

Zoning Ordinances Introduced: November 2013

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Mine Hill	14-13	12/5/13	Amend the Land Use Regulations to remove “Motels” as a permitted use in the C - Commercial Zone.	
Township of Mount Olive	30-2013	11/26/13	<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 act as overlays over municipal zoning except for cases that qualify for an exemption. The Highlands Resource and Special Protection Areas are also included.</p> <p>Applicability of the Ordinance is as mandated by the Highlands Act (applies to, major highland development, e.g.. disturbance of one acre or more, impervious surface of ¼ acre or more, but excludes activities exempted by the Highlands Act., e.g. reconstruction within 125% the building footprint, etc.). Preservation Area septic standards are also included in the ordinance to lands located in the Preservation Area, i.e. on a lot that contains all forest, there shall be no more than one individual subsurface disposal system or equivalent disposal unit for each 88 acres of the lot. On a lot that does not contain forest, there shall be no more than one individual subsurface disposal system or equivalent disposal unit for each 25 acres of the lot. This is one example of many standards in the Ordinance, but it is the most important.</p>	
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 so that 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 and holds that 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 Adopted: November 2013

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Mendham	11-13	11/20/13	Amend the Zoning Regulations to permit Small Wind Energy Systems as an accessory use in the 5-Acre Residence Zone, permit Solar Panel Systems as an accessory use in all zone districts and establish standards for both systems.	
Township of Mine Hill	11-13	11/18/13	Ordinance 10-13, adopted in July of 2013, adopted a newly codified Land Use Ordinance. Ordinance 11-13 corrects an error in the listing of the principal permitted uses in the C Commercial District.	
Township of Rockaway	13-17	11/4/13	<p>A variety of amendments are proposed for the Land Use and Development Regulations, examples of which are as follows:</p> <ul style="list-style-type: none"> • Establish a “Minor Site Plan Committee” and a “Minor Subdivision Committee” for the purpose of reviewing minor site plan or minor subdivision applications for proper compliance with these regulations and reporting back to the Planning Board as to its findings, in an advisory capacity only. • Roof overhangs may project a maximum of two feet over any required yard or court. • No accessory buildings shall cover a ground area more than 25% of the lot’s rear yard area in the R-13 and R-20 Zones. • Temporary storage containers shall be permitted in residential zoning districts subject to various conditions such as a limit of one temporary storage container per property and a minimum setback of five feet from any building. 	

Proposed Ordinances Received: 4
Adopted Ordinances Received: 3
Total Ordinances Processed: 7