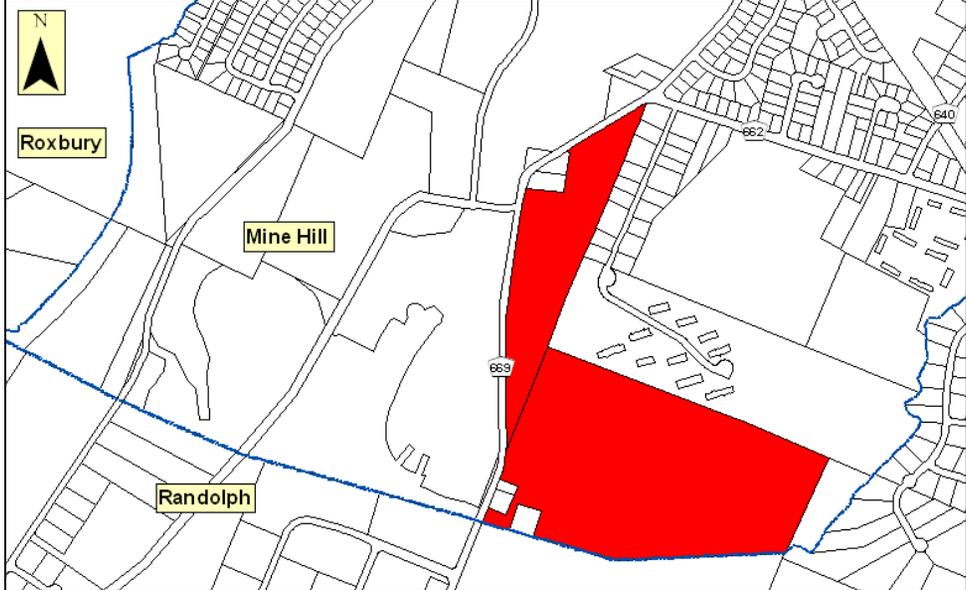


Zoning Ordinances Introduced: January 2013

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Hanover	3-13	2/14/13	<p>Amend the Land Use and Development Regulations to implement a wide variety of changes and rewordings to the regulations pertaining to tree preservation, some of which include the following:</p> <ul style="list-style-type: none"> • Applications for tree removal permits involving proposed disturbance of more than one acre may estimate the number, size and species of trees to be removed based upon a representative sample of trees on the site. • The Tree Preservation/Planting Ratio section is revised to replace seven land use categories with two: 1) Single-family detached/two-family and 2) Other. • The Tree Preservation/Planting Ratio section is revised so that the ratio is based on the square footage of “Plantable Area” instead of the square footage of “Net Disturbed Area.” Plantable Area is defined as the area within which trees may reasonably be preserved or planted, specifically excluding nine listed factors (such as areas covered by buildings and areas used for athletic fields). 	
Borough of Mendham	1-13	2/19/13	Amend the Zoning Regulations to permit fences up to eight feet in height where the purpose of the fence is to screen electrical substations from neighboring properties.	

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Mine Hill	02-13	2/7/13	<p>Amend the Zoning Regulations to establish a new overlay zoning district, the AOZ Agricultural Overlay Zone, and amend the Zoning Map to place Block 1502, Lot 1 (57 acres) and Block 1102, Lot 1 (20 acres) in the newly established overlay zone. The lots in question are located on Canfield Ave., on or near the border with Randolph. These lots are both classified “3B” Farm Qualified according to tax records, and are currently zoned as O/I - Office/Industrial. The Thomastown Courts townhomes are adjacent to both of these properties and single family homes are adjacent to one of them.</p> <p>Commercial farms shall be the principal permitted use in the new AOZ Overlay District. Farms in this District shall be permitted to engage in 16 listed activities on weekdays, weekends, and holidays, during all hours of the day and night (except for farm markets, which are restricted to 10:00 am to 7:00 pm). Various setback, floor area, parking and lighting standards are imposed. Principal permitted uses in the underlying zoning district continue to be permitted.</p> 	<p>The stated purpose of the ordinance is to retain and promote farming and agriculture activities in appropriate locations, protect the operation of commercial farms from nuisance actions, and acknowledge and herby give notice that commercial farming involves activities that may affect adjoining properties.</p>

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Town of Morristown	O-1-2013	2/12/13	Amend the Affordable Housing Trust Fund section of the Land Use Regulations. Amendments include the replacement of all references to COAH with reference to the Department of Community Affairs (DCA), clarification of eligible exemptions for residential development fees and the addition of a new sub-section detailing eligible exemptions for non-residential development fees.	<p>This ordinance is being introduced as part of the process of the Town seeking substantive certification for its housing plan.</p> <p>In June of 2011 the Governor abolished COAH by executive order and transferred its powers to the DCA, however in March of 2012 the Appellate Court ordered the restoration of COAH. This issue is currently before the N.J. Supreme Court.</p>

Zoning Ordinances Adopted: January 2013

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Morris Plains	1-2013*	1/24/13	<p>Amend the Land Development Ordinance as follows:</p> <ul style="list-style-type: none"> • In the L-1 Office & Research Zone, revise the existing 34% maximum floor area ratio (FAR) so that a single lot in the L-1 Zone shall be permitted a maximum 40% FAR, while applications for development of adjacent lots in the L-1 Zone that are developed as a single parcel shall be limited to the maximum 34% FAR permitted district-wide in the L-1 Zone. • Amend the parking schedule for the “Office for Business, Professional, Administrative and Executive Purposes” use category. Under existing regulations, such uses with 75,000 sq. ft. gross floor area (GFA) or more are required to provide 1 parking space for every 350 sq. ft. of GFA (with greater requirements for smaller buildings). This is amended to reduce the requirements to 1 space for every 400 sq. ft. for buildings with 100,000 to 299,000 sq. ft. GFA and 1 space for every 450 sq. ft. GFA for buildings with 300,000 sq. ft. GFA or more. • Add a requirement for the submission of a CAD copy of the final plat, in the case of final major subdivision applications, and a CAD copy of the final site plan, in the case of final site plan applications. 	

Proposed Ordinances Received: 5

Adopted Ordinances Received: 1

Total Ordinances Processed: 6

* Ordinance introduced and adopted during the same month.