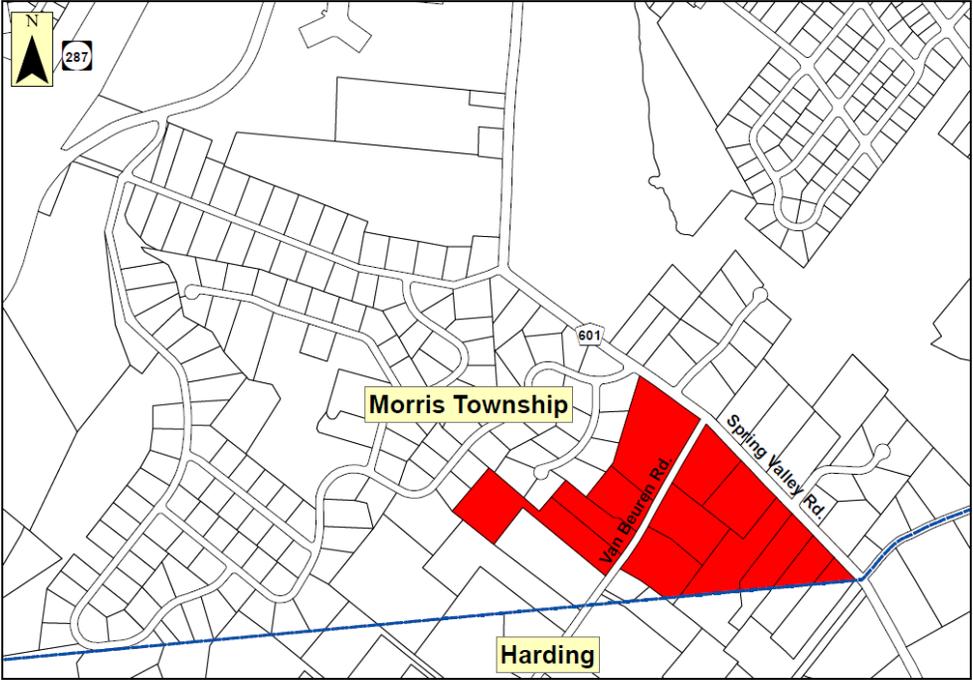
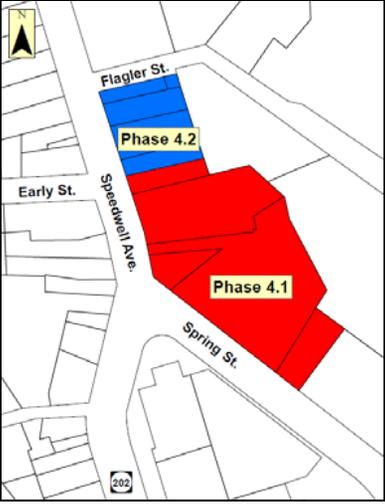


**Zoning Ordinances Introduced: November 2012**

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments															
Township of Hanover	23-12	12/13/12	<p>Amend the Land Use and Development Regulations and the Zoning Map to eliminate the OB-RL2 Office Building and Research Laboratory District and replace it with the newly created OB-DS Office Building - Designed Shopping Center District. The new OB-DS District would consist of eight lots totaling 157 acres in the northwest quadrant of the 1-287 / Rt. 10 interchange on the boundary with Parsippany and is the location of the Hyatt House Hotel on Ridgedale Avenue. The remainder of the district is vacant and wooded with wetlands covering the majority of the land. The largest upland area in the district is a 32 acre lot in the northeastern part of the district with access to Sylvan Way.</p> <p>The new OB-DS District would permit Designed Shopping Centers, offices, laboratories, hospitals, nursing homes, hotels, conference centers, data processing centers and indoor physical fitness facilities. The main difference between the new OB-DS District and the previous District in terms of permitted uses is the addition of Designed Shopping Centers, which permit 19 listed retail sales and service establishments, including supermarkets, office supply stores and restaurants. Planned Industrial Developments are no longer permitted. Hotels are shifted from a conditional use to a permitted use.</p> <table border="0" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 35%; text-align: center;"><b>OB-DS</b></th> <th style="width: 35%; text-align: center;"><b>OB-RL2</b></th> </tr> </thead> <tbody> <tr> <td><b>Min. Lot:</b></td> <td style="text-align: center;">10 ac. (Designed Shopping Centers, hospitals and conference centers) 5 ac. (all other uses)</td> <td style="text-align: center;">50 ac. (Planned Ind. Developments) 60,000 sq. ft. (all other uses)</td> </tr> <tr> <td><b>FAR:</b></td> <td style="text-align: center;">30%</td> <td style="text-align: center;">55% (Planned Ind. Developments) 165% (all others)</td> </tr> <tr> <td><b>Max. Coverage:</b></td> <td style="text-align: center;">70%</td> <td style="text-align: center;">65%</td> </tr> <tr> <td><b>Max. Height:</b></td> <td style="text-align: center;">6 stories/85 ft.</td> <td style="text-align: center;">7 stories/100 ft.</td> </tr> </tbody> </table> 		<b>OB-DS</b>	<b>OB-RL2</b>	<b>Min. Lot:</b>	10 ac. (Designed Shopping Centers, hospitals and conference centers) 5 ac. (all other uses)	50 ac. (Planned Ind. Developments) 60,000 sq. ft. (all other uses)	<b>FAR:</b>	30%	55% (Planned Ind. Developments) 165% (all others)	<b>Max. Coverage:</b>	70%	65%	<b>Max. Height:</b>	6 stories/85 ft.	7 stories/100 ft.	<p>According to published reports, a 140,000 sq. ft. Wegmans supermarket has been proposed for the undeveloped land at Sylvan Way and Ridgedale Ave. An additional 40,000 sq. ft. would also be developed for other retailers.</p>
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Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Hanover	24-2012	12/13/12	Amend the Land Use and Development Regulations to add a section establishing standards for solar facilities and structures. Such facilities and structures shall be permitted as an accessory use in residential districts and as a principal or accessory use in nonresidential districts. Standards pertaining to location, height, and screening are established. Standards vary by location of the facility or structure within residential and nonresidential districts.	
Township of Hanover	27-12	12/20/12	<p>Various amendments to the Land Use and Development Regulations as they relate to the I-B3 Industrial and Business District include the following:</p> <ul style="list-style-type: none"> <li>• Add Convenience Stores and Motor Vehicle Service Stations as permitted uses.</li> <li>• The existing 60,000 sq. ft. minimum lot area imposed on uses <i>other than</i> retail sales, banks, personal services, rental and leasing establishments, eating and drinking establishments and conference centers is amended to 60,000 sq. ft. <i>net developable area</i>.</li> <li>• A minimum floor area of 75,000 sq. ft. shall be imposed on all buildings within any development containing retail sales, banks, personal services, rental and leasing establishments, eating and drinking establishments and conference centers.</li> <li>• Standards for Motor Vehicle Service Stations are established.</li> </ul>	
Township of Mine Hill	32-12	12/6/12	Amend the Land Development Regulations to abolish the Zoning Board of Adjustment and transfer its powers to the Planning Board.	Under NJSA 40:55D-25c this action is permissible in municipalities with a population of 15,000 or less.

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Morris	17-12	12/19/12	<p>Amend the Zoning Regulations to add a new zoning classification, the RA-87 Single-Family Residential Zone and amend the Zoning Map to reclassify Block 7602, Lots 2, 3, 3.01 and 4 and Block 7804, Lot 3, 4, 5, 6, 7, 8, 9 and 10 from RA-35 to the newly created RA-87 Zone. These twelve lots are located on Spring Valley and Van Beuren Roads near or adjacent to Harding Township and range in size from one half acre to 5.8 acres. Nine of these lots have single family homes and three are listed in tax records as vacant. Two of these vacant lots extend into Harding (under different lot numbers but same ownership), one of which has a single family home across the border.</p> <p>The newly created RA-87 Zone permits single family homes on 87,120 sq. ft. lots (whereas the RA-35 Zone permits single family homes on 35,000 sq. ft. lots). The only lots that would not meet the new minimum lot size are the two lots that extend into Harding.</p>  <p>The map displays a portion of Morris Township and its border with Harding Township. A red-shaded area, representing the RA-87 Single-Family Residential Zone, is situated along Van Beuren Rd and Spring Valley Rd. The map includes a north arrow and a scale indicator (287) in the upper left corner. The boundary between Morris Township and Harding Township is clearly marked.</p>	
Township of Morris	21-12	12/19/12	<p>Amend the Zoning Regulations to make various modifications to the list of items not subject to the height limitations otherwise imposed by the Zoning Regulations, such as adding overhead distribution systems for electric, cable television, and/or communications services subject to regulation by the Board of Public Utilities to the list.</p>	

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Town of Morristown	O-41-2012	12/13/12	<p>This ordinance amends the Speedwell Redevelopment Plan to divide the original Phase 4 into Phase 4.1 and Phase 4.2 and provides amended planning and design criteria, including a reduction in development yield. The Speedwell Redevelopment Plan was last amended in October of 2011 and incorporates four phases. The new Phase 4.1 consists of the southern two-thirds of the original Phase 4 area and includes a long vacant car dealership and the former Blockbuster Video store. New Phase 4.2 consists of two small retail/commercial buildings and a small apartment building.</p> <p>Under the proposed amendment, the original development yield for Phase 4 will be reduced from 150 residential units to 27 - 45 units, all in Phase 4.2. Retail/Non-Residential yield will be reduced from 25,000-45,000 sq. ft. to 15,000 sq. ft. in Phase 4.1 and 8,800 sq. ft. in Phase 4.2. Development yield for the other three phases remains unchanged. Under the new Plan a “pharmacy with integrated medical clinic” shall be considered a mixed-use structure and drive-through establishments may be considered as part of a pharmacy facility. Off-street parking requirements are reduced in both new Phases. Required public improvements are added for both new Phases, and include a public plaza at the intersection of Speedwell/Spring and a 10 foot wide ROW dedication along the Speedwell Avenue frontage (to allow for an additional northbound lane from Spring Street to Flagler Street). Various circulation and signalization improvements are under consideration. Detailed design guidelines are added for Phase 4.1.</p> 	Under the previous version of the Speedwell Redevelopment Plan, Phase 4 was not expected to be implemented until after completion of the first three phases. The Plan is being revised in response to a proposal to develop a 15,000 sq. ft. CVS Pharmacy with drive-through at the site of the new Phase 4.1.
Borough of Mountain Lakes	18-12	11/26/12	Amend the Land Use Regulations to make various modifications to the checklist of items required to be submitted as part of an application to the Zoning Board of Adjustment. These modifications include an increase from 11 to 13 of the required number of copies of all items submitted as well as the addition of requirements that the location of wetlands and topographic information be submitted.	

## Zoning Ordinances Adopted: November 2012

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Town of Morristown	O-38-2012	11/13/12	<p>This ordinance adopts the Morris Street Redevelopment Plan for Block 3701, Lots 10 and 11. These two lots are part of a larger area along Ford Ave. and Morris St. (County Rt. 510) that was designated as an Area in Need of Redevelopment in 2007. These two lots were chosen due to developer interest, while the remainder of the area is intended for future planning efforts. Lot 10 (Parcel A) encompasses 37,597 sq. ft. and contains a vacant two-story office and warehouse. It fronts Ford Ave. and is located to the rear of the residential dwellings along Morris St. Lot 11 (Parcel B) encompasses 55,863 sq. ft. and contains a multi-family residence along Morris Street and a dilapidated one-story building to the rear (also behind the Morris St. dwellings). This area is overgrown and was most recently used for metal recycling and salvage.</p> <p>The Plan intent is to develop small offices and limited retail near the I-287 on-ramp and within easy walking distance of the Morristown Train Station. Parcel A will repurpose existing structures into warehouse loft apartments and “live &amp; work” uses with professional service offices and studios with directly related retail on the first floor. Parcel B is planned for three stacked townhouse structures. The affordable housing obligation for Parcel B will be satisfied by replacing or rehabilitating the existing multi-family dwelling fronting on Morris Street. The Plan includes detailed architectural design standards, parking and improvement requirements. The Plan specifies a development yield of 74 units, including eight affordable units.</p> 	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Mount Olive	35-2012	11/16/12	Amend the Land Use Regulations to establish unique sign standards specific to the CR-3, PB, PC-2 and AR Districts. The changes include a reduction in the maximum size of a freestanding sign in these districts from 90 square feet to 40 square feet and a reduction in the maximum height of a freestanding sign from 15 feet to eight feet.	

**Proposed Ordinances Received: 8**

**Adopted Ordinances Received: 2**

**Total Ordinances Processed: 10**