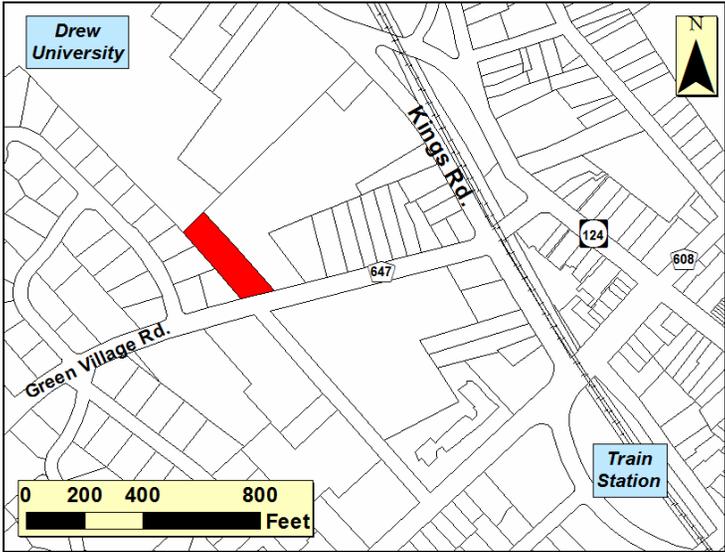


Zoning Ordinances Introduced: March 2014

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Denville	6-14	4/22/14	Amend the Land Use Regulations to remove hotels as a permitted use in the I-1 Zone and permit hotels as a conditional use in the I-2 Zone. Hotels shall be restricted to parcels that are located within a 1/2 mile distance to access to the Federal Highway System (measured as the site is accessed, not radially). Minimum lot size shall be 2 acres. A combination of FAR, height limitations and maximum building footprints are utilized to control the total amount of development on a specific site. A FAR of .25 is permitted, however a bonus for hotel uses holds that for each 1% (.01) in excess of the minimum required landscaped area an additional 2% (.02) of FAR is permitted to a maximum FAR of .55. All hotel buildings shall contain a central entrance leading to a common lobby area, which lobby area shall be manned 24 hours a day. Access to the sleeping rooms shall be only through hallways extending from the lobby area. Retail is permitted as an accessory use to hotels.	Ordinance 6-14 is similar to Ordinance 19-13, which was introduced in July of 2013 but never adopted. The primary difference is that Ordinance 19-13 would have removed motels as a permitted use throughout the Township whereas Ordinance 6-14 does not.
Township of Hanover	9-14	4/10/14	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	4/10/14	<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 #	Public Hearing Date	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. 	

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Morris	08-14	4/16/14	Amend the Zoning Regulations so that wireless telecommunications facilities may be served by an emergency generator. Such facilities may not be powered by generators on a regular, non-emergency basis.	
Borough of Mountain Lakes	01-14	3/10/14	<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.

Zoning Ordinances Adopted: March 2014

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of East Hanover	2-2014	3/7/14	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 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.
Township of Long Hill	323-14	2/28/14	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.	
Town of Morristown	10-2014*	3/28/2014	Amend the Land Use Regulations to establish regulations with respect to the placement of Permanent Standby Generators. Such generators are permanently connected to the building's electrical systems in order to provide backup power in the event of power outages. Regulations include a prohibition on the placement of such generators in front yards, a limitation of usage to times of electrical power outages, and various permitting requirements.	
Township of Randolph	7-14	3/10/14	Amend the Stormwater Control Ordinance to include regulations governing minor developments.	

Proposed Ordinances Received: 7

Adopted Ordinances Received: 4

Total Ordinances Processed: 11

* Ordinance introduced and adopted during the same month.