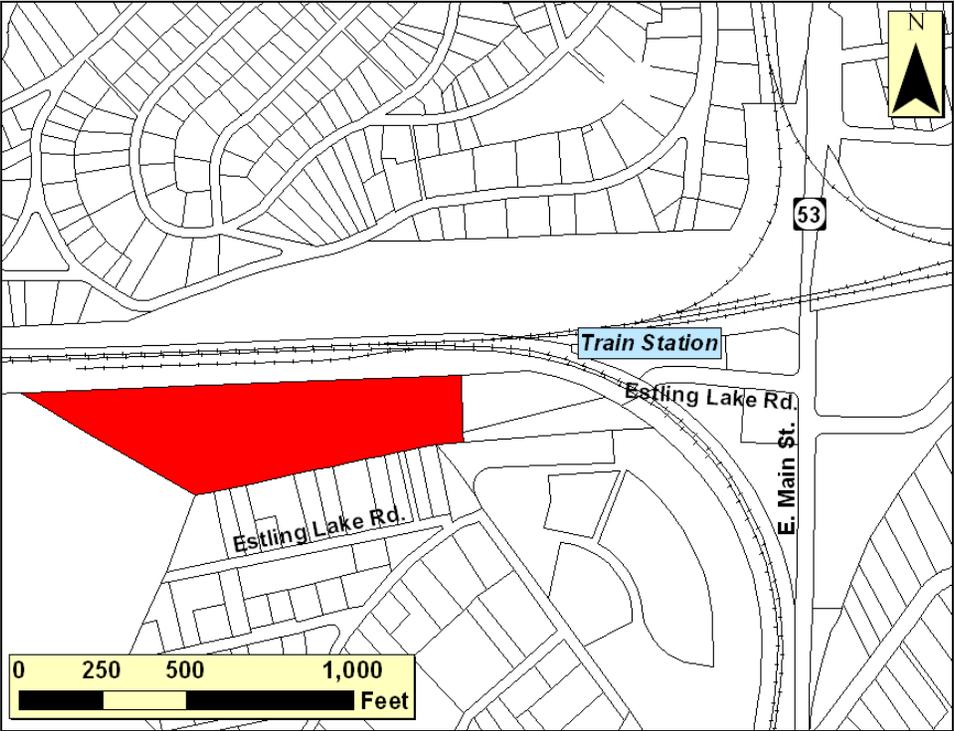
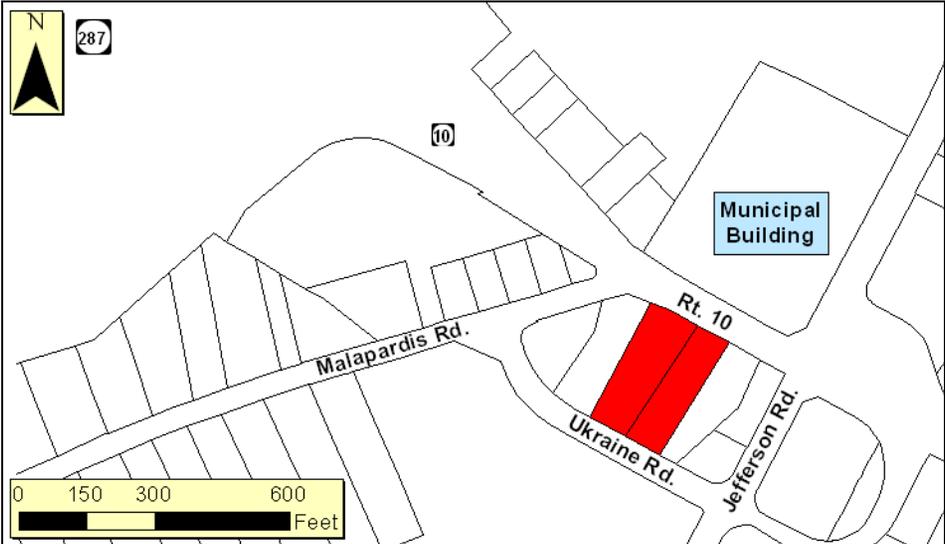


Zoning Ordinances Introduced: July 2013

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Borough of Chester	2013-8	8/6/13	<p>Amend the Land Development and Procedures Chapter to permit a lawfully existing, one-family dwelling that is located on a lot that is non-conforming due to lot size to have an addition or enlargement as a one-family use without the necessity of obtaining variance approval. Such addition or enlargement shall be subject to a finding by the Zoning Officer that the proposed addition or enlargement will not extend any existing nonconforming condition, and provided further that the addition or enlargement will not exceed:</p> <ol style="list-style-type: none"> 1. The maximum permitted building and impervious coverage. 2. The maximum permitted height. 3. Any other applicable zoning or development standards of the Borough Code or regulation of any other authority having jurisdiction. 	

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Denville	17-13	8/13/13	<p>Amend the Zoning Regulations to add a new zone, the Estling Lake Rehabilitation Area (ELRA), for the purposes of implementing the Estling Lake Rehabilitation Plan. The new ELRA is located at 30 Estling Lake Rd. (Block 30601, Lot 6), a 6.7 acre property that is the former site of a box manufacturing facility. It is bounded on the south by Estling Lake Rd. and on the north by the Morris and Essex Railroad. Further east along Estling Lake Rd. is the Denville Train Station and Main St./Rt. 53. Current zoning (I-1 Industrial) prohibits residential uses. The new zoning would permit single family development subject to R-3 District standards (7,500 sq. ft. minimum lots), not to exceed 6 units per acre. The new zoning would also allow multi-family Garden Apartments, Townhouses, and Mid Rise Apartments, up to a maximum of 100 multi-family units. Standards applicable to multi-family uses include a maximum height of 35 feet, a maximum building coverage of 25% and a maximum impervious coverage of 65%. A minimum of 15% of the multi-family units must be affordable. Affordable housing is required as part of site redevelopment. A 15% set-aside is required for multi-family housing. A specific set-aside is not given for single family development.</p>  <p>The map displays a street grid with a red-shaded area representing the ELRA. The area is bounded by Estling Lake Rd. to the south and the Morris and Essex Railroad to the north. The Denville Train Station is located to the east of the ELRA. A scale bar at the bottom left indicates distances up to 1,000 feet, and a north arrow is located in the top right corner.</p>	<p>On July 16, 2013, the Township Council passed Resolution R-13-154 designating this property as an Area in Need of Rehabilitation. The Rehabilitation Plan, finds that the site meets the Rehabilitation Area criteria because 1) the site is deteriorated, substandard and vacant; and 2) the site contains a use/building that represents an underutilization of the property, as demonstrated by an improvement value to land value ratio of less than 2:1 and persistent arrearage in property taxes. The Rehabilitation Plan states that continued manufacturing use of this property conflicts with the single family land uses to the south.</p>

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Denville	19-13	8/13/13	Amend the Land Use Regulations to remove motels as a permitted use throughout the Township and to restrict hotels to the I-2 Zone. Hotels shall only be permitted as a conditional use restricted to parcels that are located within a 1/2 mile distance to access to the Federal Highway System (measured as the site is accessed, not radially). Minimum lot size shall be 2 acres. A combination of FAR, height limitations and maximum building footprints are utilized to control the total amount of development on a specific site. A FAR of .25 is permitted, however a bonus for hotel uses holds that for each 1% (.01) in excess of the minimum required landscaped area an additional 2% (.02) of FAR is permitted to a maximum FAR of .55. All hotel buildings shall contain a central entrance leading to a common lobby area, which lobby area shall be manned 24 hours a day. Access to the sleeping rooms shall be only through hallways extending from the lobby area. Retail use is permitted as an accessory use to hotels.	

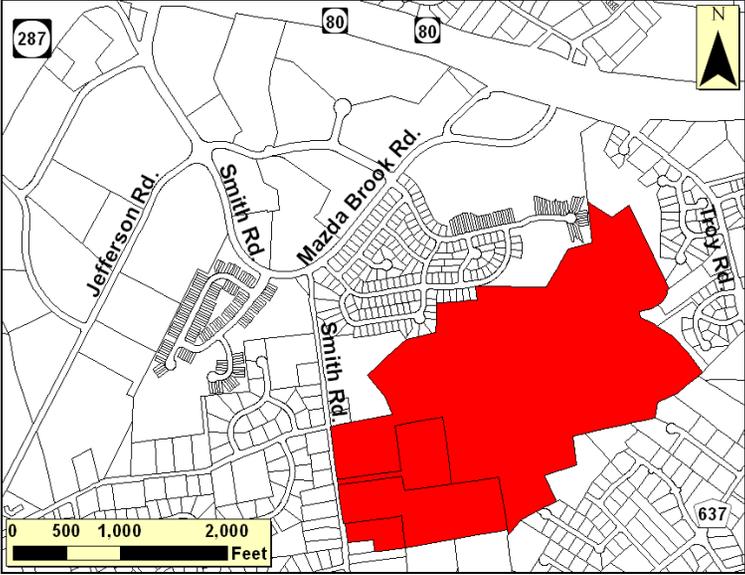
Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Hanover	18-2013	9/26/13	<p>Amend the Land Use and Development Regulations, especially as they pertain to the B-P Business and Professional District, and amend the Zoning Map to rezone Block 2902, Lots 4 and 5 from the R-25 Residence District (permits single family on 25,000 sq. ft.) to the B-P District (permits small scale businesses services and personal service establishments on 15,000 sq. ft.). The lots to be rezoned consist of a 30,517 sq. ft. lot with a single family home and a vacant 23,997 sq. ft. lot on eastbound Rt. 10 across the street from the Hanover Municipal Building. Both lots front on Rt. 10 to the north and Ukraine Rd. to the south. Amendments to the regulations include the following:</p> <ul style="list-style-type: none"> • The existing prohibition on access to nonresidential uses from local streets is modified to permit such access if it improves traffic flow or safety as determined by the Planning Board or Board of Adjustment. • Convenience stores, alone or in combination with a motor vehicle service station, are added as a conditional use in the B-P District, subject to various requirements and supplemental regulations, some of which include: <ul style="list-style-type: none"> ○ The subject property shall have frontage on both Rt. 10 and Jefferson Rd. (this does not apply to the lots being rezoned by this ordinance, however it does apply to the lots just to the east, which are already in the B-P District). ○ Minimum lot size: 80,000 sq. ft. (exclusive of easements). ○ The architectural design of the facades and roofs of the building, any fuel pump canopies and the principal signs shall be compatible with the Municipal Building. 	<p>This ordinance was previously reviewed as part of the June 2013 Zoning Report, but was resubmitted to Morris County with notification that the public hearing date has been moved from 9/12/13 to 9/26/13.</p> <p>-----</p> <p>None of the lots with frontage on both Rt. 10 and Jefferson Rd. meet the 80,000 sq. ft. minimum lot size for convenience stores. Lot assembly of adjacent lots will be required to meet the minimum required lot size.</p>

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Hanover	22-2013	8/8/13	<p>Amend the Land Use and Development Regulations to make a number of changes to the Tree Preservation, Removal, and Replanting standards, examples of which include the following:</p> <ul style="list-style-type: none"> • The definitions of Diameter at Breast Height (DBH) and Drip Line are modified to specify that in the case of trees with multiple trunks, the DBH and Drip Line of each trunk shall be measured separately. • One tree of any species may be removed on each lot during any calendar year without any replacement requirement, but only if such removal would not violate the provisions of Minimum Tree Preservation, Replacement and Planting Ratios. • Trees to be planted shall not be planted within the drip line of existing trees to remain. 	
Township of Long Hill	316-13	8/14/13	<p>Amend the Land Use Regulations to clarify building height restrictions. For example, the definition of Story is modified to specify that any basement with more than 50% of its wall exposed above grade shall be considered a full story.</p>	
Township of Mount Olive	20-2013	8/6/13	<ul style="list-style-type: none"> • The Tree Removal, Replanting and Forestry Management Plans Chapter of the Land Use Regulations is amended as follows: • The definition of “Approving Authority” is changed from the Planning Board or Zoning Board of Adjustment to the Township Council. • Developers proposals for submission of funding to the community tree bank are subject to approval of the Township Council, but no longer need associated recommendation by the Environmental Commission, Planning Board or Zoning Board of Adjustment. 	

Zoning Ordinances Adopted: July 2013

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Chatham	2013-16*	7/22/13	Amend the Land Development Regulations to replace the existing Steep Slopes section with a new section, bringing it into compliance with the state’s Water Quality Management Plan. As required by the state, the Township’s steep slope regulations now define such slopes as being greater than 20%.	
Township of Chatham	2013-17*	7/22/13	Amend the Land Development Regulations to replace the existing Lot Grading Plans section with a new section. The changes include new design standards for steep slopes which, if they disturb more than 1,000 sq. ft., must be included in the lot grading plan.	
Township of Hanover	19-2013	7/15/13	Amend the Land Use and Development Regulations to permit above-ground storage tanks of up to 2,500 gallons subject to certain conditions (under existing regulations tanks above 500 gallons were prohibited). Such tanks shall only be permitted as an accessory use. The 2,500 gallon limit shall be cumulative to all such tanks on the property. Such tanks shall be prohibited in the front yard. Adequate containment shall be provided in the event of leakage. Tanks of greater than 1,000 gallons shall be screened from view.	
Township of Mendham	2013-03	7/10/13	<p>This ordinance adopts a new Zoning Map which incorporates changes implemented by Ordinance 4-2008, which established the REB – Re-use of Existing Buildings Overlay Zone adopted in 2008.</p> <p>This overlay zone applies to a lot owned by the Sisters of St. John the Baptist and permits 15 conditional uses including churches, schools, assisted living facilities, hospices, intermediate care facilities, residences for onsite employees of the uses in the overlay district, and on-site affordable housing to accommodate any 3rd Round COAH Growth Share triggered by change of use. All of the conditional uses permitted in the overlay zone must take place within an existing building.</p>	
Township of Mendham	6-2013	7/10/13	<p>Proposed amendments to the Land Use Ordinance include the following:</p> <ul style="list-style-type: none"> • Require that accessory structures with a footprint in excess of 100 sq. ft. adhere to the minimum setbacks required for the principal building. • Modify the definition of “Height of Structure” so that the method of calculating “average finished grade” includes spot grade elevations at not greater than 15 foot intervals along a line that is 10 feet distant and parallel to the outer perimeter of the structure. 	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Mine Hill	10-13*	7/31/13	<p>Adopt a newly codified Chapter 25 of the Revised General Ordinances, entitled "Land Use Regulations," incorporating all of the previously adopted amendments since the last Land Use Regulations book was published in 2001.</p> <p>The new Land Use Regulations incorporate an additional amendment adding the keeping of farm animals as an accessory use in the SF - Single Family District. The minimum acreage for the keeping of farm animals shall be two acres for the first animal, plus an additional one acre for each additional animal. Keeping or maintaining fowl shall require two acres for up to twenty fowl, plus an additional acre for each additional group of twenty fowl. If there are animals and fowl both maintained on the same premises, the minimum lot size shall commence at five acres.</p>	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Parsippany	2013:22*	7/22/13	<p>Amend the Zoning Regulations to establish a new PRD-3 Planned Residential Development and Open Space District that will permit the development of 52 townhouses. Amend the Zoning Map to rezone 134 acres at Block 734, Lots 2, 63, 64 and 68 to the newly created PRD-3 District. The majority of the land was originally in the RCW - Recreation, Conservation, Wildlife District (permits farms and outdoor commercial and noncommercial recreational uses). Lot 63 (3 acres) was in the R2-M - Residential Mixed Use Option District (permits single family, farms and, as a conditional use, a “mixed-use option” permitting mixed residential and nonresidential development). Most of the new zone is vacant and wooded with significant wetlands. The Forge Pond historic site is located in the northeastern part of the zone. Lot 63 in the southwest has a single family home.</p> <p>The stated purpose of the new district is to permit compact, clustered development on unconstrained lands while providing for the preservation of environmentally sensitive lands, which include the Troy Meadows ecosystem, Troy Brook and Eastman’s Brook. Standards applicable to the new PRD-3 District include the following:</p> <ul style="list-style-type: none"> • Permitted Uses: Townhouses, open space and public recreation uses, public community centers, museums, parks or other non-profit places of public assembly. • Maximum Units: 52 townhouses • Minimum Tract Size: 120 acres • Minimum Tract Open Space: 80% including a 3 acre contiguous uplands area for possible recreation use. 	According to a published report, the Planning Board Secretary indicates that the rezoning follows litigation filed by a developer in response to the previous rezoning of this land to RCW.

Proposed Ordinances Received: 11
Adopted Ordinances Received: 7
Total Ordinances Processed: 18

* Ordinance introduced and adopted during the same month.