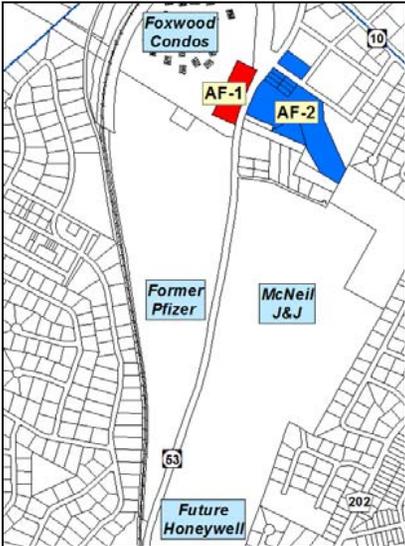


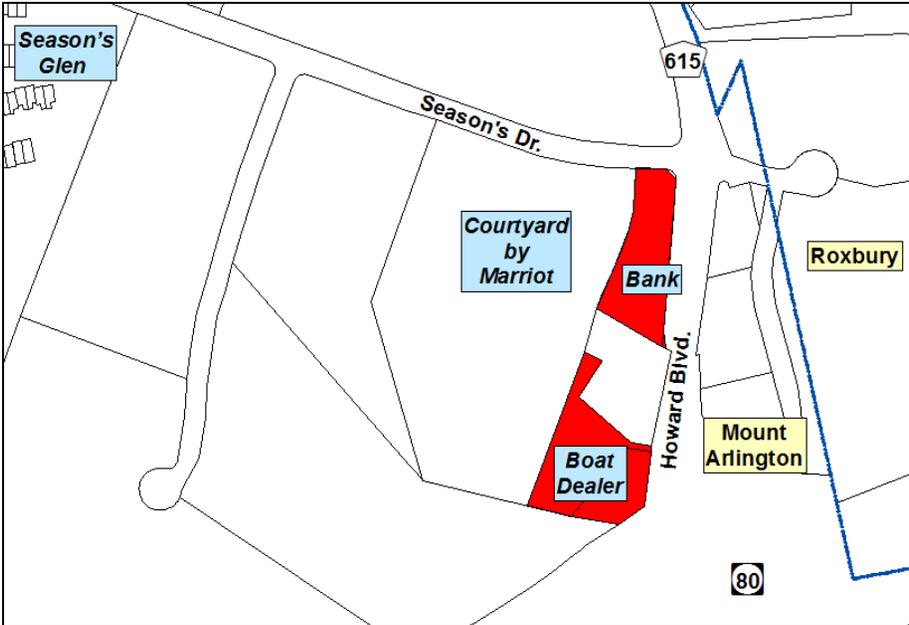
Zoning Ordinances Introduced: April 2014

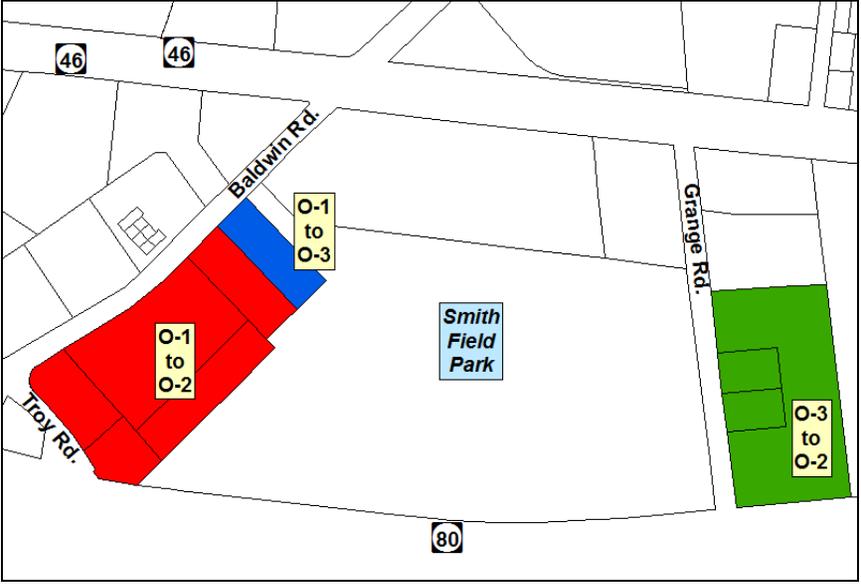
Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of East Hanover	4-2014	5/12/14	<p>Amendments are proposed for the Land Use and Zoning Regulations, including the following:</p> <ul style="list-style-type: none"> • Amend the definition of “Building Area” to exclude porticos up to 50 sq. ft. in area. • Add a new item to the list of definitions, “Portico,” which is defined a structure consisting of a roof supported by columns, piers or pillars, attached to a building on the exterior as a porch or to cover a walkway or an entrance to a building. 	
Township of East Hanover	5-2014	5/12/14	<p>Amend the Land Use and Zoning Regulations to add a new section establishing regulations for the placement and use of clothing donation bins. The stated purpose is concern that some of these bins are of questionable origin and appear to be associated with for-profit entities. There is also concern that these bins have been placed on private and municipally owned properties without authorization of the property owners, that they are not been regularly collected and that they become depositories for refuse. Examples of the new regulations include the following:</p> <ul style="list-style-type: none"> • Clothing donation bins require a permit issued by the Zoning Officer. • The annual permit fee is \$25 per bin, with a maximum of two bins per property. • The owner/applicant shall be recognized as a charitable, civic, religious or other exempt entity. • The application shall include written consent from the property owner to place the bin. • No bin will be authorized in any Residential Zone; bins will be authorized in the Business Zones only (B1, B2, B2B and HDOCI). 	
Township of East Hanover	6-2014	5/12/14	<p>Amend the Land Use and Zoning Regulations to provide that any proposed revision to a previously approved Site Plan of a single family residential property must first be reviewed by the Zoning Officer. If the Zoning Officer determines the revision to be minor in scale, the applicant may elect to present the revision for approval at a Development Review Committee Meeting. However, any proposed revision that results in a variance condition must be presented to the Township Land Use Planning Board.</p>	

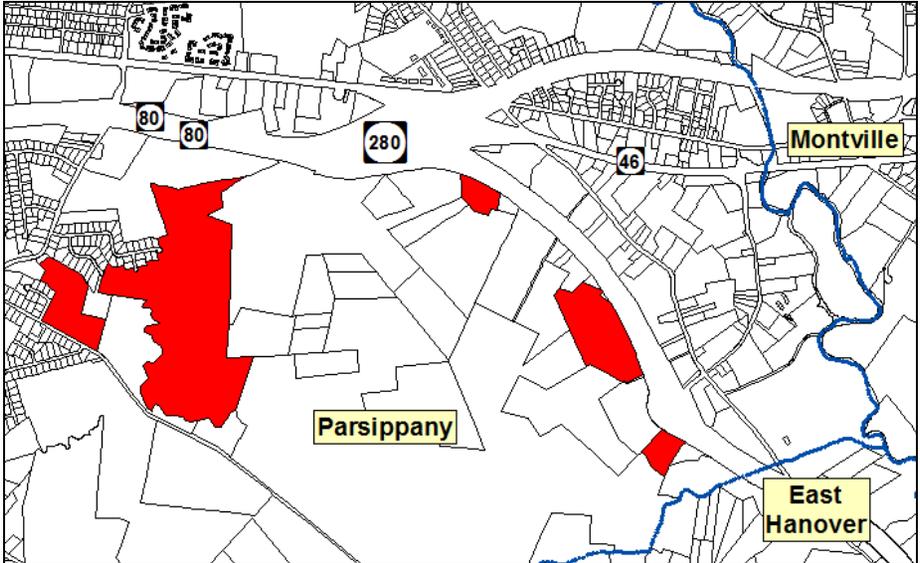
Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Borough of Florham Park	14-4	4/17/14	<p>Amend the Zoning Regulations to add a new section establishing regulations for the keeping of animals. The keeping of dogs and cats are excluded from these requirements. Examples of requirements include the following:</p> <ul style="list-style-type: none"> • The keeping of animals shall be permitted as an accessory use in all single-family districts. • A permit from the Health Department is required. • The following animals may be kept subject to these minimum lot sizes and maximum number of animals: <ul style="list-style-type: none"> - Horses, Ponies and Cattle: 5 acres / 1 per acre - Sheep and Goats: 2 acres / 1 per acre - Fowl: 15,000 sq. ft. / 4 per 1/3 acre (roosters prohibited) • Properties classified as “farmland assessment” shall not be subject to the limitations concerning the number of animals. 	
Township of Hanover	17-14	5/8/14	<p>Amend the Land Use and Development Regulations to revise the definition of “Administrative Officer” to incorporate a table whereby the specific township official (Zoning Officer, Township Clerk, Board Secretary, etc.) is listed alongside a related function (zoning permits, certification of subdivision approvals, repository of meeting minutes, etc.). Also, replace the term “Administrative Officer” in numerous locations throughout the Regulations with the title of the specific township official with authority over a specific function.</p>	

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Borough of Morris Plains	7-14	5/1/14	<p>Amend the Land Development Ordinance and Zoning Map to create two new affordable housing zoning districts, place several parcels into the newly established districts and add shelters and various types of supportive housing as permitted uses in the R-2 District.</p> <p>The new AF-1 and AF-2 Affordable Housing Residential Districts consist of vacant Borough owned land on opposite sides of Rt. 53. AF-1 is a 2.7 acre parcel on southbound Rt. 53 just east of the Foxwood Condos and is currently in the R-4 District. AF-2 consists of nine parcels totaling 16.6 acres on northbound Rt. 53, mostly in the R-2 District, with the northernmost parcel in the OB District. The McNeil/J&J site and the former Pfizer site are just to the south. Further south along Rt. 53 is the future site of the Honeywell headquarters.</p> <p>Both the AF-1 and the AF-2 Districts would permit low and moderate income apartment dwelling units at rates compliant with COAH rules and subject to various requirements, including the following:</p> <table border="0" data-bbox="730 605 1472 792"> <thead> <tr> <th></th> <th style="text-align: center;">AF-1</th> <th style="text-align: center;">AF-2</th> </tr> </thead> <tbody> <tr> <td>Minimum Lot:</td> <td style="text-align: center;">110,000 sq. ft.</td> <td style="text-align: center;">5 acres</td> </tr> <tr> <td>Maximum Density:</td> <td style="text-align: center;">25 units / ac.</td> <td style="text-align: center;">25 units / ac.</td> </tr> <tr> <td>Max. Bldg. Coverage:</td> <td style="text-align: center;">20%</td> <td style="text-align: center;">25%</td> </tr> <tr> <td>Max. Imp. Coverage:</td> <td style="text-align: center;">80%</td> <td style="text-align: center;">80%</td> </tr> <tr> <td>Maximum Height:</td> <td style="text-align: center;">4 stories/58 ft.</td> <td style="text-align: center;">4 stories/58 ft.</td> </tr> </tbody> </table> <p>In addition, shelters, supportive and special needs housing, supportive shared living housing, transitional housing and permanent supportive housing are added to the list of permitted uses in the R-2 Zone, subject to a new section establishing restrictions on such uses, including a minimum lot size of 2 acres (or the district's minimum if greater).</p> 		AF-1	AF-2	Minimum Lot:	110,000 sq. ft.	5 acres	Maximum Density:	25 units / ac.	25 units / ac.	Max. Bldg. Coverage:	20%	25%	Max. Imp. Coverage:	80%	80%	Maximum Height:	4 stories/58 ft.	4 stories/58 ft.	<p>Mayor Frank Druetzler reports that the Borough intends to develop these sites as Borough owned 100% affordable developments in partnership with an affordable housing developer. A benefit of this approach is that there would not be a 30 year limit on a deed restriction; rather the units would be affordable in perpetuity.</p> <p>The Mayor reports that the AF-1 District is expected to be developed with approximately 56 units while the build-out for the AF-2 District is yet to be determined.</p> <p>The developer of the nearby former Pfizer site has proposed an 800 unit development which would include 295 units of affordable housing. This proposal is in litigation.</p>
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Borough of Morris Plains	8-14	5/1/14	<p>Several amendments are proposed for the Land Development Ordinance, including the following:</p> <ul style="list-style-type: none"> • Permit retail pharmacies with drive-thru facilities in the B-3 Zone. • Increase the maximum FAR from 20% to 22% in the B-3 Zone. • Reduce the minimum required off-street parking in the B-3 Zone for all sales and services except restaurant uses from 1 space for each 180 sq. ft. of gross floor area to 1 space for each 200 sq. ft. of gross floor area. • Housekeeping amendments to several of the application checklists. 	

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Borough of Mount Arlington	06-14	5/6/14	<p>Amend the Zoning Map to rezone Block 61, Lots 23.02 and 39.01 from the HMC Hotel, Motel, Conference Center Zone to the B-1 Business Zone. The two lots are located on southbound Howard Blvd., just north of the interchange with I-80. Lot 23.02 has a Bank of America on one acre and lot 39.01 is home to North Jersey Marine (a boat dealer) on two acres. To the east are a restaurant and gas station and two office buildings. To the west is the Courtyard by Marriot, the Mount Arlington Corporate Center and the Season's Glen residential development.</p> <p>The HMC Zone was intended for large planned developments of hotels, motels and conference centers on lots of 10 acres or more, while the B-1 Zone permits a wide range of commercial development with a minimum 20,000 sq. ft. lot size. As a result of a recent lot line adjustment/subdivision, lot 39.01 and former lot 40.01 were merged along with the addition of a portion of lot 23.01. The resulting lot 39.01 became split-zoned between B-1 and HMC. This ordinance implements a zone change to B-1 due to the fact that these lots are much smaller than the 10 acre minimum in the HMC Zone.</p> 	The rezoning follows the recommendations of the "Planning Report and Proposed Amendment to the Land Use Element of the Master Plan," dated March 14, 2014.

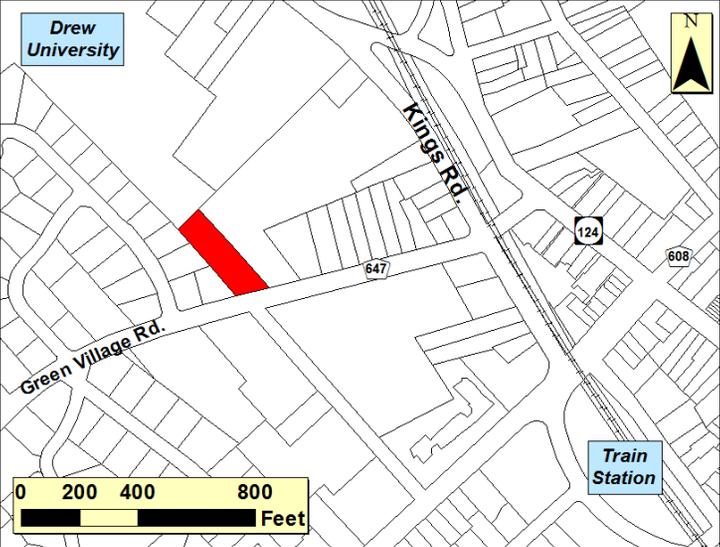
Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Parsippany-Troy Hills	2014:07	5/20/14	Amend the Zoning Regulations to permit off-premise signs in the O-1, O-2, POD, and LIW-5 Districts, subject to various restrictions such as minimum and maximum yard setbacks, maximum height, and maximum sign face area.	The Township Planner reports that this ordinance is part of a settlement of litigation involving a billboard company that accused the Township of not having sufficient areas where billboards were permitted. See also related Ordinance 2014:08
Township of Parsippany-Troy Hills	2014:08	5/20/14	<p>Amend the Zoning Regulations and Zoning Map to modify and reestablish the O-2 Office Professional District. Various changes are made to the O-2 bulk regulations, most significantly a reduction of the minimum lot area from 80,000 sq. ft. to 15,000 sq. ft.</p> <p>Although the O-2 District exists within the text of the Zoning Regulations, the O-2 District does not currently occupy any area of the existing Zoning Map. The lots to be rezoned are all Township owned properties on either side of Smith Field Park just north of I-80.</p> <p>One grouping on northbound Baldwin Rd. and Troy Rd. (Block 728, Lots 4, 4.01, 5, 6, and 7) includes the Parsippany Police Athletic League and the Parsippany VFW as well as two vacant lots and is proposed to be rezoned from O-1 to O-2. Just north of that grouping is a vacant lot (Block 728, Lot 8) to be rezoned from O-1 to O-3. On southbound Grange Rd. are three vacant lots (Block 729, Lots 3, 4, and 5) to be rezoned from O-3 and O-2.</p> 	<p>This ordinance is part of a settlement of litigation involving a billboard company that accused the Township of not having sufficient areas where billboards were permitted. The Township would host billboards on some of these properties so they may be seen by traffic on nearby I-80.</p> <p>Block 728, Lot 8 is being rezoned to O-3 in order to be consistent with the zoning of Smith Field Park, of which it is a part.</p>

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Parsippany-Troy Hills	2014:09	5/20/14	<p>Amend the Zoning Map to place several properties located in the Troy Meadows area wetlands into the RCW Recreation, Conservation, and Wildlife District. Changes are as follows:</p> <ul style="list-style-type: none"> • Block 765, Preliminary Lot 81.10 from R-1 and R-3 to RCW. • Block 765, Preliminary Lot 81.09 from R-1 to RCW. • Portions of Block 765, Lot 81 that are currently in the R-1, R-3 and LIW5 Districts to RCW. 	<p>This map is a rough approximation based on discussion with the Township Planner. The preliminary lots are the result of subdivisions for which Morris County does not have boundary data.</p>

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Washington	RO-09-14	5/19/14	<p>Several amendments are proposed for the Land Use Procedures and the Zoning Regulations:</p> <ul style="list-style-type: none"> • Sheds and accessory pools shall be exempted from the Ridgeline, Mountainside, Hillside and Viewshed Protection Area requirements provided they meet certain conditions. Exempt sheds include those with 200 sq. ft. in area or less with a height of 10 ft. or less. Exempt accessory pools are those involving 2,000 sq. ft. or less of disturbance. For both sheds and pools, to be exempt such disturbances must not involve steep slope disturbance in excess of 1,000 sq. ft. • Prohibit commercial trailers from being parked or stored in a residential zone, except temporarily. • Add a reference to “trailers” to the various existing restrictions on the parking and storage of motor vehicles. • The definition “Trailer or Mobile Home” is deleted and replaced by separate definitions for “Mobile Home” and “Trailer.” • The definitions “Dwelling, Detached” and “Dwelling, Single Family” are amended to specify that they do not apply to trailers or mobile homes. 	

Zoning Ordinances Adopted: April 2014

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Hanover	9-14	4/14/14	Amend the Land Development Regulations to clarify that the exemption of Township projects from the payment of application fees applies not only to the Township government proper, but to affiliated Township agencies as well.	
Township of Hanover	10-14	4/14/14	<p>Amend the Land Development Regulations so that site improvements, other than accessory buildings or other roofed accessory structures, will be exempt from site plan requirements if they <i>do not</i>:</p> <ul style="list-style-type: none"> • Increase the total improvement coverage on the site by more than 1,000 sq. ft. • In the case of development limited to demolition activities, grading, landscaping, walkways, fencing, lighting, drainage improvements and similar activities, do not result in site disturbance that exceeds 20,000 sq. ft. <p>Also, <i>remove</i> the following from the list of improvements that <i>can not</i> be made exempt from site plan requirements:</p> <ul style="list-style-type: none"> • Accessory buildings or other roofed accessory structures that exceed 300 square feet of gross floor area. • Improvements that exceed 500 square feet of improvement coverage. 	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Madison	6-2014	4/11/14	<p>This ordinance adopts the draft Redevelopment Plan for 39 Green Village Road (Block 3001, Lot 23), a roughly 37,000 sq. ft. lot and site of a former 1920's era apartment building once owned by Drew University and now owned by a private party. To the east is a mix of professional offices, residential uses and the Green Village School redevelopment. Multi-family and single family uses are located to the south and west. The St. Vincent's complex is located to the south and Drew University is located to the north. The Train Station and Central Business District are within walking distance.</p> <p>In December 2013, the Borough Council declared this site to be an Area in Need of Rehabilitation after the building was severely damaged by fire and water. In January 2014 the Council adopted a resolution directing the Planning Board to prepare a draft redevelopment plan for the site.</p> <p>The goal of the Plan is to maintain the site as multi-family housing at a transit oriented density that reflects the site's proximity to the Train Station and the CBD. Development and design standards include the following:</p> <ul style="list-style-type: none"> • Permitted Use: Multi-Family • Minimum Lot: 36,500 sq. ft. • Maximum Height: 3 stories/45 ft. The calculation of building height shall exclude points around the building that provide access to below grade parking. • Maximum units: 22, which may be increased to 26 upon provision of at least half of all off-street parking within the principal structure. • Various building design and landscaping standards. 	

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Borough of Mountain Lakes	01-14	4/14/14	<p>Amend the Zoning Regulations to remove motels as a permitted use in Business Zone B and change hotels from a permitted use to a conditional use in that zone. Standards for hotels in Business Zone B would include:</p> <ul style="list-style-type: none"> • Minimum Lot: 3 acres • Maximum Building Height: 5 stories/60 feet • Minimum Lot Frontage Along Rt. 46: 300 feet <p>Under existing regulations, the maximum height permitted in Business Zone B is 2 stories/35 feet.</p>	Published reports suggest that this ordinance is in response to a proposal by the owner of the Villa at Mountain Lakes banquet facility at 90 US Route 46 for a 130 room, 5 story/60 feet hotel as an expansion to their existing facility.

Proposed Ordinances Received: 12

Adopted Ordinances Received: 4

Total Ordinances Processed: 16