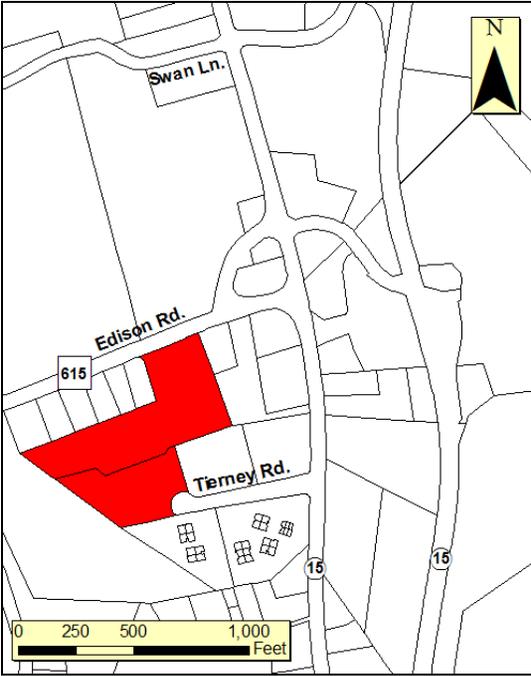


Zoning Ordinances Introduced: July 2014

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Hanover	36-14	8/14/14	<p>The Land Use and Development Regulations are subject to various amendments to the sign regulations. Examples of the changes include the following:</p> <ul style="list-style-type: none"> • In the OB-RL, OB-DS, I, I-2, I-3, I-4, I-B, and I-P Districts, the maximum size of a Directory Sign is increased from eight square feet to thirty square feet. • In the OB-RL, OB-DS, I, I-2, I-3, I-4, I-B, and I-P Districts, a Principle Identification Sign may be freestanding only if the lot width is at least 100 feet. 	
Township of Jefferson	16-14	9/3/14	<p>The existing RA-3 Redevelopment Area, located along Route 15, and its associated Redevelopment Plan, calls for maintenance of the underlying C-2 zoning with expanded density. In June 2014 the Township Council adopted a resolution designating Block 249, Lots 3.18 and 3.19 as Areas in Need of Redevelopment (as are all parcels in the RA-3). Proposed Ordinance 16-14 amends the 2009 Jefferson Redevelopment Plan and the Zoning Map to add these two properties to the RA-3 Redevelopment Area.</p> <p>The two parcels total 7.8 acres and are located on Tierney Rd. and Edison Rd. (County Route 615), roughly 600 feet from southbound Route 15, and are home to a self storage facility. Various commercial uses are located to the immediate east.</p> 	<p>These properties are located in the Highlands Preservation Area.</p>

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Borough of Netcong	2014-10	8/14/14	Amend the Land Development Regulations to revise the definition of “Family” so that it no longer refers to persons related by blood or marriage.	
Township of Pequannock	2014-23	7/22/14	Amend the Zoning Regulations to add a new section establishing regulations for signs. The new section specifies the types of signs permitted and prohibited, establishes a procedure for obtaining a sign permit, and places limits on the size, number and location of signs.	
Township of Washington	RO-12-14	8/18/14	The “Washington Township 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 Washington Township, the Township “Highlands Area” is defined as incorporating both the Highlands Planning Area and Preservation Area	
Township of Washington	RO-13-14	8/18/14	Amend the Land Use Ordinance to incorporate the “Highlands Area Plan Conformance Guidelines Application for Development” (Highlands “checklist”), which shall apply to any development within the Township Highlands Area that is subject to the Highlands Act. All municipal waivers or findings of application completeness shall be subject to Highlands Council call-up review. This ordinance provides immediate protection as part of the Township’s petition for plan conformance in both the Highlands Planning Area and Preservation Area.	

Zoning Ordinances Adopted: July 2014

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of East Hanover	11-2014	7/8/14	Amend the Land Use and Zoning Regulations to establish a time frame in which the Township has to review and approve or deny a grading permit as well as to establish an escrow requirement for each permit.	
Township of Hanover	30-14	7/14/14	Amend the Land Use and Development Regulations to prohibit commercial signs on public property, except for temporary commercial signs placed in accordance with restrictions as to size, type, location and the length of time such signs may be placed.	
Township of Jefferson	2-14	7/16/14	Amend the Municipal Code to add a Riparian Zones chapter for the purpose of regulating uses and activities within riparian zones in keeping with WQMP rules.	
Township of Jefferson	3-14	7/16/14	Amend the Municipal Code to add a Steep Slopes chapter for the purpose of regulating uses and activities on steep slopes in keeping with WQMP rules.	
Township of Jefferson	4-14	7/16/14	Amend the Subsurface Sewage Disposal System Management chapter of the Municipal Code to change the definition of "Program Area" from "The portion of Jefferson Township within the Musconetcong watershed" to "This Ordinance shall be applicable throughout the entire Township of Jefferson."	
Township of Mine Hill	15-14	7/25/14	<p>Amend the Land Use Ordinance to replace the brief existing Signs Chapter with a new Signs Chapter establishing comprehensive regulations pertaining to the placement of signs. Examples of the new regulations include:</p> <ul style="list-style-type: none"> • A sign permit shall be required before the placement of any permanent sign permitted by this Chapter. • Deviations from the sign standards with respect to size, location, and number of signs shall require the granting of a bulk zoning variance. • Only one freestanding sign is permitted for each property. • The maximum height of any facade sign shall not exceed 5 feet and the maximum width shall not exceed 65% of the width of the wall upon which the sign is placed. • No billboard signs shall be erected. 	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Morris Plains	9-2014	7/2/14	This ordinance readopts content identical to Ordinance 7-2014, which was adopted in May 2014 and may be seen in the May 2014 Zoning Report.	Ordinance 7-2014 was adopted prior to a resolution explaining its inconsistency with the Borough Master Plan as required by the MLUL. Ordinance 9-2014 readopts the same content in order to correct this procedural deficiency.

Proposed Ordinances Received: 6

Adopted Ordinances Received: 7

Total Ordinances Processed: 13