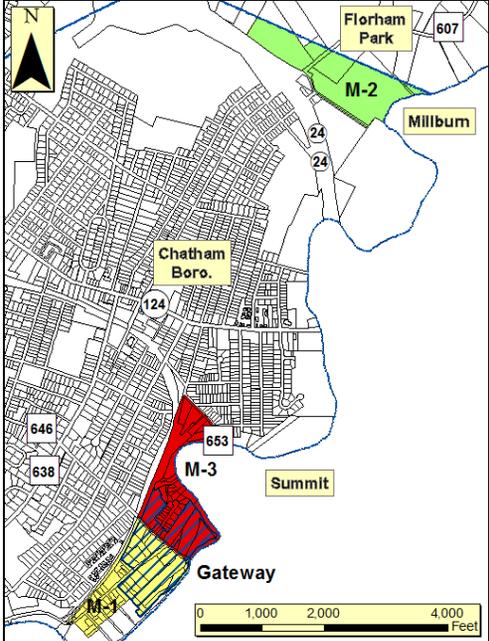


Zoning Ordinances Introduced: October 2014

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Borough of Chatham	14-09	11/24/14	<p>Amend the Land Development Regulations as they relate to the M-1, M-2 and M-3 Industrial Districts and create a new Gateway Overlay District. The amendment adds residential use to the M-1 and M-3 Districts, including Multi-Family as a conditional use in the M-3 District. Industrial uses will no longer be permitted in the M-2 District. The new Gateway Overlay District will permit uses such as Retail, Boutique Hotels, Townhouses and Multi-Family.</p> <p>Amendments to the M-1 District include the following:</p> <p>Modify Principal Permitted Uses:</p> <ul style="list-style-type: none"> • Replace reference to Manufacturing Plants with reference to Light Manufacturing. • Remove Wholesale Distribution Centers and Warehouses. • Add Offices, Non-Drive Thru Restaurants, Indoor Commercial Recreation/Fitness Club, Art Galleries, Personal Services, Business Services, and Mixed-Use Building w/ above. <p>Modify Conditional Uses:</p> <ul style="list-style-type: none"> • Add Apartments on upper floors with permitted non-residential uses with frontage on Summit or Watchung Aves., a maximum of 6 units per structure, and a maximum individual building footprint of 6,000 sq. ft. • Add Auto Repair and General Repair Shop (subject to restrictions). <p>Other Amendments:</p> <ul style="list-style-type: none"> • Minimum Lot Area: 5,000 sq. ft. (there was no minimum in existing regulations) • Maximum Coverage: Cut from 85% to 80% <p>Amendments to the M-2 District include the following:</p> <p>Modify Principal Permitted Uses:</p> <ul style="list-style-type: none"> • Remove Laboratories, Manufacturing Plants, Wholesale Distribution Centers and Warehouses. • Add Indoor Commercial Recreation/Fitness Club and Moving Businesses <p>Amendments to the M-3 District include the following:</p> <p>Modify Principal Permitted Uses:</p> <ul style="list-style-type: none"> • Same changes as M-1 District, plus: • Add Apartments on upper floors with permitted non-residential uses with frontage on Summit or Watchung Aves., a maximum of 6 units per structure, and a maximum individual building footprint of 6,000 sq. ft. • Add Two-Family Residences as in R-4 and Non-Drive Thru Financial Institutions. <p>Modify Conditional Uses:</p> <ul style="list-style-type: none"> • Add Multi-Family Residential outside the Gateway Overlay District on the southeastern side of River Road (subject to requirements). • Add Outdoor Dining. <p style="text-align: center;"><i>Continued on Next Page</i></p>	<p>The amendments to the M-1 and M-3 Districts and the creation of the Gateway Overlay District implement the recommendations of the 2013 Land Use Element Amendment (the amendments to the M-2 District are not based on the 2013 Amendment).</p> <p>As noted in the 2013 Amendment, the M-3 District consists of a wide range of land uses, including manufacturing, commercial, retail, and some remaining homes. The M-1 District contains a variety of commercial uses.</p> <p>The goals of the 2013 Amendment for the M-1 and M-3 Districts include the maintenance of the existing light manufacturing uses, while adding a wider range of uses to broaden investment opportunities, and to establish the River Rd./Watchung Ave. gateway as a welcoming mixed use entry into the community, including pedestrian facilities and amenities.</p> <p>Neither the 2013 Amendment nor Ordinance 14-09 specifies a maximum density for the conditional use multi-family.</p>

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Borough of Chatham	14-09	11/24/14	<p style="text-align: center;"><i>Continued from Previous Page</i></p> <p>Other Amendments:</p> <ul style="list-style-type: none"> • Minimum Lot Area: 5,000 sq. ft. (there was no minimum in existing regulations) • Maximum Coverage: 75% (under existing regulation, varies from 70% - 85% by lot size) <p>Regulations for the newly created Gateway Overlay District:</p> <p>Permitted Uses:</p> <ul style="list-style-type: none"> • Ground floor uses: Non-Drive Thru Retail Sales and Service, Non-Drive Thru Restaurants, Boutique Hotel, Galleries, Theater, Offices with less than 3,000 sq. ft. • Upper floor uses: Office, Apartments, Live/Work Artist Lofts, Educational uses up to 15% GFA, Performing Arts, Boutique Hotel, Theater and Galleries. • Townhouse Development behind permitted uses fronting River Road or Watchung Ave as in the AFD-2 District. • Multi-Family (on all floors), including age-restricted. <p>Other Requirements:</p> <ul style="list-style-type: none"> • Minimum Lot: 30,000 sq. ft. • Maximum Height 3 stories/ 35 feet or 4 stories / 48 feet (with incentives) • Maximum Impervious Coverage: 85% • Design standards including massing scale, architecture, materials, streetscape, etc. • Traffic Study and Community Impact Assessment 	The M-2 District is the location of the Chatham/Madison Sewer Plant, a moving and storage business and an athletic club.

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Long Hill	340-14	10/29/14	Amend the Land Use Code to revise the planning board membership from seven members and two alternates under existing regulations to nine members with no alternates, as is permitted by the MLUL.	
Borough of Rockaway	12-14	11/13/14	Amend the Zoning Regulations to prohibit rooming and boarding houses in all zone districts.	

Zoning Ordinances Adopted: October 2014

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Florham Park	14-16	10/23/14	<p>Amend the Zoning Regulations to add recreational uses as permitted uses in the C-1 Office and Manufacturing Zone and establish related standards. The amendments include the following:</p> <p>Add the following as permitted uses in the C-1 Zone:</p> <ul style="list-style-type: none"> • Commercial, recreational and sports activities, including full sized practice turf grass fields, courts, pools and rinks. • Indoor and outdoor recreational and sports uses, including swimming pools, fields, courts, hockey rinks, meeting rooms, instructional and conference rooms related to the primary business and all related activities. <p>Add the following as accessory uses (to the above two permitted uses) in the C-1 Zone:</p> <ul style="list-style-type: none"> • Clubhouse and restaurant used in conjunction with the primary business. • Catering and food preparation for events on or off site. • Health and fitness training and preparation for all aspects of sports and recreation. • Maintenance buildings and facilities necessary for the operation of the facility. • Off street parking for patrons and employees. <p>A minimum lot size of six acres is established for a recreational use in the C-1 Zone that includes outdoor fields or courts (the standard minimum lot size in the C-1 Zone is five acres). Parking standards for the recreational uses are established as well.</p>	
Township of Hanover	40-14	10/29/14	<p>Amend the Land Use and Development Regulations concerning exemptions from the site plan requirements. An example of the changes includes the addition of minor lighting and drainage improvements to the list of exempt activities.</p>	
Township of Jefferson	19-14	10/29/14	<p>Amend the Land Use Ordinance to incorporate the “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 the Highlands Preservation Area.</p>	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Jefferson	20-14	10/29/14	<p>The “Township of Jefferson Highlands Preservation 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 Jefferson Township, the Township “Highlands Area” is defined as incorporating the Highlands Preservation Area</p>	
Township of Montville	2014-30*	10/28/14	<p>Amend the Zoning Regulations as they pertain to Places of Worship. Examples of changes applicable to Places of Worship include the following:</p> <ul style="list-style-type: none"> • Maximum building and impervious coverages shall be 50% of the lot area, or 40% if in the CWR Critical Water Resources Prime Aquifer District (under existing regulations the maximum was as allowed for the zone). • All buildings shall be located at least 50 feet from a property line except: <ul style="list-style-type: none"> ○ If the setback requirement for the zone exceeds 50 feet, the greater setback shall apply. ○ For those buildings serving a purely residential function and any other accessory building not exceeding 2,500 sq. ft. in gross floor area, the setback requirements of the zone shall apply. • The maximum height of all buildings shall be 35 feet and 2 ½ stories, except that churches spires, belfries, chimneys and similar appurtenances may extend a further 10 feet. 	
Borough of Morris Plains	15-2014	10/8/14	Amend the Land Development Ordinance to add two alternate members to the Borough Planning Board, as authorized by N.J.S.A. 40:55D-23.1	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Mount Olive	22-2014*	10/30/14	<p>Amend the Zoning Regulations to make a wide variety of changes, many of which are administrative in nature. Some of the more notable functional changes include the following:</p> <ul style="list-style-type: none"> • In the RR-AA and RR-A Residential Districts, eliminate the language that allows developments that are not developed under the cluster principal to be permitted a smaller lot area. • Remove Planned Adult Communities as a permitted use in the R-2 Residential District. • Remove Hospitals and Club Pools as conditional uses in the Public/Conservation, RR-AA, RR-A, R-1, R-2, R-3, R-4, and R-5 Residential Districts. • Remove Campgrounds as a conditional use in the RR-AA and RR-A Residential Districts. • Remove Cemeteries and Golf Courses as conditional uses in the RR-AA, RR-A, R-1, R-2, R-3, R-4, and R-5 Residential Districts:. • Remove Mortuaries as a conditional use in the R-3, R-4, and R-5 Residential Districts: • Remove Medical Centers as a conditional use in the R-3 and R-5 Residential Districts. • Change the name of the Professional/Commercial Zone to the Professional/Business Zone. • Service Stations shall be permitted to have a Convenience Store with a maximum FAR of 0.06. • Remove Motels and Hotels as a permitted use in the C-1 and C-2 Commercial Districts. • Add off-street parking standards for the following uses: Hotel, House of Worship, Motel, Motor-Vehicle Dealership, Motor-Vehicle Repair and Veterinary Clinic. 	<p>This ordinance implements many of the recommendations of the Periodic Reexamination Report of June 20, 2013.</p>

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Netcong	2014-12	10/22/14	<p>Amend the Land Development Procedures as they apply to fences and walls, including the following.</p> <ul style="list-style-type: none"> • Add a definition for a “Living Fence” (a barrier on a property border comprised of living materials such as shrubs) and replace various references in the regulations to hedges with living fences. • Increase the maximum height of fences, walls, and living fences (formerly hedges) on corner lots from 30 inches to 3 feet. • Fences or other enclosures shall be maintained to assure the structural integrity of the fence and to prohibit and unsightly appearance. 	

Proposed Ordinances Received: 5

Adopted Ordinances Received: 8

Total Ordinances Processed: 13

* Ordinance introduced and adopted during the same month.