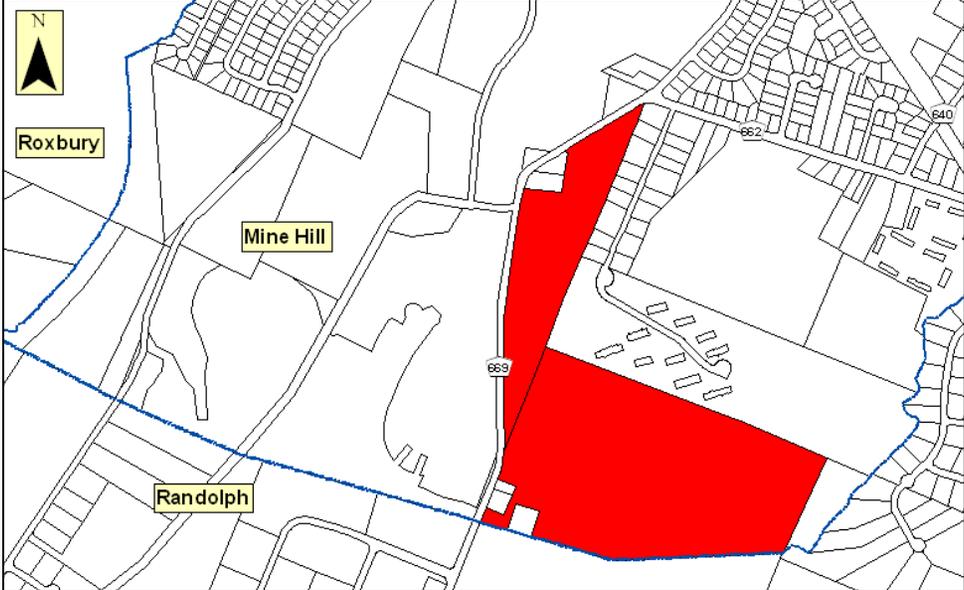


Zoning Ordinances Introduced: February 2013

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Harding	02-13	3/11/13	Amend the Land Use and Development Regulations to clarify the circumstances under which the cutting and removal of trees may be permitted without first obtaining a permit. For example, as amended, a permit will no longer be required for tree removal where removal is needed to provide access to property in accordance with a subdivision plat.	
Borough of Morris Plains	3-2013	3/21/13	<p>Amend the Land Development Regulations to modify the conditional use standards for helistops (which are permitted in the L-1 and L-2 Research Laboratory Zones and the I Limited Industrial Zones). Major revisions include the following:</p> <ul style="list-style-type: none"> • Replace the existing requirement that the landing and takeoff area shall be at least one and one-half times the length of the helicopter with a requirement that this area shall comply with the requirements of the N.J. Division of Aeronautics. • Eliminate the requirement that helistops be greater than one nautical mile from any other helistops. • Reduce the minimum required distance of helistops from a property line from 250 feet to 225 feet. • Eliminate the requirement that noise from helicopters along any arrival and departure path shall not generate noise louder than 65 dBA during specified times periods at any school, place of worship, hospital, senior citizen complex, library or residential zone line. • Replace the existing limit of six helicopter flights per day with a limit of four <i>round trip</i> flights per day. • Eliminate fence requirements around the periphery of the landing and takeoff area.. • Remove language that required any change in the intensity of noise, hours, and scope of operations to obtain prior Planning Board approval. <p>This ordinance amendment would also permit retail sales and services and motor vehicle sales and services in the OB Zone, limited to lots with at least 150 feet of direct frontage along Route 10.</p>	

Zoning Ordinances Adopted: February 2013

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Hanover	3-13	2/19/13	<p>Amend the Land Use and Development Regulations to implement changes and rewordings to the regulations pertaining to tree preservation. For example:</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	2/21/13	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 #	Date Adoption Filed	Summary	Staff Comments
Township of Mine Hill	02-13	2/11/13	<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 #	Date Adoption Filed	Summary	Staff Comments
Town of Morristown	O-1-2013	2/19/13	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>

Proposed Ordinances Received: 2

Adopted Ordinances Received: 4

Total Ordinances Processed: 6