

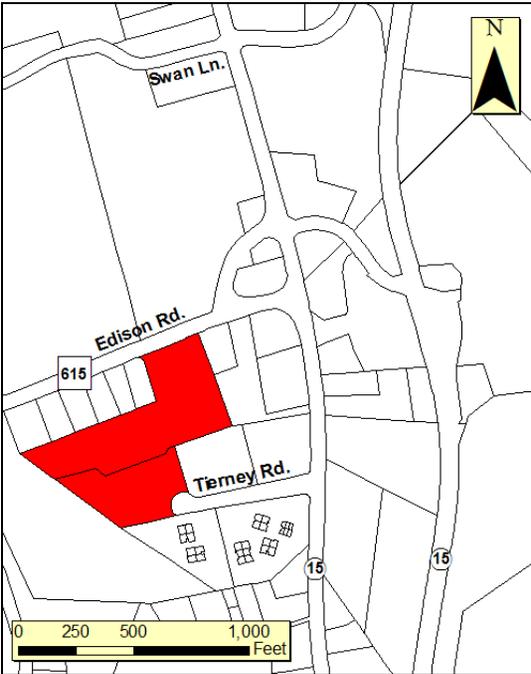
Zoning Ordinances Introduced: September 2014

| Municipality | Ordinance # | Public Hearing Date | Summary | Staff Comments |
|-------------------------|-------------|---------------------|---|----------------|
| Borough of Florham Park | 14-16 | 10/2/14 | <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 | 38-14 | 10/9/14 | <p>Amend the Land Use and Development Regulations as they apply to fences and walls. Examples of the amendments include:</p> <ul style="list-style-type: none"> • Where existing regulations apply only to fences in front yards in residential zones, the amended regulations apply to all zones as well as side and rear yards. • Unless required by these regulations for buffers or screening purposes, freestanding walls shall be permitted only in the side and rear yards, except for sitting walls and planter walls, which are permitted in the front yard up to a height of 24 inches. • The height of fences and freestanding walls accessory to single-family attached and multifamily dwellings and nonresidential uses shall not exceed 6 feet when located in the front yard (for single family detached and two family dwellings the existing 42 inch limit is retained). • The height of retaining walls shall not exceed 4 feet. | |

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| Township of Hanover | 39-14 | 10/9/14 | Amend the Land Use and Development Regulations to prohibit the serving of alcoholic beverages for consumption on the premises in the I-B3 Industrial and Business District, unless as an accessory to an eating or drinking establishment that is a separate use and a) is located in a separate building from any other establishment on the premises, or b) is separated from any other establishment on the premises by a continuous wall that does not allow access between such establishments. | |
| Township of Hanover | 40-14 | 10/23/14 | 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. | |
| Township of Jefferson | 19-14 | 10/15/14 | 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. | |
| Township of Jefferson | 20-14 | 10/15/14 | 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 | |
| Borough of Morris Plains | 15-2014 | 10/2/14 | 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 | |
| Borough of Netcong | 2014-12 | 10/9/14 | <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. | |

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| Township of Pequannock | 2014-26 | 9/9/14 | <p>Amend the Township Code to remove Chapter 153, (Signs) and replace it with new sign regulations located within Chapter 189 (Zoning). Example of changes to the sign regulations include the following:</p> <ul style="list-style-type: none"> • In the C-2, C-3, C-4, and Highway Business Districts, increase the maximum height of electronic message centers from 2 feet to 3 feet. • Light Emitting Diode (LED) Signs are newly regulated. Examples of such regulations include the prohibition of movements that draw attention, the requirement that the background of the electron message area be black, and the requirement that the text and logos in these messages be static or depicted for a minimum of one hour. • One sandwich or A frame sign shall be permitted within the front yard setback or on the sidewalk immediately adjacent to the commercial use in the C-1 or Downtown Business District, subject to various restrictions, such as limits on size and hours of placement during the day. | |

Zoning Ordinances Adopted: September 2014

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|-----------------------|-------------|---------------------|---|--|
| Township of Jefferson | 16-14 | 9/12/14 | <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>  | These properties are located in the Highlands Preservation Area. |
| Township of Montville | 2014-24* | 9/29/14 | Amend the Land Use and Development Regulations to establish a Technical Review Committee whose role would be, upon the request of an applicant for a subdivision or a site plan, to review the application for completeness, ensure compliance with the provisions of all applicable regulations, discuss the merits of the application, and address matters of engineering and technical compliance. The committee's recommendations shall not be binding on the relevant Board. | |

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| Township of Montville | 2014-25* | 9/29/14 | Amend the Land Use and Development Regulations to extend the limit on the placement of temporary storage containers on developed single family lots in the R Residential Zones from 14 days with one extension of 14 days under the existing regulations to 30 days with, under certain circumstances, an extension of up to 3 months under the newly amended regulations. | |
| Town of Morristown | O-27-2014* | 9/26/14 | <p>Amend the Land Use Regulations to add a “Green Building Questionnaire” to the checklists that accompany applications for development. This questionnaire does not create new zoning standards or other legal requirements upon an applicant’s proposal for development but is considered to be a collection of best practices. Examples from the questionnaire include:</p> <ul style="list-style-type: none"> • Did you design the project to meet or exceed baseline certification requirements under one of the USGBC LEED rating systems? • Did you minimize impervious surfaces through the use of gravel, permeable pavers, etc? • Did you specify Energy Star water conserving appliances? | |
| Borough of Mountain Lakes | 04-14 | 9/8/14 | Amend the Revised General Ordinances to establish Wellhead Protection Area Regulations. This new chapter places various restrictions and prohibitions on land uses or activities that add Major or Minor Potential Pollutant Sources depending on their location within a Tier 1, Tier 2, or Tier 3 Wellhead Protection Area. These three tiers are added as overlays to the underlying zoning districts. | |

Proposed Ordinances Received: 12

Adopted Ordinances Received: 5

Total Ordinances Processed: 17

* Ordinance introduced and adopted during the same month.