

Zoning Ordinances Introduced: July 2015

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Borough of Chester	2015-10	8/4/15	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 Hanover	23-15	8/13/15	<p>Amend the Land Use and Development Regulations to prohibit the sale or serving of alcoholic beverages for consumption on the same premises in all zone districts, unless such sale or service is accessory to an eating and/or drinking establishment licensed for such sale or service and which a) is located in a separate building from any other business establishment on the same premises, or b) is separated from any other business establishment on the same premises by a continuous wall that does not allow access between such business establishments.</p> <p>An “eating and/or drinking establishment” is defined as a retail establishment selling food and/or drink for consumption on the premises, including but not limited to restaurants, bars, taverns, and uses such as hotels selling food and/or drink; but excluding any grocery, delicatessen, or drug store.</p>	
Township of Long Hill	360-15	8/26/15	Remove the temporary sign regulations from the Land Use Regulations and place them in the Police Regulations section of the Township Code. The stated purpose is so that applicants for a waiver or relaxation of the temporary sign regulations will no longer have to apply for a variance from the Zoning Board of Adjustment.	
Township of Long Hill	361-15	8/26/15	Amend the Land Use Regulations to require a zoning permit instead of a construction permit for new driveways.	
Township of Pequannock	2015-09	7/28/15	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.	
Borough of Riverdale	13-2015	8/26/15	Amend the Zoning Regulations to permit a maximum of three chickens per residential lot.	

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Township of Rockaway	15-09	9/8/15	<p>The Land Use and Development Regulations are amended to make a variety of changes to the sign and outdoor dining standards in the R-B Regional Business District. Examples of these amendments include the following:</p> <ul style="list-style-type: none"> • Internally illuminated window signs shall be permitted in the R-B District provided such signs do not face towards Mount Hope Ave., Point Pleasant Ave., or I-80. Neon signs and flashing signs shall not be permitted. • Accessory outdoor dining areas are added as a permitted use in the R-B District. • A new section establishing standards for outdoor dining in the R-B District is created and includes requirements such as: <ul style="list-style-type: none"> - No outdoor dining area for any interior restaurant shall extend along the façade of an adjacent tenant space. - Outdoor dining areas shall be limited to not more than 20% of the total maximum permitted seating for the interior of the establishment. - Due to its seasonal nature, outdoor dining areas shall not require any parking spaces in excess of the minimum parking requirements for the principal eating establishment. - All outdoor dining areas must close no later than 11:30 pm. 	The R-B District is home to the Rockaway Townsquare Mall and surrounding retail outlets.

Zoning Ordinances Adopted: July 2015

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Florham Park	15-12*	7/23/15	<p>Amend the Zoning Regulations as they apply to the POD-S - Planned Office District - South Zone:</p> <ul style="list-style-type: none"> • Increase the maximum permitted floor area of medical offices from 15% of the maximum permitted floor area in this zone to 28%. • Eliminate the conditional use requirement that restaurants proposed as part of a hotel be located within the hotel building. Instead, such restaurants may be located in separate buildings, but must be located on the same lot or a contiguous lot to the hotel. No more than three restaurants in two buildings and no more than 18,000 sq. ft. of freestanding restaurant space are permitted. • Establish a limit of 165 guest rooms in the one hotel permitted in the zone. The existing limit of 200,000 sq. ft. of floor area for this hotel is amended so that it is exclusive of freestanding restaurant space. • Parking serving the hotel and restaurants may be set back 90 feet from Park Avenue. • The maximum number of corporate suites is decreased from 275 to 256. 	<p>The POD-S Zone is home to the Jets Training Center and the BASF Headquarters.</p>
Township of Hanover	17-2015	7/16/15	<p>Amend the Land Use and Development Regulations to permit Nonresidential Social Assistance Establishments in the OB-RL, OB-DS, OB-RL3, I, I-2, I-4, I-5, I-P, I-P2, I-R and PU Districts. Nonresidential Social Assistance Establishments are defined as establishments that provide social assistance services directly to their clients, including child and youth services, services for the elderly and persons with disabilities, other individual and family services, community food services, emergency and other relief services and vocational rehabilitation services. They do not include establishments that provide housing or shelter.</p>	

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Township of Hanover	18-2015	7/16/15	<p>Amend the Land Use and Development Regulations to make a variety of changes pertaining to the measurement of and permitted encroachments into yards. Examples of these changes include the following:</p> <ul style="list-style-type: none"> • Fire escapes may encroach up to four feet into any required side or rear yard. • Cornices and eaves may encroach up to three feet into any required yard. • Sills, leaders, belt courses and similar ornamental structural features may encroach up to six inches into any required yard. • Heating, ventilating and air conditioning equipment, pool pumps and filters, basement window wells, “Bilco” style basement doors, and similar equipment and structures may encroach into any required side or rear yard, provided that the same shall be required to be located at least five feet from side lot lines and ten feet from rear lot lines. 	
Borough of Riverdale	08-2015	7/2/15	Amend the Land Use Regulations to eliminate appeals to the governing body from Zoning Board of Appeals and Planning Board decisions.	

Zoning Ordinances Tabled: July 2015

Municipality	Ordinance #	Date Filed	Summary	Staff Comments
Borough of Florham Park	15-11	7/23/15	This ordinance was introduced in June 2015 but was tabled. It would have amended the Zoning Map to rezone Block 4201, Lots 32, 33 and 34 from the C-1 District to the MF-4 District. In addition, the Zoning Regulations would have been amended to reduce the affordable housing set-aside in the MF-4 District from 25% to 20% and mandated that all market rate units in the MF-4 District be one bedroom only.	

Proposed Ordinances Received: 8

Adopted Ordinances Received: 4

Ordinances Tabled: 1

Total Ordinances Processed: 13

* Ordinance introduced and adopted during the same month.