

Zoning Ordinances Introduced: February 2014

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of East Hanover	2-2014	3/3/14	Amend the Zoning Regulations to add a new section allowing developers of market rate housing in the R-15 Zone to make a payment in lieu of constructing the affordable units required under the Third Round Rules.	This ordinance references the existing Third Round Rules which were ruled invalid by the N.J. Supreme Court last September.
Borough of Florham Park	14-1	2/20/14	<p>Amend the Zoning Regulations to permit Corporate Suites within the Planned Office District POD-S Zone. Corporate Suites are defined as buildings containing suites/occupancy units available to the public, contracted for occupancy on a transient or transitional basis. The units include facilities for “living, sleeping, eating, cooking and sanitation.” The amendment permits Corporate Suites as part of the required Commercial Use Component of a Planned Unit Development.</p> <p>Standards applicable to Corporate Suites include the following:</p> <ul style="list-style-type: none"> • Maximum Build-Out: 275 Corporate Suites • At least 50% one bedroom with none more than two bedrooms • Minimum Lot Size: 8 acres • Location: Lot Fronting Park Avenue <p>The POD-S Zone currently includes the Jets Training Complex, the BASF Headquarters and five vacant tracts totaling 220 acres.</p>	As described, a “Corporate Suites” facility would more commonly be defined as an “extended stay hotel.”
Township of Long Hill	323-14	2/26/14	Amend the Land Use Ordinance to require that parking spaces and accessible routes for drivers with disabilities meet the current regulations of the Americans with Disabilities Act.	
Township of Mine Hill	07-14	3/6/14	Amend the Land Use and Development Regulations to restore the Planned Age-Restricted Communities (PARC) as a conditional overlay in the SF Single Family Zone.	The PARC overlay was created by Ordinance 10-05, adopted in 2005. Discussion with the Township Clerk confirms that the regulations pertaining to this overlay were inadvertently omitted from the recent recodification of the Land Use and Development Regulations. Ordinance 07-14 serves to restore the original text from Ordinance 10-05.
Township of Randolph	7-14	3/6/14	Amend the Stormwater Control Ordinance to include regulations governing minor developments.	

Zoning Ordinances Adopted: February 2014

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Town of Dover	5-2014	2/20/14	Amend the Land Use and Development Regulations to adjust the schedule of application fees and initial review fee escrow deposits.	
Township of Montville	2014-01	2/3/14	Amend the Land Use and Development Regulations so that any person who fails to replenish an escrow account posted with the Township in conjunction with a Board application within 30 days of notice of a deficiency shall be subject to penalties as provided in the regulations	
Township of Montville	2014-02	2/3/14	The “Township of Montville Highlands Area Exemption Ordinance” sets 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 Montville Township, the Township “Highlands Area” is defined as incorporating only the Highlands Preservation Area.	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Montville	2014-03	2/3/14	<p>The purpose of the “Township of Montville Highlands Preservation Area Land Use Ordinance” is to effectuate the goals and requirements of the Highlands Element of the Township Master Plan, the Highlands Act and the Highlands Regional Master Plan (RMP).</p> <p>The requirements of this Ordinance apply to any application seeking approval of a site plan, subdivision, or change in use for lands located in the Highlands Preservation Area where approval of such application would: a) result in disturbance of 1 acre or more; b) produce a cumulative impervious surface area of ¼ acre or more; c) introduce or expand a use not permitted by this Ordinance; or d) create 3 or more dwelling units.</p> <p>The Highlands Preservation Area is established as an overlay zone to municipal zoning. In addition, various Highlands Zones and Sub-Zones from the RMP are established as overlay zones, namely: the Protection Zone, the Existing Community Zone, the Existing Community Zone - Environmentally Constrained Sub-Zone and the Lake Community Sub-Zone. Also, Highlands Resource and Special Protection Areas from the RMP are established as overlay zones, namely: the Forest Resource Area, Highlands Open Waters, Riparian Area, Steep Slope Protection Area (and 4 sub-classifications), Critical Habitat (and 3 sub-classifications), Lake Management Area (and 4 sub-classifications), Prime Ground Water Recharge Areas, Wellhead Protection Area (and 3 tiers), Highlands Special Environmental Zone, and Highlands Scenic Resources.</p> <p>All uses permitted by the underlying zoning remain in effect, except to the effect that such uses may be modified or eliminated by the provisions of this ordinance. Various restrictions called for by the Highlands Act and the RMP are incorporated into this ordinance, e.g. maximum septic densities, Highlands Preservation Area Resource Areas and Special Protection Areas.</p>	

Proposed Ordinances Received: 5

Adopted Ordinances Received: 4

Total Ordinances Processed: 9