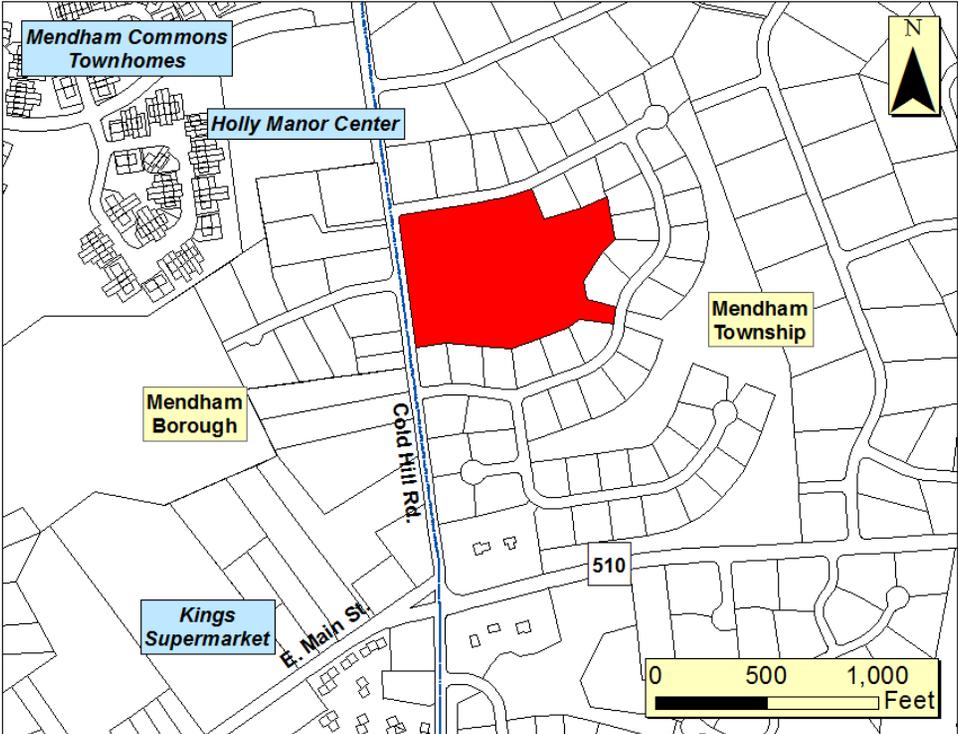


## Zoning Ordinances Introduced: August 2015

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Hanover	26-2015	9/10/15	Amend the Land Use and Development Regulations to establish limits on encroachments into yards such as by porches, steps, fire escapes, awnings, canopies, air conditioning equipment and pool pumps.	
Township of Mine Hill	22-15	8/13/15	Amend the Land Use Regulations so that outdoor storage and operations are prohibited in the portion of the ED Economic Development District east of Iron Mountain Road. Outdoor storage shall now be permitted as an accessory use in the portion of the ED District west of Iron Mountain Road, but only in a rear yard and where screened by fencing or landscaping.	
Borough of Mountain Lakes	08-15	9/14/15	<p>Several chapters of the Revised General Ordinances are amended in connection with Wellhead Protection regulations. Examples of the changes include the following:</p> <ul style="list-style-type: none"> <li>• The Land Use Chapter is amended to add a definition for Wellhead Protection Area (WPA) which shall be defined as an area around a well, from which groundwater flows to the well and groundwater pollution, if it occurs, may pose a significant threat to the quality of water withdrawn from the well.</li> <li>• In the Environmental Factors Chapter and the Subdivision of Land and Site Plan Review Chapter, various references to the Prime Aquifer Area are changed to the Wellhead Protection Area.</li> <li>• References to the Prime Aquifer Area are removed from the Zoning Chapter.</li> </ul>	
Township of Pequannock	2015-14	9/8/15	<p>Ordinance 2015-14 replaces Ordinance 2015-08, which was introduced in June 2015. No motion was taken to adopt Ordinance 2015-08. Ordinance 2015-14 differs from Ordinance 2015-08 by limiting residential cantilevers to two feet and to two opposite sides of the building; The original proposal permitted three foot cantilevers on all sides of the building. The new ordinance also adds golf driving ranges to the indoor sports to be permitted as a conditional use in the I-1 Industrial District. The Zoning regulations shall be amended as follows:</p> <ul style="list-style-type: none"> <li>• A new term is added to the list of definitions:  <b>Cantilevering (residential)</b> – To allow for modest improvements of homes in the community without negatively impacting flooding or proportionality, a home may be cantilevered no more than two feet over the foundation. Such cantilever may occur on two opposite sides. Such a cantilever shall not be included in building coverage. The area of the cantilever in excess of the permitted two feet shall be included and counted as part of the building coverage.</li> <li>• Buildings for indoor sports type uses such as wrestling, batting cages, weight lifting, gold driving ranges, fitness centers, dance studios, gymnastics or other similar uses shall be a conditional use in the I-1 Industrial District.</li> </ul>	

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Borough of Netcong	2015-10	9/10/15	Amend the Land Development Regulations to create the following new forms that shall be required to be completed and submitted by applicants for development: <ul style="list-style-type: none"> <li>• Administrative Checklist</li> <li>• Technical Checklist Preliminary Site Plan</li> <li>• Technical Checklist Final Site Plan</li> <li>• Technical Checklist Preliminary Major Subdivision</li> <li>• Technical Checklist Final Major Subdivision</li> <li>• Technical Checklist Minor Subdivision</li> </ul>	
Township of Washington	RO-09-15	9/21/15	Amend the Zoning Regulations to increase the review deposits required to be paid for several types of variance applications	

### Zoning Ordinances Adopted: August 2015

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Chester	2015-10	8/14/15	Amend the Land Development Regulations to clarify that developers who demolish a single existing structure and replace it with a single new structure shall pay a development fee.	
Township of Mendham	6-2015	8/19/15	<p>Amend the Zoning Map to rezone Block 131.01, Lot 1 from the R-2 Detached Single Dwelling District (minimum lot size two acres) to the R Detached Single Dwelling District (minimum lot size 20,000 sq. ft.). The 12 acre parcel is on Cold Hill Road on the border with Mendham Borough and is immediately surrounded by small lot single family homes. The property is owned by Mendham Township and is known as Pitney Farm. It is home to a 1722 farmhouse.</p> 	<p>The Mendham Township Planning Board voted that the rezoning would be inconsistent with the Township Master Plan, however the Township Committee voted to approve the rezoning, as is permitted under NJAC 40:55D-62 of the MLUL.</p> <p>Seven of the 12 acres are preserved open space, having received funding from Morris County. The other five acres, including the farmhouse, are available for development.</p> <p>According to published reports, the Township intends to sell the five unpreserved acres.</p>

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Montville	2015-19*	8/31/15	Amend the Land Use and Development Regulations to provide that pipelines that do not distribute services to end users and are unregulated by the State of New Jersey Board of Public Utilities are specifically prohibited within the Township.	Chatham Township, Madison and Parsippany have adopted similar ordinances in response to the proposed Pilgrim Pipeline that would carry oil from Albany, NY to Linden, NJ.
Township of Pequannock	2015-09	8/31/15	Amend the Land Use Regulations to make various changes to the section establishing membership in the Planning Board, including added references to N.J.S.A 40:55D-23 (the section of the MLUL that establishes municipal planning board membership) and a reduction of the number of Class IV members from eight to six.	
Township of Roxbury	08-15	7/31/15	Amend the Land Development Regulations to modify the Violation and Penalties section to state that each day of a continuing violation of these regulations shall constitute a separate violation.	

**Proposed Ordinances Received: 7**

**Adopted Ordinances Received: 5**

**Total Ordinances Processed: 12**

\* Ordinance introduced and adopted during the same month.