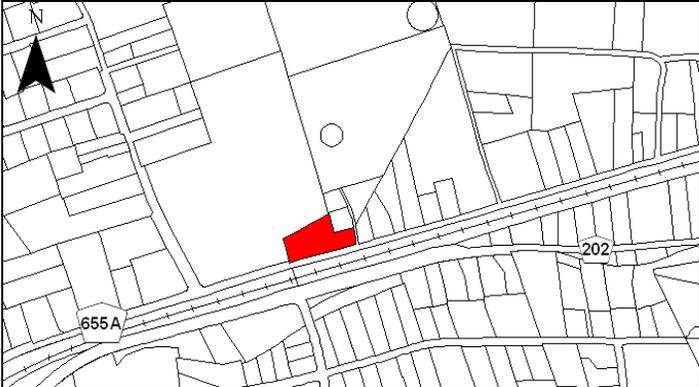


Zoning Ordinances Introduced: September 2012

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Borough of Mendham	8-12	10/15/12	Amend the Zoning Regulations to make changes to the Sign Regulations section. Changes include amendments to the maximum size and placement of various types of signs. The list of definitions is also amended to add more types of signs. The stated purpose is to implement the Goals and Objectives of the Borough Master Plan's Vision Statement and the Elements addressing the Borough's Land Use Plan, Historic Preservation and Community Facilities Plan in particular.	

Zoning Ordinances Adopted: September 2012

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Chatham	12-13	8/19/12	<p>Amend the Land Development Regulations to make changes to permitted and conditional uses, bulk requirements, definitions and parking requirements within the six Business Districts.</p> <p>Use Changes:</p> <ul style="list-style-type: none"> • B-1 Business Service District: Remove business services as a permitted use. Change apartments above the first floor from a conditional use to a permitted use. (Note: this change also applies in the B-2, B-3, and B-4 zones) Add educational and recreational instruction and medical/dental offices as conditional uses. • B-2 Regional Business District: Remove business services as a permitted use. Add educational and recreational instruction, nursing homes and adult day care centers as permitted uses. Add medical/dental offices as a conditional use. Change institutional uses from a permitted use to a conditional use. • B-3 General Business District: Remove business services as a permitted use. Eliminate the requirement that retail trade and/or retail services (a permitted use) only be located on the first floor. Add museums, art galleries, educational and recreational instruction and medical dental/offices as permitted uses. • B-4 Community Business District: Finance, insurance and real estate offices (a permitted use) are now only permitted on upper floors. Add museums, art galleries, educational instruction on upper floors and medical/ dental offices as permitted uses. Move institutional uses from a permitted use to a conditional use. Add recreational instruction as a conditional use. • B-5 Office District: Cafeterias occupying up to 20% of the floor area of the principal permitted use, exclusively serving employees of the principal use, are changed from a conditional use to an accessory use. Fitness facilities are also added as an accessory use, subject to the same 20% floor area / employees only restriction. <p>Maximum Stories: B-2 and B-3 Districts: Increase from 2 stories to 2.5 stories.</p> <p>Lot Coverage: B-1 District: Increase from 50% to 65%. B-4 District: Reduce from 100% to 90%.</p> <p>Floor Area Ratio: Eliminate F.A.R requirements in the B-2 and B-3, Districts.</p> <p>Add a new schedule of minimum off-street parking requirements in the B Districts. Allow a 25% reduction of required non-residential off-street parking for properties within 800 feet of public shoppers' parking lots or striped on-street parking. Require one bicycle parking space for every 10 required off-street parking spaces.</p>	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Hanover	17-2012	9/17/12	<p>Amend the Land Use and Development Regulations to modify the definitions of Floor Area and Floor Area Ratio.</p> <p>The definition of Floor Area is modified to add the following three items to the list of items excluded from the measurement of Floor Area:</p> <ul style="list-style-type: none"> • The interior portions of buildings that do not contain actual floor platforms, including but not limited to the upper areas of multiple story rooms, the upper areas of stairwells and the like. • The interior portions of buildings where the floor to ceiling height is less than six feet. • Chimneys. <p>The definition of Floor Area Ratio is modified to specify that the resulting calculation does not apply if specifically defined or regulated otherwise in the zoning regulations.</p>	
Township of Montville	2012-27	9/27/12	<p>Amend the Zoning Map to rezone Block 41, Lot 32 from the Prime Aquifer Area Overlay Zone (CWR-PA) to the Restricted Area Overlay (CWR-RA). The property is a 54,364 sq. ft. lot on Bellows Lane with two single family homes in the R-20A Residential District. In the R-20A District the minimum lot size is 43,750 sq. ft. in the CWR-PA Overlay and 27,000 sq. ft. in the CWR-RA Overlay.</p> 	
Borough of Morris Plains	14-2012	9/11/12	<p>Amend the Uniform Construction Code to add a new section requiring that if an application is filed with the Borough Uniform Construction Code Enforcing Agency for a Building Demolition Permit involving either the total or partial demolition of a building in excess of 100,000 sq. ft., then the application shall be referred to the Borough Planning Board for its review and recommendation prior to the taking of final action. Standards for review are established involving such factors as soil erosion control measures and protection of water bodies, among others. No notice pursuant to the MLUL shall be required to be made by the applicant.</p>	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Mountain Lakes	13-12	9/28/12	Amend the Soil Erosion and Sediment Control regulations to bring them into compliance with the New Jersey Soil Erosion and Sediment Control Act and approval from the New Jersey State Soil Conservation Committee.	
Borough of Wharton	O-19-12*	9/24/12	Amend the Land Use and Development Regulations to add taxi and limousine operations as a principal permitted use in the CBD Central Business District and to exclude taxi and limousine operations as a principal permitted use in the B-1 Neighborhood Business District and the B-2 Regional Business District.	

Zoning Ordinances Defeated or Withdrawn: September 2012

Municipality	Ordinance #	Date Filed	Summary	Staff Comments
Township of Denville	16-12	9/10/12	This ordinance, introduced last July, has been withdrawn from consideration. It would have amended the Land Use Regulations and Zoning Map to establish a new overlay zoning district, the Hotel Use Overlay, at the intersection of Ford Rd. and Morris Ave. The underlying zoning classification, I-2 Industrial, would have remained unchanged. The new overlay zone would have permitted hotels, including accessory restaurant, banquet and recreational facilities.	
Township of Hanover	18-2012	9/18/12	This ordinance, introduced last August, has been defeated. It would have amended the Land Use and Development Regulations to add a new zoning district, the RM-5 Residence District, and amended the Zoning Map to rezone Block 9202, Lot 15 on North Jefferson Road from the R-40 Single Family Residence District to the newly created RM-5 District. The stated purpose of the new RM-5 District was to encourage the redevelopment of the zone for townhouses	

Proposed Ordinances Received: 2

Adopted Ordinances Received: 6

Ordinances Defeated or Withdrawn: 2

Total Ordinances Processed: 10

* Ordinance introduced and adopted during the same month.