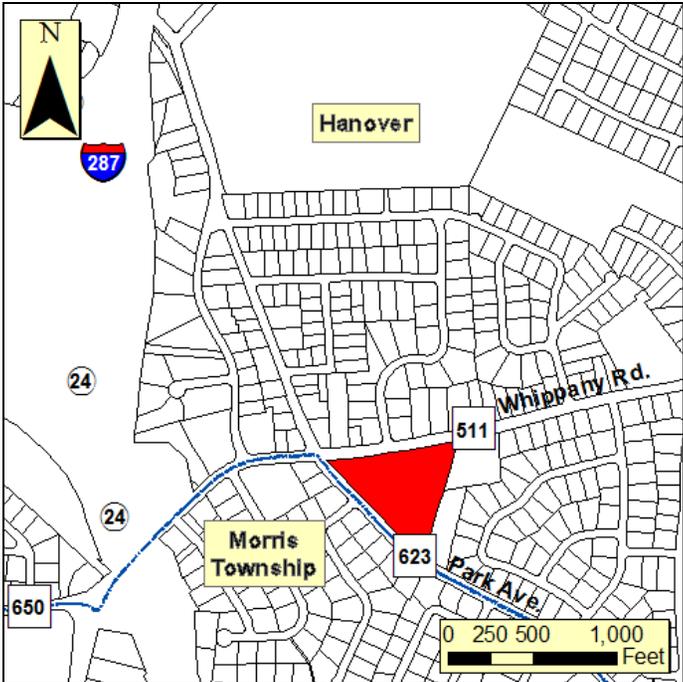


Zoning Ordinances Introduced: February 2015

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Hanover	3-15	2/26/15	<p>Amend the Land Use and Development Regulations to establish a new overlay zoning district permitting age-restricted townhouses, the R-15A Residence Overlay District, and amend the Zoning Map to place Block 4701, Lot 29 into the newly created overlay district. The subject parcel is the six acre site of the vacant Emmanuel Orthodox Presbyterian Church at the intersection of Park Ave. and Whippany Rd., roughly 1,200 feet east of Rt. 24. It is located in a single family neighborhood and is in the R-15 Residence District (permits single family on 15,000 sq. ft.). The standards applicable to the new R15A Overlay District include the following:</p> <ul style="list-style-type: none"> • Permitted Uses: Single Family Detached (regulated as in the R-15 District) and Townhouses (regulated as below) • Age Restriction: At least one person age 55 or over with none under age 18. • Maximum Density: 5.6 units per acre • Maximum Units: 33 • Maximum Height: 2 ½ stories / 35 feet • Maximum Building Coverage: 25% • Max. Improvement Coverage: 60% 	<p>Published reports indicate that the Hanover Township Committee rejected this zone change which would have permitted the development of a 33 unit townhouse development for this site.</p> <p>http://newjerseyhills.com/hanover_eagle/news/hanover-rejects-zone-change-for-high-density-housing-on-park/article_c3e146de-c4d3-5271-a5e1-f43fd4ffe36e.html</p>

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Mine Hill	02-15	3/5/15	<p>The Zoning Ordinance is amended to rewrite Administration, Enforcement and Penalties Section. Examples of the modified or additional provisions include the following:</p> <ul style="list-style-type: none"> • The provisions of the Mine Hill Zoning Ordinance may be enforced by the Zoning Officer, the Township Engineer, or any other employee directed to enforce the provisions of the Ordinance. • No person shall commence the construction, reconstruction, demolition, alteration, conversion or installation of a fence, a wall four feet or greater in height, an interior or exterior structure, a swimming pool or a building without first obtaining a zoning permit. • A person desiring to obtain an official acknowledgment that an existing building, lot or use meets the requirements of the current Zoning Ordinance shall do so by obtaining a zoning permit. • No certificate of occupancy shall be issued until a zoning permit has been issued. • The maximum penalty for violation of the provisions of the Zoning Ordinance is increased from 30 days in the county jail or a \$1,000 fine to 90 days in the county jail or a \$1,250 fine. 	

Zoning Ordinances Adopted: February 2015

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Hanover	1-15	2/17/15	Amend the Land Use and Development Regulations to make various amendments to the floor area regulations. For example, a new section is added establishing floor areas that shall be excluded from the minimum floor area, maximum floor area and maximum floor area ratio requirements. Examples of these excluded floor areas include chimneys and unenclosed porches, breezeways, carports, gazebos and other such roofed structures not enclosed by windows.	
Borough of Madison	1-2015	2/3/15	Amend the Land Development Regulations to require a 10% affordable housing set-aside for all residential projects with ten or more units and a payment in lieu for any partial units.	The 10% affordable housing set-aside reflects recently proposed, but un-adopted, COAH rules.

Proposed Ordinances Received: 2

Adopted Ordinances Received: 2

Total Ordinances Processed: 4