

Zoning Ordinances Introduced: January 2014

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Boonton	827	2/10/14	Amend the Land Use Regulations to add a new section establishing a 2.5% Non-Residential Statewide Development Fee. The new section shall also create an Affordable Housing Trust Fund for the purpose of depositing such non-residential development fees as well as other specified funds such as payments in lieu of on-site construction of affordable units. The expenditure of all funds shall conform to a spending plan approved by COAH.	The 2.5% fee was established by the Statewide Non-Residential Development Fee Act. The fee was suspended by the New Jersey Economic Stimulus Act of 2009 and was further extended until July 1, 2013. The moratorium has expired and is thus in effect. Proposed Assembly Bill 1907 would reinstate the moratorium until January 1, 2015.
Town of Dover	5-2014	2/11/14	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	1/28/14	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	1/28/14	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.	

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Township of Montville	2014-03	1/28/14	<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 extent 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 as regards septic densities as well as the Highlands Preservation Area Resource Areas and Special Protection Area.</p>	

Zoning Ordinances Adopted: January 2014

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Mine Hill	14-13	1/13/14	Amend the Land Use Regulations to remove "Motels" as a permitted use in the C - Commercial Zone.	

Proposed Ordinances Received: 5
Adopted Ordinances Received: 1
Total Ordinances Processed: 6