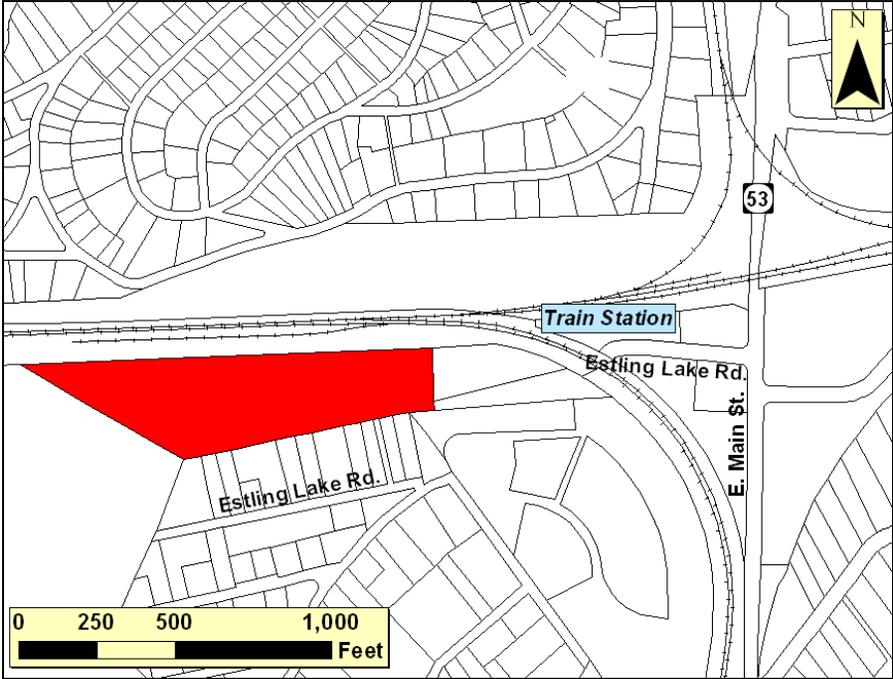


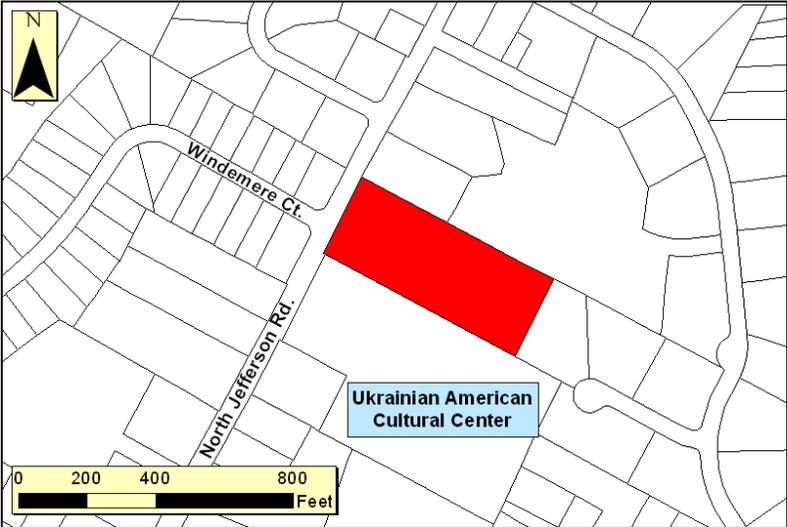
Zoning Ordinances Introduced: September 2013

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Borough of Madison	40-2013	10/16/13	Amend the Land Development Regulations to require public notice for minor subdivisions.	
Borough of Madison	41-2013	10/16/13	<p>Amend the Land Development Regulations as follows:</p> <ul style="list-style-type: none"> • The definition of “Building Coverage” is modified to exclude unenclosed front porches and entry roofs from the calculation of building coverage. • The front setbacks applicable in the R-2, R-3 and R-4 Zones shall also apply to existing buildings for the purpose of determining whether front setback variance relief is required for proposed additions. 	
Township of Mendham	9-2013	10/29/13	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.	
Township of Mount Olive	24-2013	10/8/13 & 10/22/13	<p>Amend the Land Use Regulations to add a new section entitled “Highlands Preservation Area Exemption Standards.” By way of a 2012 Memorandum of Understanding, the NJ Highlands Council and the NJDEP gave Highlands municipalities the option to review and rule on certain exemptions to the Highlands Act. The new Highlands Preservation Area Exemption Standards sets forth the procedural and substantive requirements by which the municipality will issue such Highlands Act Exemption Determinations.</p> <p>The new section’s provisions apply to improvements and developments within the “Township Highlands Area,” defined as that portion of the municipality deemed in conformance with the Highlands Regional Master Plan. Municipal Exemption Determinations shall be issued by the Township Engineer, Zoning Officer, Planning Administrator or Planning Consultant, and such “Exemption Designee” must complete a Highlands Council training class.</p> <p>Requests for Municipal Exemptions shall be submitted on forms provided by the Planning Department and the Exemption Designee shall make a determination within 45 days of receipt of a complete application. Issuance of a Municipal Exemption Determination recognizes the applicant’s exemption from the provisions of the Highlands Regional Master Plan, NJDEP Preservation Area Rules, and any municipal rules adopted as part of Highlands Plan Conformance.</p>	<p>The relevant Highlands Act Exemptions are as follows:</p> <ol style="list-style-type: none"> 1. New single family dwelling on lot owned as of 8/10/04. 2. New single family dwelling on lot in existence as of 8/10/04, provided maximum disturbance of 1 acre or increase in impervious coverage of ¼ acre. 4. Reconstruction of building up to 125% of original footprint, provided maximum increase in impervious coverage of ¼ acre. 5. Improvements to single family dwelling in existence as of 8/10/04. 6. Non-residential improvement for place of worship, school or hospital in existence on 8/10/04. 7. Activity conducted in accordance with woodland management plan or forest stewardship plan. 8. Construction of trails where a conservation or recreational use easement has been established.

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Mount Olive	25-2013	10/8/13 & 10/22/13	Amend the Land Use Regulations to permit Accessory Apartments for low and moderate income households as a conditional use in the RR-AA and RR-A Rural Residential Districts. The stated purpose is to implement the Mount Olive Accessory Apartment Program in accordance with the Township's Third Round Housing Element & Fair Share and Spending Plan.	
Borough of Netcong	2013-11	10/10/13	Amend the Land Development Regulations to permit the keeping of farm animals as an accessory use in the residential zones, subject to a minimum of one acre for the first two animals and an additional minimum of one acre for each additional animal. Keeping or maintaining fowl shall require one acre for the first 20 fowl and an additional acre for each additional group of 20 fowl or fraction thereof. If there are animals and fowl both maintained on the same premises, the minimum lot size shall commence at three acres.	
Township of Rockaway	13-17	10/29/13	<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. 	

Zoning Ordinances Adopted: September 2013

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Chester	2013-6	9/12/13	Amend the Land Use Code to delete all references to “seepage pits” and change them to “dry wells.”	
Township of Denville	17-13	9/13/13	<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>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 #	Date Adoption Filed	Summary	Staff Comments
Township of Hanover	17-2013	9/18/13	<p>Amend the Land Use and Development Regulations to add the newly created R-10A Residence District, and amend the Zoning Map to rezone Block 9202, Lot 15 from the R-40 Residence District to the new R-10A District. This 3.7 acre property is located on North Jefferson Road and includes two single family homes and a structure used as a slaughter house until approximately 15 years ago.</p> <p>This ordinance implements the recommendations of the recently amended Land Use Plan Element to encourage a transitional development on North Jefferson Road between an existing house of worship and adjacent single family dwellings and to encourage a form of development similar to the existing Windemere Court development located across North Jefferson Road.</p> <p>Previous R-40 zoning permitted single family homes on lots of 40,500 s.f. Under the new R-10A regulations, single family homes are permitted subject to the following conditions:</p> <ul style="list-style-type: none"> • Minimum Area: The entire area of the R-10A District (exclusive of right-of-ways, easements and dedications). • Maximum Units: 16 units within the entire R-10A District. • Maximum Height: 2 ½ stories / 35 ft. • FAR: 35%, Bldg. Coverage: 20%, Impervious. Coverage: 40% (cumulative for all buildings, including any roadway, but excluding right-of-ways and road widening easement for North Jefferson Rd.). 	Proposed Ordinance 18-2012, introduced last August, addressed the same site and would have permitted townhouses, however it was defeated.

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Hanover	29-13	9/18/13	Amend the Land Use and Development Regulations to permit the sale or rental of motor vehicles, mobile homes, trailers and campers within the OB-DS, I-B and I-B3 Districts provided, however, that such sale or rental shall be accessory to a permitted home improvement store, hardware store or garden center.	
Township of Parsippany-Troy Hills	2013:30*	9/25/13	Amend the Zoning Regulations to prohibit Boarding Homes in the residential districts. Also, modify the fines and penalties imposed for violations of the regulations and provide a 30 day period for persons fined an amount greater than \$1,250 to cure the violation.	
Township of Washington	RO-16-13	9/20/13	Amend the Land Use Procedures to modify the definition of Minimum Front Yard so that it is measured from and at right angles to the front lot line. The definition of Minimum Front Yard is also modified to address cases involving a new principal building.	

Zoning Ordinances Tabled: September 2013

Municipality	Ordinance #	Date Filed	Summary	Staff Comments
Borough of Mendham	11-13	9/16/13	This ordinance was introduced in August of 2013 but was tabled. The ordinance would have amended 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.	

Proposed Ordinances Received: 8

Adopted Ordinances Received: 6

Ordinance Tabled: 1

Total Ordinances Processed: 15

* Ordinance introduced and adopted during the same month.