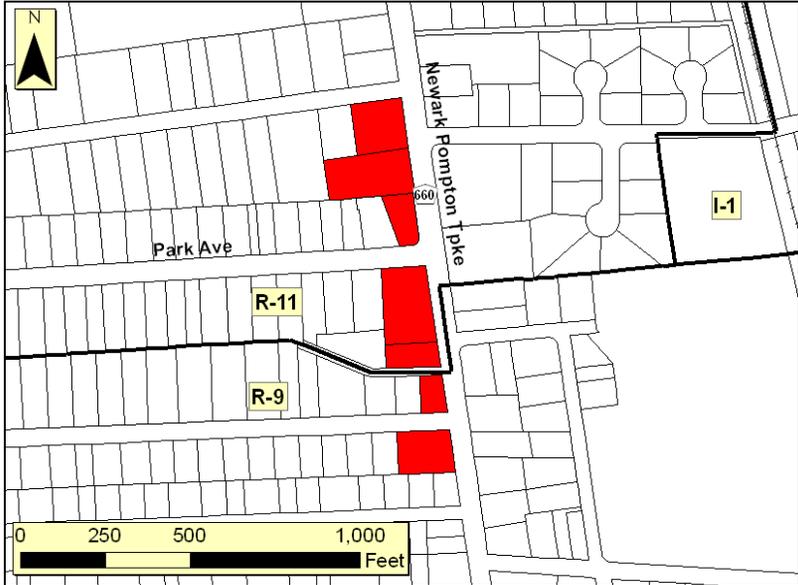
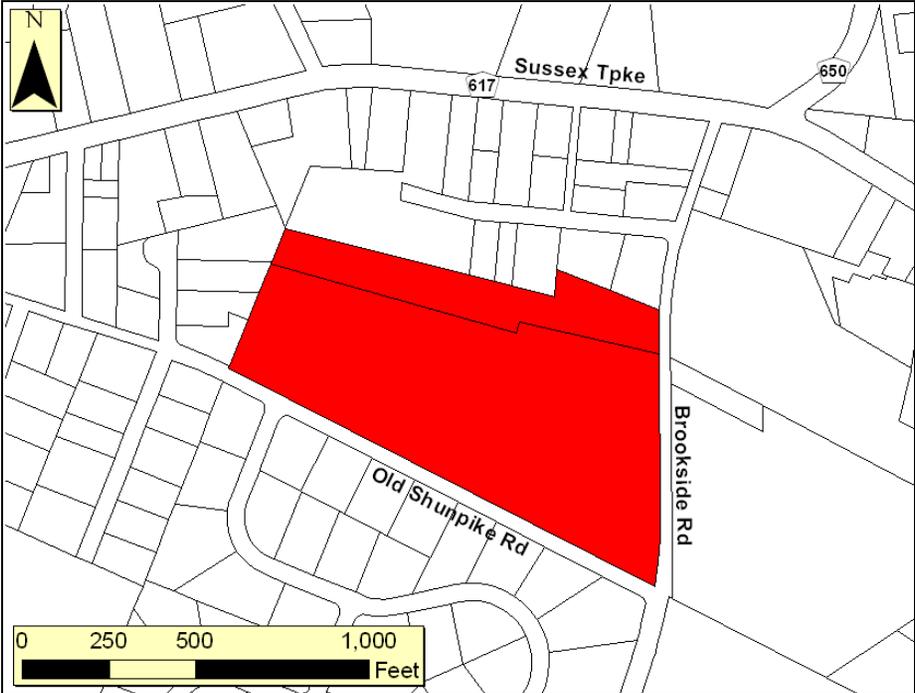


Zoning Ordinances Introduced: April 2013

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Hanover	14-13	5/9/13	<p>Amend the Land Use and Development Regulations as they pertain to directional signs and pennants. Some of the changes are as follows:</p> <ul style="list-style-type: none"> • The existing prohibition of company names or logos on directional signs is replaced by a limit of 15% of the area of the sign, or 3 sq. ft., whichever is less. • Directional signs for non-residential developments having a gross floor area of at least 250,000 sq. ft. on tracts of at least 50 acres shall to limited to a maximum area of 30 sq. ft. and a maximum height of 7 ft. (all other directional signs remain subject to the existing 2 sq. ft. area / 3 ft. height limits). • An exception to the existing prohibition on banners and pennants would permit them for non-residential developments having a gross floor area of at least 250,000 sq. ft. on tracts of at least 50 acres, subject to a maximum area of 12 sq. ft., a maximum height of 15 ft., and a requirement that they be set back at least 200 ft. from a public street right-of-way. 	

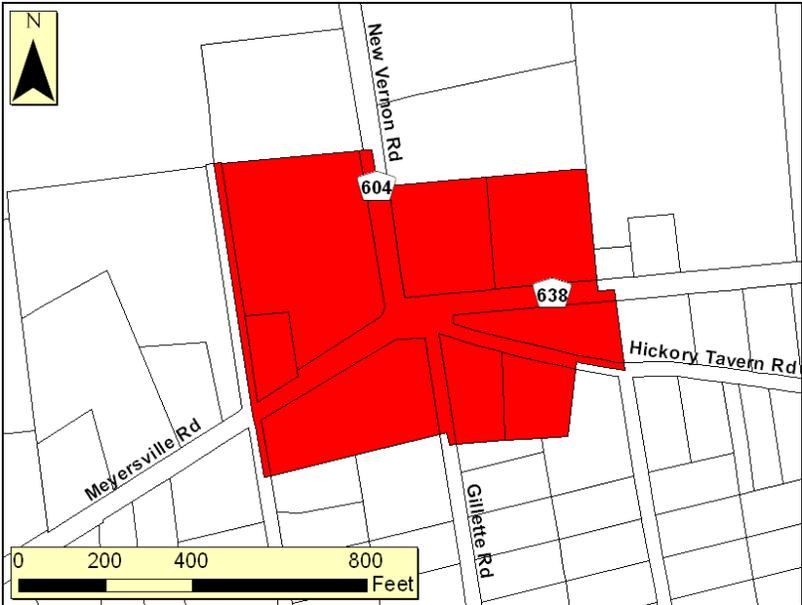
Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Pequannock	2013-01	4/23/13	<p>Amend the Zoning Regulations to create a new zoning district, the C-1A Community Business District, and amend the Zoning Map to rezone five lots from the R-11 District (permits single family on 11,250 sq. ft.) and two lots from the R-9 District (permits single family on 9,375 sq. ft) to the newly created C-1A District. The seven lots are located on the southbound side of the Newark Pompton Turnpike (a county road) and range in size from 7,885 sq. ft. to 32,461 sq. ft. These lots include two gasoline / service stations, a restaurant and four single family homes. A single family neighborhood is to the immediate west of these properties.</p> <p>Permitted uses would include the uses permitted in the C-1 District (retail uses, offices, banks and medical clinics) as well as single-family dwellings subject to R-9 District requirements. Conditional uses would include two-family dwellings, apartments above commercial uses, restaurants, and gasoline sales establishments. Standards include the following:</p> <ul style="list-style-type: none"> • Min. Lot: 7,500 sq. ft. • Max. Height: 2 stories/75 ft. • Bldg. Coverage: 30% • Imp. Coverage: 80% • Landscape Buffer: 8 ft. when non-single family use abuts single-family district/use. <p>Standards applicable to gasoline sales establishments include a prohibition on repairs or service to vehicles or car washes. Convenience store uses shall be permitted.</p> 	

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Randolph	07-13	5/2/13	<p>Amend the Land Development Ordinance to establish a new overlay district, the Village Center Residential Overlay District - 4 (VCR4) and place Block 101, Lots 22.01 and 22.02 into the new overlay district. The two lots are located at the intersection of Brookside and Old Shunpike Road in the Mount Freedom section of Randolph and approximately 550 feet south of Sussex Tpke. The lots, which total 16.8 acres, are mostly wooded and vacant, although they historically hosted bungalows and a single family home that were recently demolished. The underlying zoning is Village Center Residential District (VCR) which shall remain as before. There are two overlay districts already existing on these lots: the VCR2 and VCR3 overlay districts. This amendment adds the new VCR4 overlay without replacing the other overlays.</p> <p>The underlying VCR District permits townhomes, single family, duplexes, and triplexes, on a 5 acre tract at 3 units/acre. VCR2 overlay district permits senior housing at 7 units/acre and other housing at 4 units/acre on a 5 acre tract. The existing VCR3 overlay district permits housing at 4 units/acre on a 10 acre tract. The new VCR4 overlay district permits townhouses on a minimum 16 acre tract with a maximum density of 6.5 units/acre, not to exceed 105 units. Bulk standards in the new VCR4 including a maximum height of 3 stories instead of 2 1/2 (but only if 380 ft. from a single family zone). Unique development standards for bikeways, bedroom mix, and required recreational amenities are included.</p> 	<p>The Township Planner reports that this amendment is in response to the developer scaling back the original townhouse proposal from 115 units to 105 units.</p> <p>Although the VCR2 and VCR3 overlay zoning will initially remain, it is expected that they will be removed at some point in the future from the zoning of these lots.</p>

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Randolph	08-13	5/2/13	<p>Amend the Land Development Ordinance to change the definition of Congregate Care Retirement Community (CCRC). The new definition states that units in a CCRC cannot be occupied by persons under age 19 with an exception provided solely where a resident who is age 62 or older, because of a disability, requires that a caregiver or attendant who is under age 19 reside in the unit in order for the disabled resident to receive services and benefits provided by the CCRC. The requirements applicable to CCRC's are also amended as follows:</p> <ul style="list-style-type: none"> • Increase the maximum building height from 3 stories / 45 feet to 4 stories / 60 feet • Reduce minimum side and rear yards from 50 feet to 40 feet (but add a requirement that if abutting a residential zone, the yard shall not be less than the height of the building). • The 50 foot minimum landscaped buffer from road frontage may be reduced to 20 feet for parking areas and associated parking structures where such structures are at or below the finished grade at the reduced buffer line. • Increase the required parking spaces from 0.8 spaces per residential unit to 0.95. 	
Township of Washington	RO-09-13	5/20/13	Amend the Zoning Regulations to require applicants that submit a site plan for a home occupation to pay the application and review fees set forth for minor site plans.	

Zoning Ordinances Adopted: April 2013

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Chatham	2013-06	4/29/13	Amend the Land Development Regulations to prohibit signs containing electronic message centers. Electronic message centers are defined as electronically activated changeable signs whose variable message and/or graphic presentation capability can be electronically programmed by computer or otherwise.	
Township of Hanover	13-13	4/15/13	<p>A wide variety of amendments are proposed for the Land Use and Development Regulations, including the following:</p> <ul style="list-style-type: none"> • New limits on height, location and wattage of lighting fixtures. • Dimensions are established for loading spaces which vary by type of vehicle. • Curbing, pavement and striping design standards are established for parking and loading areas and driveways. • Bus shelters are permitted on a lot without a principal structure. • Bus shelters are permitted in front yards of residential uses. 	
Township of Harding	02-13	4/26/13	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 Lincoln Park	3-13*	4/18/13	Amend the Zoning Regulations as they apply to the outdoor storage of vehicles in all Industrial Districts when such storage is incidental to the main use. Such storage shall not be located in any required buffer area and overnight parking of vehicles shall be deemed to be outdoor storage. Also, within the P-I and T-I Districts, no more than six vehicles may be stored outdoors on any lot. The area devoted to all other outdoor storage may not exceed 5% of the area of the footprint of the principal building.	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Long Hill	308-13*	4/17/13	<p>Amend the Land Use Ordinance to establish a new zoning district, the M-H Meyersville Hamlet Zone. Amend the Zoning Map to reclassify several properties at the intersection of the Meyersville, New Vernon, Hickory Tavern, and Gillette Roads from the B-1-20 Village Business Zone to the newly created M-H Zone. Five of the properties have commercial uses (including the Meyersville Inn), one has a single family home, one is a church and one is vacant. Meyersville serves as a gateway to the Great Swamp and the stated purpose of the new zone is to preserve a quiet, peaceful and unrushed corner of Long Hill.</p> <p>The new M-H Zone permits retail trade uses, retail service uses, offices, restaurants, financial institutions and apartments above the ground floor, as does the existing B-1-20 Zone. The M-H Zone differs from the B-1-20 Zone in that it adds live/work residential uses for artists, artisans, professionals and internet entrepreneurs as a primary use. Live/work studios are permitted on the 1st floor of the building and residential living quarters are permitted on the upper floors. Renting of these units prohibited. Drive in uses, auto parts stores and repair of fuel powered devices are prohibited.</p> <p>Bulk regulations applicable to the new M-H Zone are similar to the existing B-1-20 Zone. The new zone maintains the same 20,000 sq. ft. minimum lot size, the same 2 stories/35 feet maximum height and the same building coverage, impervious coverage and FAR. The only difference is the requirement for a smaller minimum front yard (25 ft. instead of 50 ft.).</p> 	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Madison	9-2013*	4/22/13	Amend the Land Development Ordinance to allow Light Emitting Diode (LED) Price Point Signs at gas stations subject to various conditional use restrictions. These conditions address size, height, brightness, number of price points, prohibitions on location adjacent to historic districts, prohibitions on blinking LED's, and a requirement that LED's located on lots adjacent to single-family or two-family districts must be turned off after 10 pm.	
Town of Morristown	O-8-2013	4/12/13	Amend the Affordable Housing Trust Fund section of the Land Use Regulations. These regulations were amended by Ordinance O-8-2013 last February and are being further amended in response to a request from COAH to change all references to the "Department of Community Affairs" and "Department" to "the Council on Affordable Housing" or "COAH."	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.

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Riverdale	02-2013	4/18/13	<p>The Zoning Map is amended to rezone numerous lots; changes are summarized as follows :</p> <p>R-15 - Single Family Residential to R-7.5 - Single Family Residential:</p> <p>119 lots are rezoned from R-15 (single family on 15,000 sq. ft.) to R-7.5 (single family on 7,500 sq. ft.). Lots range in size from 4,077 sq. ft. to 49,331 sq. ft. and 100 lots are less than 15,000 sq. ft. There are two grouping of lots undergoing this change, the larger of which is in the vicinity of Dalton Dr. and Riverview Ter. with the others being off Cottage Pl. and Newark Pompton Tpk. Most lots have single family homes.</p> <p>I - Industrial to R-7.5 - Single Family Residential:</p> <p>Four lots are rezoned from I - Industrial to R-7.5 and are located on Cotluss Rd. Three of the lots have single family homes and one has a commercial use.</p> <p>R-40 - Single Family Residential to R-25 - Single Family Residential:</p> <p>33 lots are rezoned from R-40 (single family on 40,000 sq. ft.) to R-25 (single family on 25,000 sq. ft.). Lots range in size from 3,269 sq. ft. to 94,833 sq. ft. 30 lots are less than 40,000 sq. ft. and are located in the vicinity of Hartung Ave., south of Rt. 23. Most of the lots have single family homes. The largest lot is a vacant wooded lot owned by NJDOT.</p> <p>R-7.5 - Single Family Residential to PO-1 - Professional Office:</p> <p>Three lots are rezoned from R-7.5 to PO-1. Two lots are on Newark Pompton Tpk. between Oak St. and Cedar St. and feature a commercial use and a single family home. One of the lots is on Van Duyne Ave and features a single family home.</p> 