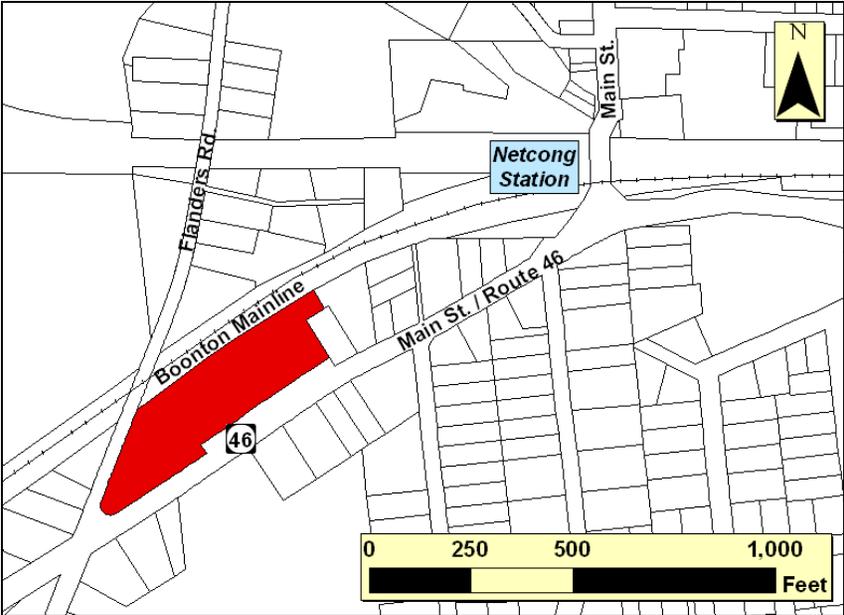


Zoning Ordinances Adopted: December 2013

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Chester	2013-10*	12/24/13	The purpose of the "Township of Chester Highlands Area Exemption Ordinance" is to set forth the requirements by which the municipality will issue Highlands Act Exemption Determinations. These determinations pertain to Highlands Act Exemptions 1, 2, 4, 5, 6, 7 and 8 and indicate whether proposed developments affecting land in the Township Highlands Area are exempt from the Highlands Act and are therefore exempt from the Highlands Regional Master Plan, the NJDEP Highlands Rules and from any amendments to the Township's master plan, development regulations or other regulations adopted pursuant to the approval of the Township's petition for plan conformance by the Highlands Council. For Chester Township, the Township "Highlands Area" is defined as incorporating both the Highlands Preservation Area and Planning Area.	
Township of Chester	2013-11*	12/24/13	Amend the Land Use Ordinance to incorporate the Highlands Area Checklist Ordinance, which shall apply to any development within the Township Highlands Area that is subject to the Highlands Act. All municipal waivers or findings of application completeness shall be subject to Highlands Council call-up review. This ordinance provides immediate protection as part of the Township's petition for plan conformance in both the Highlands Preservation Area and Planning Area.	
Township of Chester	2013-12*	12/24/13	Amend the Zoning Map to show the Highlands Preservation Area and Highlands Planning Area.	
Borough of Florham Park	13-14*	12/12/13	Amend the Zoning Regulations to permit medical and dental offices in the C-1, PB-1 and PB-2 Zones and establish minimum parking spaces for such a use.	
Township of Long Hill	321-13	12/12/13	Amend the Land Use Ordinance to exempt generators at multi-family clubhouses from the site plan ordinance. Such generators may only be used during electrical power outages. The stated purpose is to allow clubhouses at multi-family developments to serve as warming stations during hurricanes, blizzards and other severe weather conditions.	
Township of Mendham	9-2013	12/13/13	Amend the Land Use Ordinance to delete existing Chapter 20, "Soil Extraction Regulations" and Chapter 24, "Lot Development Permit" and create a new Chapter 20, "Land Disturbance." The new chapter makes it unlawful to perform land disturbance of any portion of land in excess of 3,500 sq. ft., create an increase in impervious surface in excess of 1,000 sq. ft., or remove ten trees having a diameter of 10" or greater unless a plan has been submitted to and approved by the Planning Board, Board of Adjustment or Township Engineer. The required components of such a plan are specified by the new regulations.	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Mendham	12-2013*	12/27/13	<p>Amend the Zoning Regulations to replace the existing signs section with an entirely new section for the regulation of signs. Examples of the amendments include the following:</p> <ul style="list-style-type: none"> • The erection, alteration or relocation of signs shall require a permit issued by the Zoning Officer and payment of a required fee (except for those signs exempted by these regulations). • Exemptions from these regulations are listed; examples include: Public notice or warnings required by law, holiday lights and decorations with no commercial message, and traffic control signs on private property meeting DOT standards and containing no commercial message. • Prohibited sign types are listed, examples include: Digital signs that change images more frequently than once per minute and signs affixed to vehicles or trailers where the purpose is to advertise a product or direct people to a business (not including signs that are incidental to the primary use of the vehicle). 	
Township of Mount Olive	30-2013	12/13/13	<p>Ordinance 30-2013 is the Highlands Preservation Area Land Use Ordinance, which applies to the Highlands Preservation Area and covers approximately 80% of the Township. The Ordinance implements the policies and objectives of the Township's Highlands Preservation Area Master Plan Element and is based on the provisions of the Highlands Act and the Highlands Regional Master Plan. It establishes Highlands Area zones and sub-zones (from the Highlands Regional Master Plan) which overlay municipal zoning except for cases that qualify for an exemption.</p> <p>As mandated by the Highlands Act the ordinance applies to major highland development, e.g. development in which there is disturbance of one acre or more or the addition of impervious surface of ¼ acre or more. The ordinance excludes activities exempted by the Highlands Act., e.g. reconstruction within 125% the building footprint, etc. Preservation Area standards are also included in the ordinance for lands located in the Preservation Area. Most significantly, these include septic standards limiting the number of allowable septic systems on a parcel of land based on its forested condition.</p>	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Netcong	2013-14	12/9/13	<p>Ordinance 2013-14 adopts the Pocketbook Factory Redevelopment Plan for Block 19, Lot 14, which permits 72 multi-family units on a 2.3 acre property formerly zoned for Commercial Business (B).</p> <p>The property in question contains a dilapidated industrial building and is located at the northeast quadrant of the intersection of Route 46 and Flanders Rd and is bounded to the north by the Boonton Mainline tracks. It is the intent of the Plan to eliminate the negative impact of the existing dilapidated structure on the surrounding neighborhood and support the construction of housing that attracts new residents due to its convenient location close to the N.J. Transit Train Station. Standards for this property include the following:</p> <ul style="list-style-type: none"> • Principal Permitted Use: Multi-family residential units • Maximum Units: 72 • Maximum Density: 32 units per acre • Minimum Lot Size: 2 acres • Maximum Height: 4 stories • Maximum Impervious Coverage: 70% • Maximum Building Coverage: 25% • Affordable Set-Aside: 10% • Various design standards for building architecture and landscaped buffers 	As reported by the Pocketbook Factory Redevelopment Plan, the Plan is consistent with 2001 State Development and Redevelopment Plan by virtue of its location within Planning Area 2, the Suburban Planning Area, which is slated to receive much of the State's redevelopment in compact forms at densities which support transit.

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Rockaway	13-23	11/26/13	Amend the Land Use and Development Regulations to create an exception to the 35 foot rear yard required in the R-13 Single Family Detached Residential District. By virtue of this amendment, a building constructed on an existing substandard platted lot with an area of 6,500 sq. ft. or less need not be setback any further than 20% of the lot depth, provided that no rear yard setback shall be less than 25 feet and need not be greater than 35 feet.	
Township of Rockaway	2013-22	11/26/13	The Township has petitioned the Highlands Council for Plan Conformance within both the Planning Area and the Preservation Area in the Highlands Region. Its petition for Plan Conformance was granted conditionally and Ordinance 2013-22 meets the condition that an approved Checklist Ordinance be adopted as a first step in the Plan Conformance process. Ordinance 2013-22 applies to development applications located within the Township Planning and Preservation Areas. As per the Checklist Ordinance, no application for development that is subject to the Highlands Act shall be deemed complete unless the applicant has obtained: 1) a Consistency Determination from the Highlands Council indicating that the application is consistent with the Highlands Regional Master Plan or 2) a Consistency Determination from the Highlands Council indicating that the application is not consistent with the Highlands Regional Master Plan, accompanied by a certification by the applicant's professional that the application has been revised since review by the Highlands Council to achieve consistency with the Highlands Regional Master Plan.	A checklist ordinance is an "initial revision" which may be adopted prior to adoption of a full Highlands Land Use Ordinance (Overlay) incorporating all Highlands standards into local zoning. Findings of completeness issued under the checklist ordinance are subject to Highlands Council "Call-Up" review.

Zoning Ordinances Defeated: December 2013

Municipality	Ordinance #	Date Filed	Summary	Staff Comments
Township of Hanover	32-13	12/2/13	<p>This ordinance was introduced in November of 2013 but has been defeated.</p> <p>The ordinance would have amended the Land Use and Development Regulations to implement a variety of changes to the WC - Whippany Center District, examples including:</p> <ul style="list-style-type: none"> • Accessory outdoor dining to a permitted food service establishment shall be permitted. • All conditional uses listed in the Conditional Uses section of the Land Use and Development Regulations are now permitted in the WC District: examples including motor vehicle service stations, hotels and motels. No conditional uses were previously permitted in the District. • The minimum lot area for a conventional development is increased from 10,000 sq. ft. to 20,000 sq. ft. • The maximum floor area ratio and the maximum building coverage for conventional development is increased to 25% of the net lot area for lots with a net lot area under 25,000 sq. ft. and 35% for lots with a net lot area of at least 25,000 sq. ft.. Under existing regulations the maximum FAR and building coverage varies by lot area from 20% to 25%. • The maximum floor area for office uses in a conventional development is increased from 8,000 sq. ft. to 9,000 sq. ft. • The minimum tract area for planned commercial developments is reduced from nine contiguous acres to eight. • The maximum floor area ratio for planned commercial developments is increased from 25% to 35% of the net tract area. 	<p>The WC District is intended to encourage the redevelopment of properties in the district into a mixed-use center. The District has been partially redeveloped under current regulations. These additional amendments were intended to further promote the completion of the redevelopment originally envisioned and to adjust the regulations to reflect the current conditions of the district.</p>

Proposed Ordinances Received: 5

Adopted Ordinances Received: 11

Ordinance Tabled: 1

Total Ordinances Processed: 17

* Ordinance introduced and adopted during the same month.