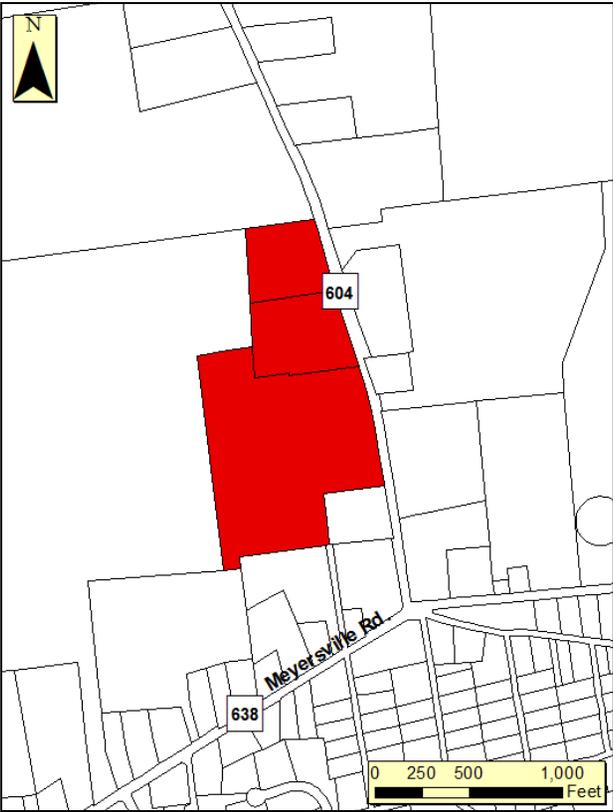


### Zoning Ordinances Introduced: April 2015

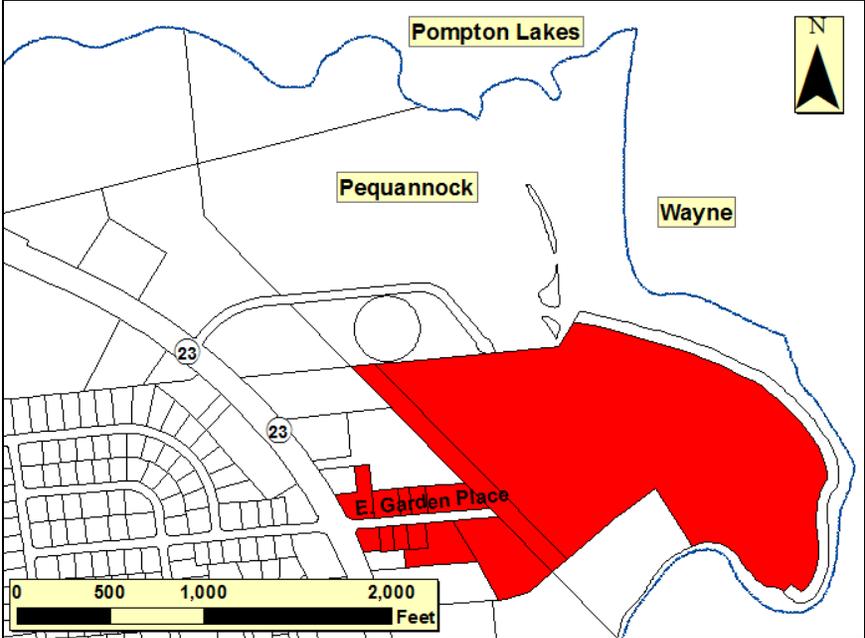
Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Denville	04-15	5/5/15	Amend the Zoning Regulations to adopt a revised Zoning Map. The Township Clerk states that the new Zoning Map differs from the existing Zoning Map only by the addition of a color coding system.	According to the Township Clerk, this ordinance will be withdrawn, corrected and resubmitted due to the accidental omission of the Aquifer Sensitive Area from the Zoning Map.
Township of Hanover	14-2015	5/14/15	<p>Amend the Land Use and Development Regulations for the I-B3 Industrial and Business District to reduce the minimum lot size for retail sales and service uses from ten acres to three acres for properties that meet certain requirements. For properties that do not meet these requirements, the minimum lot size for retail sales and service uses shall remain at ten acres. The requirements for the reduced minimum lot size include:</p> <ul style="list-style-type: none"> <li>• Such properties shall either substantially abut or be located directly across the street from and substantially share the same street frontage with an existing development containing at least ten acres net developable area and comprised of retail sales and service establishments. <ul style="list-style-type: none"> <li>- “Substantially abut” shall mean having a shared contiguous property boundary at least 300 ft. In length.</li> <li>- “Located directly across the street from and substantially share the same street frontage” shall mean having a shared contiguous property frontage of at least 300 ft. length for each tract and located on opposite sides of the same street in the same location.</li> </ul> </li> <li>• Such properties shall have at least 300 ft. of contiguous frontage on Hanover Ave. or Ridgedale Ave.</li> <li>• The minimum floor area for all buildings within any development containing retail sales and services on a lot that is permitted to be less than ten acres shall be 15,000 sq. ft. (the existing 75,000 sq. ft. minimum floor area shall remain for lots of ten acres or more).</li> </ul>	

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Long Hill	349-15	5/13/15	<p>Amend the Land Use Regulations to create a new zoning district, the REC - Recreation District, and amend the Zoning Map to rezone Block 14602, Lots 4, 4.01 and 8 from C – Conservation (permits single family detached, farms, public uses, community residences and equine related activities) to the newly created REC District. Lot 4.01 (4.8 acres) and Lot 8 (18.3 acres) are the site of the Gillette Sports Training Center which features indoor and outdoor tennis, soccer and lacrosse facilities. Lot 4 (3.8 acres) has a single family detached home.</p> <p>Permitted uses in the REC District shall be Recreation Facilities and Public Uses. The recreation facility may request permission from the Township Committee to hold up to six catered events or festivals per year. Standards for the REC District include:</p> <ul style="list-style-type: none"> <li>• Minimum Lot: 20 acres</li> <li>• Maximum Height: 35 feet</li> <li>• Maximum Building Coverage: 30%</li> <li>• Maximum Lot Coverage 40%</li> <li>• Floor Area Ratio: 0.4</li> </ul> 	

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Borough of Madison	28-2015	4/17/15	Amend the Land Development Regulations to provide that pipelines that are not public utilities that distribute services to end users and are unregulated by the State of New Jersey Board of Public Utilities are specifically prohibited within the Borough.	This ordinance is identical to Chatham Township Ordinance 2015-10 which was introduced last month in response to the proposed Pilgrim Pipeline that would carry oil from Albany, NY to Linden, NJ.
Township of Mine Hill	15-15	4/16/15	<p>Amend the Land Use Regulations to add a new section entitled “Lot Grading and Land Disturbance Standards.” Examples of the standards established by the new section include:</p> <ul style="list-style-type: none"> <li>• The yards of every structure shall be graded to secure proper drainage away from buildings and to dispose of runoff without ponding.</li> <li>• The minimum slope for lawns shall be 2.0%. The minimum slope for smooth hard finished surfaces shall be 0.75%.</li> <li>• No fill or excavation shall be made closer than five feet to an existing property line or proposed property line.</li> <li>• Swales must be located at least 15 feet from the front and rear faces of a building and 10 feet away from any side walls. Swales shall not cross any driveways.</li> </ul>	
Borough of Mountain Lakes	02-15	4/13/15	<p>Various amendments are proposed for the Land Subdivision and Site Plan Ordinance. Examples include the following:</p> <ul style="list-style-type: none"> <li>• The developer shall be required to establish an escrow account to cover the cost of professional services as part of an informal review of a concept plan for development.</li> <li>• The following are shifted from the Site Plan Submission and Design Requirements to the Subdivision Submission Requirements: <ul style="list-style-type: none"> <li>- Steep slope calculations in accordance with § 245-20C of Chapter 245, Zoning.</li> <li>- Wetlands calculations in accordance with § 245-20D of Chapter 245, Zoning.</li> </ul> </li> </ul>	

### Zoning Ordinances Adopted: April 2015

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Chatham	2015-10	4/27/15	Amend the Zoning Regulations to provide that pipelines that are not public utilities that distribute services to end users and are unregulated by the State of New Jersey Board of Public Utilities are specifically prohibited within the Township.	Published reports indicate that this ordinance is in response to the proposed Pilgrim Pipeline that would carry oil from Albany, NY to Linden, NJ.
Borough of Morris Plains	3-2015	4/6/15	Ordinance 21-2014 was adopted in December 2014 and created the R-7 Apartment/Multi-Family Residential District at 250 Johnson Road. It permitted 197 multi-family units. In order to effect certain procedural notice requirements consistent with the MLUL, the text of that ordinance has been reintroduced in identical form as Ordinance 3-2015.	Morris County received copies of this ordinance in keeping with the notice requirements of the MLUL.
Borough of Mountain Lakes	08-14	4/6/15	<p>Amend the Land Use Procedures to require a zoning permit in the following situations:</p> <ul style="list-style-type: none"> <li>• The construction, reconstruction, demolition, alteration, conversion or installation of a structure.</li> <li>• The commencement of a use or a change of an existing use.</li> <li>• Prior to the issuance of a building permit.</li> </ul>	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Pequannock	2014-12	4/20/15	<p>Amend the Zoning Regulations to establish a new zoning district, the I-1A Industrial District, and amend the Zoning Map to rezone Block 902, Lots 11, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, and 31 from the C-3 Regional Commercial District to the newly created I-1A District. The thirteen lots are located on E. Garden Place off Route 23. Most of the lots are smaller commercial and industrial properties on E. Garden Place. This grouping also includes two single family homes. Off the east end of E. Garden Place is a 44 acre farmland assessed parcel, the rear three-fourths of which is wetlands. The existing C-3 zoning permits retail, shopping centers and offices on 4 acre minimum lots. The standards for the new I-1A District include the following:</p> <ul style="list-style-type: none"> <li>• <b>Permitted Uses:</b> Uses permitted in the I-1, I-2 and I-3 Districts (industrial, warehousing, and offices). In addition, the following are permitted uses: Auto sales, garden centers, repair of vehicle parts, horse farms, contractor’s vehicle, equipment and materials storage, and buildings for storage and maintenance of commercial vehicles.</li> <li>• <b>Min. Lot:</b> 1 acre.</li> <li>• <b>Max. Height:</b> 2 stories / 35 feet</li> <li>• <b>Max. Building Coverage:</b> 35%</li> <li>• <b>Max. Impervious Coverage:</b> 75%</li> </ul> 	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Pequannock	2014-13	4/20/15	<p>Various amendments are proposed for the Zoning Regulations as they pertain to fences, generators and decks in the residential districts. Examples of these changes include the following:</p> <ul style="list-style-type: none"> <li>• Permit fences in excess of 4 feet but not to exceed 6 feet in the secondary front yard if the fence has a setback at the prevailing building setback and runs parallel to the street right-of-way.</li> <li>• Regulations pertaining to central air conditioning equipment shall now apply to generators.</li> <li>• A new subsection is added detailing when decks shall not be counted toward building coverage.</li> </ul>	

**Proposed Ordinances Received: 6**  
**Adopted Ordinances Received: 5**  
**Total Ordinances Processed: 11**