

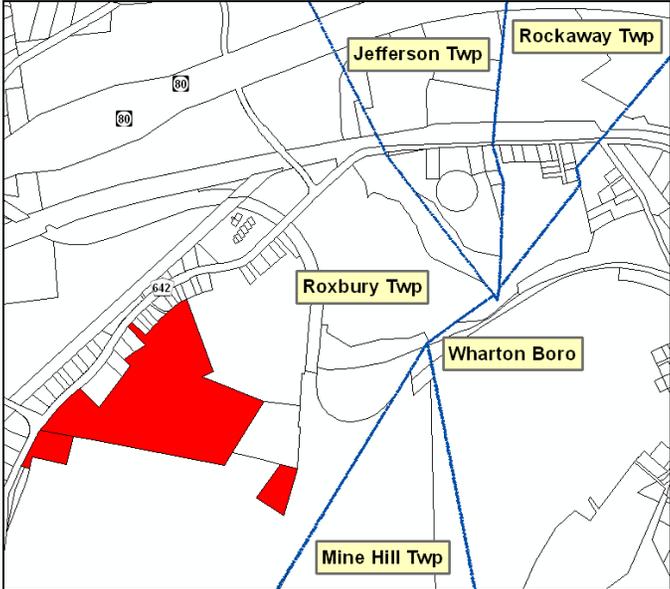
### Zoning Ordinances Introduced: March 2012

| Municipality             | Ordinance # | Public Hearing Date | Summary   | Staff Comments |
|--------------------------|-------------|---------------------|---|----------------|
| Township of Chatham      | 2012-05     | 4/26/12             | <p>Amend the Land Development Regulations to add Market Gardens as a conditional use in the all of the R - Residence Districts (these districts make up the bulk of residential zoning) subject to various requirements and conditions, including:</p> <ul style="list-style-type: none"> <li>• 3 acre minimum lot size.</li> <li>• Planting, growing and harvesting of produce, fruit trees, flowers for cutting, and bee keeping are the only activities permitted.</li> <li>• The keeping and grazing of livestock and poultry is prohibited.</li> <li>• No retail sales, farm stands, or “pick your own” operations are permitted.</li> <li>• Activities may take place on weekdays and Saturdays between 8:00 a.m. and sunset, and on Sundays and federal holidays between 9:00 a.m. and 5:00 p.m., provided that operation of tractors, mowers, tillers and powered harvesting equipment is prohibited on Sundays and federal holidays.</li> <li>• Operations shall adhere to standards, recommendations and approvals from various listed entities, including the Morris County Agricultural Development Board.</li> </ul> |                |
| Town of Dover            | 03-2012     | 4/10/12             | Amend the Land Use and Development Regulations to exempt the construction of trash enclosures from the requirement for site plan review (they must still be reviewed and approved by the Town Engineer and the Town Recycling Coordinator).   |                |
| Town of Dover            | 04-2012     | 4/10/12             | Amend the Land Use and Development Regulations as they apply to the form based codes applicable to the Downtown Districts. The “Corner Building” and “Commercial Block” building types will now be permitted to house the Business/Professional Office and Music/Dance Studio uses on both the upper and lower floors (instead of only the upper floors as under existing zoning).  |                |
| Township of East Hanover | 4-2012      | 4/2/12              | Amend the Subdivision and Site Plan Review portion of the Land Use and Zoning Regulations to add a new section regulating fertilizer application.   |                |

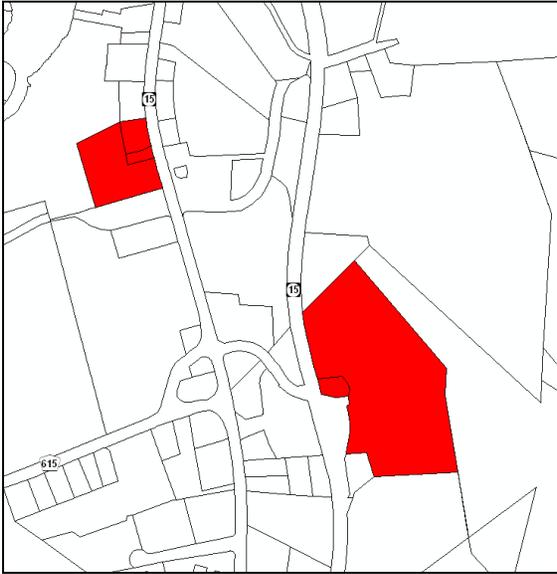
| Municipality             | Ordinance # | Public Hearing Date | Summary   | Staff Comments   |
|--------------------------|-------------|---------------------|---|--|
| Township of East Hanover | 5-2012      | 4/2/12              | Amend the Stormwater Management Regulations to revise the definition of “Person” and add new definitions, “Storm Drain Inlet,” and “Waters of the State,” in accordance with State law. Also, amend the Stormwater Management Regulations to add a new section addressing Private Storm Drain Inlet Retrofitting.   | <p>Existing definition of Person:</p> <p>“Any individual, corporation, company, partnership, firm, association, or political subdivision of this state subject to municipal jurisdiction.”</p> <p>New definition of Person:</p> <p>“includes an individual, firm, corporation, company, association, society, partnership and their agents or employees or political subdivision of this State subject to municipal jurisdiction.”</p> |
| Township of East Hanover | 6-2012      | 4/2/12              | Amend the Garbage, Refuse and Dry Fill Chapter of the Township Code to revise the definition of “Person,” and add a new definition, “Refuse Container,” in accordance with State law, and add a section establishing regulations for Refuse Containers/Dumpsters. Also, amend the Land Use and Zoning Regulations to reference a new name for this Chapter: Garbage, Refuse, Dry Fill, and Refuse Container/Dumpster. |  |

| Municipality       | Ordinance #   | Public Hearing Date         | Summary   | Staff Comments |                      |                             |     |               |     |      |               |     |     |               |     |     |               |     |      |               |     |     |                   |     |   |                     |     |     |                              |     |  |                      |     |     |                    |     |     |                    |     |     |                                   |     |     |   |     |  |
|--------------------|---|-----------------------------|---|----------------|----------------------|-----------------------------|-----|---------------|-----|------|---------------|-----|-----|---------------|-----|-----|---------------|-----|------|---------------|-----|-----|-------------------|-----|---|---------------------|-----|-----|------------------------------|-----|--|----------------------|-----|-----|--------------------|-----|-----|--------------------|-----|-----|-----------------------------------|-----|-----|---|-----|--|
| Borough of Netcong | 2012-6  | 4/12/12                     | <p>Amend the Land Development Ordinance to establish maximum impervious coverages for all the zoning districts in the Borough. Under existing regulations, the LOR - Limited Office/Research District is the only district in the Borough subject to a maximum impervious coverage (and its 30% limit does not change under the new ordinance).</p> <p>The newly imposed impervious coverages are as follows:</p> <table border="1" data-bbox="730 402 1325 1096"> <thead> <tr> <th data-bbox="730 467 825 492">District</th> <th data-bbox="877 402 1035 492">Primary Intended Use</th> <th data-bbox="1192 402 1325 492">Maximum Impervious Coverage</th> </tr> </thead> <tbody> <tr> <td>R-1</td> <td>Single Family</td> <td>40%</td> </tr> <tr> <td>R-1A</td> <td>Single Family</td> <td>40%</td> </tr> <tr> <td>R-2</td> <td>Single Family</td> <td>40%</td> </tr> <tr> <td>R-3</td> <td>Single Family</td> <td>40%</td> </tr> <tr> <td>R-3A</td> <td>Single Family</td> <td>30%</td> </tr> <tr> <td>R-4</td> <td>Garden Apartments</td> <td>35%</td> </tr> <tr> <td>B</td> <td>Commercial Business</td> <td>40%</td> </tr> <tr> <td>B-C</td> <td>Senior and executive housing</td> <td>60%</td> </tr> <tr> <td></td> <td>Other permitted uses</td> <td>60%</td> </tr> <tr> <td>I-1</td> <td>General Industrial</td> <td>60%</td> </tr> <tr> <td>I-2</td> <td>Limited Industrial</td> <td>60%</td> </tr> <tr> <td>I-3</td> <td>Limited Industrial and commercial</td> <td>60%</td> </tr> <tr> <td>LOR</td> <td>Professional executive or administrative offices; research laboratories and offices</td> <td>30%</td> </tr> </tbody> </table> | District       | Primary Intended Use | Maximum Impervious Coverage | R-1 | Single Family | 40% | R-1A | Single Family | 40% | R-2 | Single Family | 40% | R-3 | Single Family | 40% | R-3A | Single Family | 30% | R-4 | Garden Apartments | 35% | B | Commercial Business | 40% | B-C | Senior and executive housing | 60% |  | Other permitted uses | 60% | I-1 | General Industrial | 60% | I-2 | Limited Industrial | 60% | I-3 | Limited Industrial and commercial | 60% | LOR | Professional executive or administrative offices; research laboratories and offices | 30% | There is no definition for “executive housing” in the existing Land Development Ordinance. |
| District           | Primary Intended Use  | Maximum Impervious Coverage |   |                |                      |                             |     |               |     |      |               |     |     |               |     |     |               |     |      |               |     |     |                   |     |   |                     |     |     |                              |     |  |                      |     |     |                    |     |     |                    |     |     |                                   |     |     |   |     |  |
| R-1                | Single Family   | 40%                         |   |                |                      |                             |     |               |     |      |               |     |     |               |     |     |               |     |      |               |     |     |                   |     |   |                     |     |     |                              |     |  |                      |     |     |                    |     |     |                    |     |     |                                   |     |     |   |     |  |
| R-1A               | Single Family   | 40%                         |   |                |                      |                             |     |               |     |      |               |     |     |               |     |     |               |     |      |               |     |     |                   |     |   |                     |     |     |                              |     |  |                      |     |     |                    |     |     |                    |     |     |                                   |     |     |   |     |  |
| R-2                | Single Family   | 40%                         |   |                |                      |                             |     |               |     |      |               |     |     |               |     |     |               |     |      |               |     |     |                   |     |   |                     |     |     |                              |     |  |                      |     |     |                    |     |     |                    |     |     |                                   |     |     |   |     |  |
| R-3                | Single Family   | 40%                         |   |                |                      |                             |     |               |     |      |               |     |     |               |     |     |               |     |      |               |     |     |                   |     |   |                     |     |     |                              |     |  |                      |     |     |                    |     |     |                    |     |     |                                   |     |     |   |     |  |
| R-3A               | Single Family   | 30%                         |   |                |                      |                             |     |               |     |      |               |     |     |               |     |     |               |     |      |               |     |     |                   |     |   |                     |     |     |                              |     |  |                      |     |     |                    |     |     |                    |     |     |                                   |     |     |   |     |  |
| R-4                | Garden Apartments   | 35%                         |   |                |                      |                             |     |               |     |      |               |     |     |               |     |     |               |     |      |               |     |     |                   |     |   |                     |     |     |                              |     |  |                      |     |     |                    |     |     |                    |     |     |                                   |     |     |   |     |  |
| B                  | Commercial Business   | 40%                         |   |                |                      |                             |     |               |     |      |               |     |     |               |     |     |               |     |      |               |     |     |                   |     |   |                     |     |     |                              |     |  |                      |     |     |                    |     |     |                    |     |     |                                   |     |     |   |     |  |
| B-C                | Senior and executive housing  | 60%                         |   |                |                      |                             |     |               |     |      |               |     |     |               |     |     |               |     |      |               |     |     |                   |     |   |                     |     |     |                              |     |  |                      |     |     |                    |     |     |                    |     |     |                                   |     |     |   |     |  |
|                    | Other permitted uses  | 60%                         |   |                |                      |                             |     |               |     |      |               |     |     |               |     |     |               |     |      |               |     |     |                   |     |   |                     |     |     |                              |     |  |                      |     |     |                    |     |     |                    |     |     |                                   |     |     |   |     |  |
| I-1                | General Industrial  | 60%                         |   |                |                      |                             |     |               |     |      |               |     |     |               |     |     |               |     |      |               |     |     |                   |     |   |                     |     |     |                              |     |  |                      |     |     |                    |     |     |                    |     |     |                                   |     |     |   |     |  |
| I-2                | Limited Industrial  | 60%                         |   |                |                      |                             |     |               |     |      |               |     |     |               |     |     |               |     |      |               |     |     |                   |     |   |                     |     |     |                              |     |  |                      |     |     |                    |     |     |                    |     |     |                                   |     |     |   |     |  |
| I-3                | Limited Industrial and commercial   | 60%                         |   |                |                      |                             |     |               |     |      |               |     |     |               |     |     |               |     |      |               |     |     |                   |     |   |                     |     |     |                              |     |  |                      |     |     |                    |     |     |                    |     |     |                                   |     |     |   |     |  |
| LOR                | Professional executive or administrative offices; research laboratories and offices | 30%                         |   |                |                      |                             |     |               |     |      |               |     |     |               |     |     |               |     |      |               |     |     |                   |     |   |                     |     |     |                              |     |  |                      |     |     |                    |     |     |                    |     |     |                                   |     |     |   |     |  |

| Municipality        | Ordinance # | Public Hearing Date | Summary  | Staff Comments |
|---------------------|-------------|---------------------|--|----------------|
| Borough of Rockaway | 08-12       | 4/26/12             | <p>Amend the Zoning Regulations as they pertain to outdoor dining in the B-C Borough Center District and the G-B General Business District.</p> <ul style="list-style-type: none"> <li>• Outdoor dining shall now be permitted at restaurants in the G-B District (whereas under existing regulations it was only permitted in the B-C District).</li> <li>• A site plan is not required for granting an outdoor dining license.</li> <li>• Reduce the minimum passable sidewalk width from six feet to four feet.</li> <li>• Planters and post with ropes may not create a full barrier to viewing the seating area.</li> <li>• Awnings and umbrellas shall be designed with mechanisms to secure them from the effects of the wind.</li> <li>• Trash receptacles shall be covered so the contents do not overflow or blow out.</li> <li>• Tables, chairs and other furniture shall be of sufficient mass as to not be easily blown about.</li> </ul> |                |

| Municipality        | Ordinance # | Public Hearing Date | Summary   | Staff Comments |
|---------------------|-------------|---------------------|---|----------------|
| Township of Roxbury | 05-12       | 4/10/12             | <p>Amend the Zoning Regulations and Zoning Map to add the newly created Q-O Quarry Overlay District. The creation of the overlay district encompassing certain properties owned by the County Concrete Corporation is part of the settlement of litigation between the property owner and the Township. The stated purpose of the overlay district is to provide a limited area where quarrying activity will be permitted as an extension of existing quarrying operations on adjacent properties with limitations to make this use more compatible with neighboring uses. All quarrying activity shall not exceed eight years and six months from commencement of site preparation activities. Upon completion of the quarrying activity, the site may be developed pursuant to the underlying zoning (RR - Rural Residential - a 3 acre, single family zone) provided that water bodies and steep slopes shall not be credited in determining compliance with required lot area, density, FAR, impervious coverage or building coverage.</p>  <p>The map displays a geographical area with several townships and a borough labeled: Jefferson Twp, Rockaway Twp, Roxbury Twp, Wharton Boro, and Mine Hill Twp. A red-shaded area, representing the Q-O Quarry Overlay District, is located within Roxbury Township, extending towards Wharton Boro. Major roads are marked with route numbers 80 and 642. The map also shows various property lines and water bodies.</p> |                |

### Zoning Ordinances Adopted: March 2012

| Municipality          | Ordinance # | Date Adoption Filed | Summary   | Staff Comments   |
|-----------------------|-------------|---------------------|---|--|
| Township of Chester   | 2012-5      | 3/27/12             | Amend the Land Use Regulations to add a Renewable Energy Facilities section. The stated purpose is to provide for the installation of solar energy systems in a manner that will minimize the adverse visual impact that solar energy systems may have on abutting residential dwelling and residentially zoned lands.  |  |
| Township of Jefferson | 1-12        | 3/1/12              | <p>In April 2009, Jefferson adopted Ordinance 10-09 establishing the RA-3 Redevelopment Area, located along Route 15. The associated Redevelopment Plan called for maintenance of the C-2 zoning with expanded density. In September 2011 Ordinance 14-11 amended the 2009 Jefferson Redevelopment Plan and the Zoning Map to add several additional properties to the RA-3 Redevelopment Area.</p> <p>Last December the Township Council adopted a resolution declaring five additional properties as areas in need of redevelopment. Ordinance 1-12 proposes to amend the 2009 Redevelopment Plan and the Zoning Map to add these properties to the RA-3 Zone.</p> <p>Two of these five properties are located on the east side of Route 15 North, one of which consists of an approximately 15 acre tract which is classified as “4A Commercial” in tax records and features two small buildings but with the majority of the tract wooded and undeveloped, and the second being a 17,876 square foot lot with a single family home. The other three properties are located on the west side of Route 15 South and are commercial uses totaling 3.9 acres.</p>  | The properties on Route 15 North are located in the Highlands Preservation Area and the properties on Route 15 South are in the Highlands Planning Area. |

| Municipality            | Ordinance # | Date Adoption Filed | Summary   | Staff Comments  |
|-------------------------|-------------|---------------------|---|---|
| Borough of Lincoln Park | 8-12        | 3/26/12             | Amend the Affordable Housing Development Fees section of the Development Regulations to establish residential development fees of 1.5% (as is permitted under the Third Round COAH Rules) and non-residential development fees of 2.5% (as was required by the Non-Residential Development Fee Act).  | In June of 2009 the Economic Stimulus Act of 2009 suspended the collection of non-residential development fees until July 1, 2010. This was followed by the adoption of Senate Bill S-2974 which was signed into law, further suspending the 2.5% fee until July 1, 2013. |
| Township of Montville   | 2012-04*    | 3/29/12             | <p>Amend the Land Use Ordinance as follows:</p> <ul style="list-style-type: none"> <li>• Amend the paragraph permitting temporary political signs to state that nothing herein shall permit the erection or installation of any political sign upon any pole or tree or in a public right-of-way.</li> <li>• Add open decks, patios and porches to the list of accessory uses normally incidental to country clubs.</li> <li>• Amend the permitted use section of the Right-to-Farm chapter to require the wholesale and retail marketing of a farm's products and the building of structures and parking areas for this purpose to conform to the State of New Jersey Right to Farm Act (under existing regulations such activities must only conform to the provisions of this chapter).</li> </ul>   |   |
| Township of Morris      | 2-12        | 3/23/12             | <p>Amend the Zoning Regulations to modify the schedule of off-street parking requirements for particular uses. The uses impacted include the following:</p> <ul style="list-style-type: none"> <li>• Add off-street parking requirements for the following new categories: Automobile dealership, museum, farm market, private recreation clubs, health clubs and recreation facilities.</li> <li>• Remove the following categories from the list of off-street parking requirements: Continuing care retirement communities, golf courses and clubs (now incorporated within country clubs), and farm or garden produce sold on the premises (now replaced by farm market).</li> <li>• Modify the off-street parking requirements for the following categories: Automotive service stations, banks and savings institutions, country clubs, medical/dental offices, motels, hotels and motor lodges, restaurants, retail stores and theaters.</li> </ul> |   |

| Municipality            | Ordinance # | Date Adoption Filed | Summary   | Staff Comments |
|-------------------------|-------------|---------------------|---|----------------|
| Township of Mount Olive | 9-2012*     | 3/30/12             | <p>Amend the Land Use Ordinance to modify the submission requirements for developments within the Highlands Preservation Area to ensure that applicants achieve compliance with the standards imposed by the Highlands Regional Master Plan, as is required by the Highlands Council for municipalities that petition for Plan Conformance.</p> <p>The changes include requirements that applications for development within the Preservation Area obtain a Consistency Determination from the Highlands Council or, failing that, obtain a certification from a professional that the application has been revised since review by the Highlands Council to achieve consistency. Exclusions from these requirements are also listed.</p> |                |
| Township of Roxbury     | 06-12*      | 3/23/12             | <p>Amend the Land Development Regulations to add a new chapter regulating solar energy facilities. Such facilities would be a principal permitted use on the site of a landfill or a closed resource extraction operation and in the I-3, I-5, I-10, LI/OR and PO/LI Districts. The minimum lot area would be 20 acres (the MLUL mandates that such facilities on 20+ acre lots be a permitted use in every industrial district in a municipality). The maximum rated power output would be 10 megawatts.</p>   |                |

**Proposed Ordinances Received: 12**

**Adopted Ordinances Received: 7**

**Total Ordinances Processed: 19**

\* Ordinance introduced and adopted during the same month.