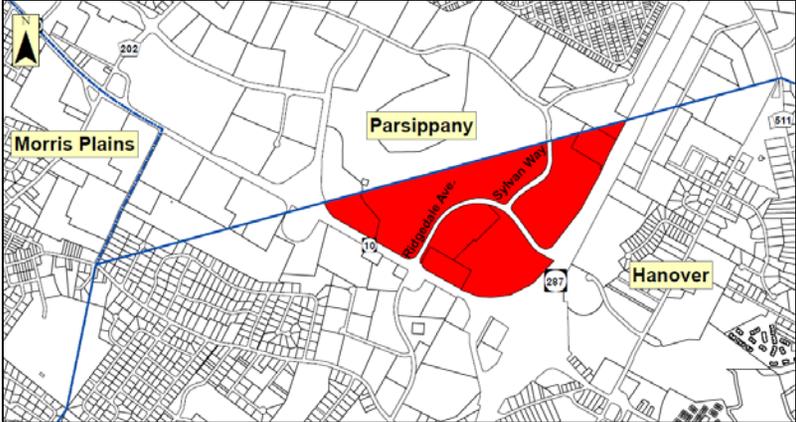


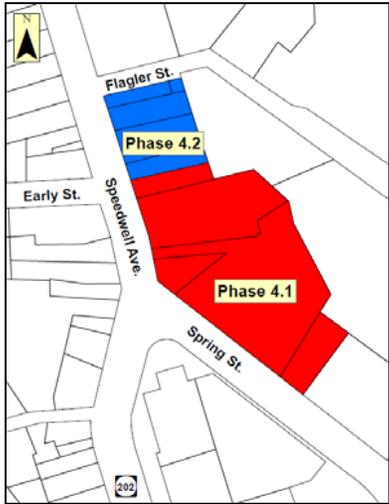
Zoning Ordinances Introduced: December 2012

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Borough of Mountain Lakes	20-12	12/17/12	<p>Amend the Zoning Regulations to make various modifications to the standards applicable to the R-AH Residential - Affordable Housing Zone, including the following:</p> <ul style="list-style-type: none"> • Increase the maximum number of permitted units from 44 to 47 (while requiring the same 8 affordable units). • Increase the maximum height from 2 ½ stories/35 ft. to 3 stories/39 ft. for up to 5 buildings containing a maximum of 22 townhouse units, subject to restrictions on the location of such buildings. • Permit elevated decks attached to townhouse units to extend up to 8 feet into the required minimum setback, subject to certain restrictions. 	<p>The stated purpose for the ordinance modification is that the recession has disrupted development in the R-AH Zone, which is only partially complete, and that a new developer wishes to complete the project, but in a fashion more responsive to current market demands. These modifications are intended to encourage completion of the project</p>

Zoning Ordinances Adopted: December 2012

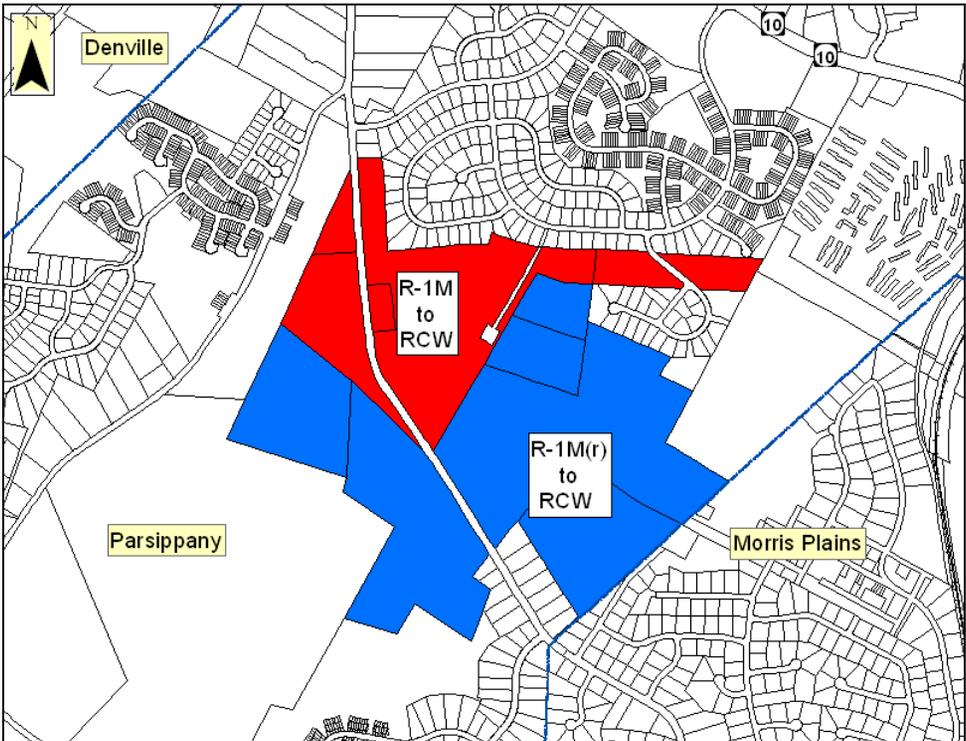
Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments															
Township of Hanover	23-12	12/17/12	<p>Amend the Land Use and Development Regulations and the Zoning Map to eliminate the OB-RL2 Office Building and Research Laboratory District and replace it with the newly created OB-DS 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 I-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;">OB-DS</th> <th style="width: 35%; text-align: center;">OB-RL2</th> </tr> </thead> <tbody> <tr> <td>Min. Lot:</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>FAR:</td> <td style="text-align: center;">30%</td> <td style="text-align: center;">55% (Planned Ind. Developments) 165% (all others)</td> </tr> <tr> <td>Max. Coverage:</td> <td style="text-align: center;">70%</td> <td style="text-align: center;">65%</td> </tr> <tr> <td>Max. Height:</td> <td style="text-align: center;">6 stories/85 ft.</td> <td style="text-align: center;">7 stories/100 ft.</td> </tr> </tbody> </table> 		OB-DS	OB-RL2	Min. Lot:	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)	FAR:	30%	55% (Planned Ind. Developments) 165% (all others)	Max. Coverage:	70%	65%	Max. Height:	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 #	Date Adoption Filed	Summary	Staff Comments
Township of Hanover	24-2012	12/17/12	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	12/24/12	<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"> • Add Convenience Stores and Motor Vehicle Service Stations as permitted uses. • 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>. • 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. • Standards for Motor Vehicle Service Stations are established. 	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Town of Morristown	O-41-2012*	12/18/12	<p>This ordinance was introduced last November and was then reintroduced in December with several changes, including the following: The pedestrian hybrid beacon at Speedwell and Flagler Street is no longer required to be funded by the Phase 4.2 developer and the maximum height in Phase 4.2 is cut from 6 stories to 4 stories.</p> <p>The below summary is as reported in last month's zoning report:</p> <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> 	<p>The Plan is being revised in response to a proposed 15,000 sq. ft. CVS Pharmacy with drive-through at the site of the new Phase 4.1.</p> <p>The US Federal Highway administration defines a pedestrian hybrid beacon as a pedestrian-activated warning device located on the roadside or on mast arms over midblock pedestrian crossings (which account for the majority of pedestrian fatalities). The beacon typically consists of two red lenses above a single yellow lens. The beacon is "dark" until a pedestrian pushes an activation button. After displaying brief flashing and steady yellow intervals, the device displays a steady red indication to drivers and a "WALK" indication to pedestrians, allowing them to cross the roadway. After the pedestrian phase ends, the "WALK" indication changes to a flashing orange hand to notify pedestrians that their clearance time is ending. The hybrid beacon displays alternating flashing red lights to drivers while pedestrians finish their crossings before once again going dark at the conclusion of the cycle.</p> 

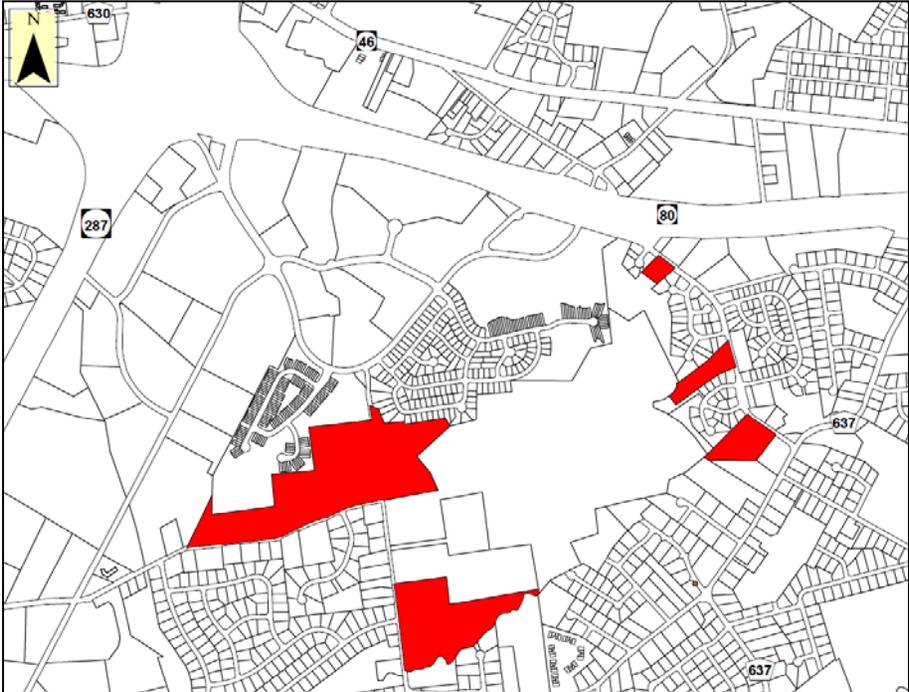
Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Mountain Lakes	18-12	12/7/12	Amend the Land Use Regulations to make various modifications to the checklist of items required to be submitted as part of an application to the Zoning Board of Adjustment. These modifications 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.	
Township of Parsippany	2012:37	12/3/12	<p>Various amendments are proposed for the Zoning Regulations, including the following:</p> <ul style="list-style-type: none"> • Add Educational and Vocational Training Institutions and Schools as a permitted use in the B-1, B-2, B-3, and B-3A Districts. • Remove religious institutions as a permitted use in the B-4 and B-5 Districts. • Add Digital Data Storage Warehouses as a permitted use in the SED- 3, 3A, 5, 5A, and 10 Districts. • Add Indoor Corporate Health Facilities as an accessory use in the SED- 3, 3A, 5, 5A, and 10 District, subject to new standards included with the ordinance. 	
Township of Parsippany	2012:38	12/3/12	<p>Various amendments are proposed for the Zoning Regulations, including the following:</p> <ul style="list-style-type: none"> • Add Pharmacies, including those with drive-thru window service, as a permitted use in the B-2 District. • Permit drive-up window service at the Fast-Food Restaurants permitted as a conditional use in the B-2 District, subject to new standards included in the ordinance. • Add Banks, including those with drive-up window service, as a conditional use in the B-2 District. 	
Township of Parsippany	2012:39	12/3/12	<p>The following amendments are proposed for the Zoning Regulations:</p> <ul style="list-style-type: none"> • Modify the language pertaining to the waving of formal review and public hearings for site plans involving minor changes or additions. Under existing regulations, upon such waiver by the Site Plan Committee of the Planning Board, the Building Inspector “will issue” a building permit. Under the amended regulations, the Building Inspector “shall be authorized to issue” a building permit. • No bay window, balcony, entranceway or stairway shall have a width of a greater dimension in excess of three times the distance of its projection. 	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Parsippany	2012:40	12/3/12	<p>Various amendments are proposed for the Zoning Regulations, including the following:</p> <ul style="list-style-type: none"> • Remove language that permitted the waiver of frontage requirements for lots served by private driveways in the R-1, R-1M and R-1M(r) and RR Districts in certain circumstances. • Remove religious institutions as a permitted use in the R-2 Districts. • Remove buildings used for agricultural purposes as a permitted use in the R-3, R-3 (RCA), R-3A (RCA) and R-5 Districts. • Remove townhouses as a conditional use in the R-3 District. 	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Parsippany	2012:41	12/3/12	<p>Amend the Zoning Map to rezone 219 acres of Township owned vacant wooded land off Mountain Way from the R-1M Residential Mixed-Use Option District and the R-1M(r) Mixed Residential Option District to the RCW Recreation, Conservation, and Wildlife District.</p> <p>The R-1M District permits a “Mixed Use Option” (single family, townhouse, commercial and industrial development) as a conditional use as well as single family as a primary permitted use. The R-1M(r) District permits single family as well as a mixed residential option. The RCW District permits farms, outdoor commercial and noncommercial recreational uses, and ecology and nature classes.</p>  <p>The map shows a residential area with a road labeled 'Mountain Way' running through it. A north arrow is in the top left. Labels for 'Denville' (top), 'Parsippany' (bottom left), and 'Morris Plains' (bottom right) are present. A red-shaded area is labeled 'R-1M to RCW' and a blue-shaded area is labeled 'R-1M(r) to RCW'. Highway markers for '10' are visible in the top right.</p>	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Randolph	18-12	12/11/12	<p>Amend the Land Development Ordinance to permit Congregate Care Retirement Communities as a conditional use in the B-4 General Commercial District. The definition of Congregate Care Retirement Community is also amended to specify that such facilities may include, for the use of residents only, dining facilities, recreation facilities, medical facilities and services and physical therapy facilities and services.</p> <p>The standards applicable to Congregate Care Retirement Communities are added to the Conditional Uses section of the Land Development Ordinance. These standards include:</p> <ul style="list-style-type: none"> • Minimum Lot: 5 acres • Maximum Height: 3 stories / 45 feet • Maximum Units: 125 (should the site exceed 5.5 acres, the development shall be permitted 25 units per acre only for the site area in excess of 5.5 acres.) • Affordable Set-Aside: 10% 	<p>The B-4 Zone is located on both sides of Rt-10 and extends from Millbrook Ave. to Center Grove Road and includes various retail, commercial and office uses.</p> <p>The Planning & Zoning Administrator indicates that a developer has options on 3 lots fronting Quaker Church Rd. (two vacant fields and one lot with a single family home) for a proposed 250 unit CCRC. The Township is encouraging the developer to acquire adjacent lots to gain access to Rt.10.</p>
Borough of Rockaway	26-12*	12/20/12	Amend the Land Use Administration and Procedures 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.

Zoning Ordinances Tabled or Defeated: December 2012

Municipality	Ordinance #	Date Filed	Summary	Staff Comments
Township of Parsippany	2012:36	12/3/12	<p>This ordinance, introduced last September, has been tabled. It would have amended the Zoning Regulations to eliminate the R-2M Mixed Use Option District and amended the Zoning Map to reclassify all properties currently in the R-2M District as being in the R-2 Residential District. The R-2M District permits a “Mixed Use Option” (single family, townhouse, commercial and industrial development) as a conditional use as well as single family as a primary permitted use. The R-2 District permits single family.</p> <p>Zoning Regulations would have also been amended to remove all references to the O-2 Office Professional District, as this district type was previously eliminated from the zoning map.</p> 	

Proposed Ordinances Received: 3
Adopted Ordinances Received: 12
Ordinances Tabled or Defeated: 1

Total Ordinances Processed: 16

* Ordinance introduced and adopted during the same month.