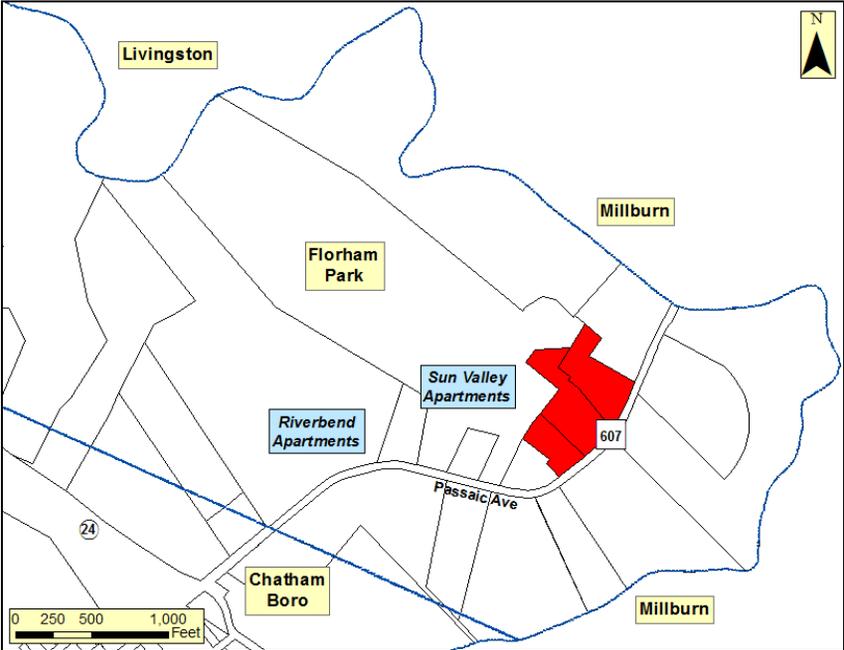


### Zoning Ordinances Introduced: June 2015

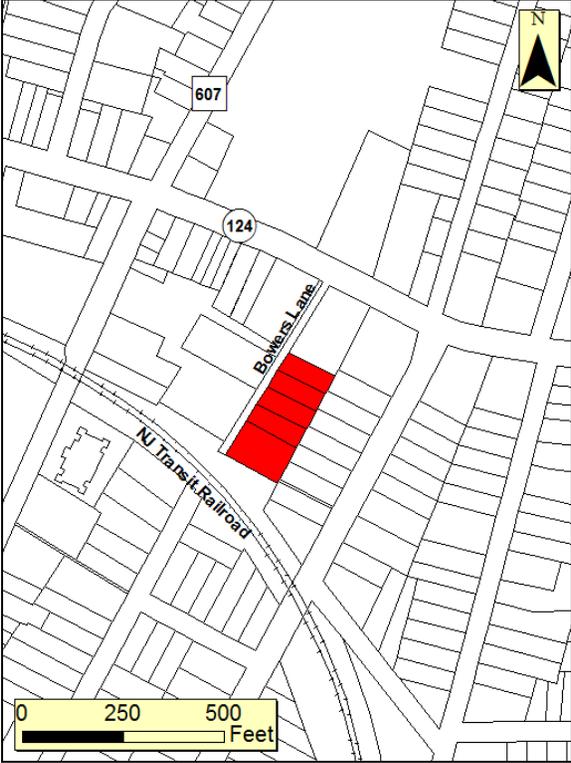
Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Denville	17-15	7/14/15	<p>Amend the Land Use Regulations to establish standards for Wine Festivals at Farmer's Markets:</p> <ul style="list-style-type: none"> <li>• No person or firm shall serve or offer samples of wine or bottles of wine for sale at a Farmer's Market without having obtained a Wine Festival Permit from the Division of Alcoholic Beverage Control for each day that such samples and sales are conducted.</li> <li>• A copy of all Wine Festival Permits must be submitted to the Township Clerk prior to each Farmer's Market at which a wine vendor will be participating.</li> <li>• No more than one winery may offer samples and sales at any single Farmer's Market.</li> <li>• Standards shall apply to all vendors offering wine samplings. For example: <ul style="list-style-type: none"> <li>- Not more than four one and one-half ounce samples of wine shall be served to any patron during a Farmer's Market.</li> </ul> </li> </ul>	

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Borough of Florham Park	15-11	7/16/15	<p>Amend the Zoning Map to rezone Block 4201, Lots 32, 33 and 34 from the C-1 District (permits offices, laboratories and light manufacturing) to the MF-4 District (permits townhouses and multi-family at 8 units per acre). The three parcels total 8.8 acres and are located on Passaic Ave. (County Rt. 607) in the southeast corner of the Borough. All three parcels are in common ownership. Two of the parcels have small commercial buildings and one has a single family home. To the west are the Sun Valley and Riverbend apartment complexes (zoned MF-4) and to the east and south are commercial and industrial uses (zoned C-1).</p> <p>In addition, the Zoning Regulations are amended as follows:</p> <ul style="list-style-type: none"> <li>• The required affordable housing set-aside in the MF-4 District is reduced from 25% to 20%. This amendment shall not change the number or status of affordable units provided in the district prior to the adoption of this ordinance.</li> <li>• All market-rate units in the MF-4 district constructed subsequent to the adoption of this ordinance shall have only one bedroom.</li> </ul> 	<p>The Florham Park Planning Board Secretary reports that a developer has proposed 160 multi-family and townhouse rental units for this site but she emphasizes that this is a conceptual proposal only.</p> <p>Based on 8 units per acre and an 8.8 acre site, it would appear that the maximum number of units permitted under MF-4 zoning would be 70.</p>

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Hanover	17-2015	7/9/15	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.	
Township of Hanover	17-2015	7/9/15	<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"> <li>• Fire escapes may encroach up to four feet into any required side or rear yard.</li> <li>• Cornices and eaves may encroach up to three feet into any required yard.</li> <li>• Sills, leaders, belt courses and similar ornamental structural features may encroach up to six inches into any required yard.</li> <li>• 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.</li> </ul>	
Township of Pequannock	2015-08	6/23/15	<p>Amend the Zoning Regulations 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 three feet and such cantilever may occur on all sides of the residential building. Such a cantilever shall not be included in building coverage. The area of any cantilever that is in excess of the permitted three 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, fitness centers, dance, gymnastics or other similar uses shall be a conditional use in the I-1 Industrial District.</li> </ul>	
Borough of Riverdale	08-2015	6/24/15	Amend the Land Use Regulations to eliminate appeals to the governing body from Zoning Board of Appeals and Planning Board decisions.	
Township of Roxbury	08-15	7/28/15	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.	

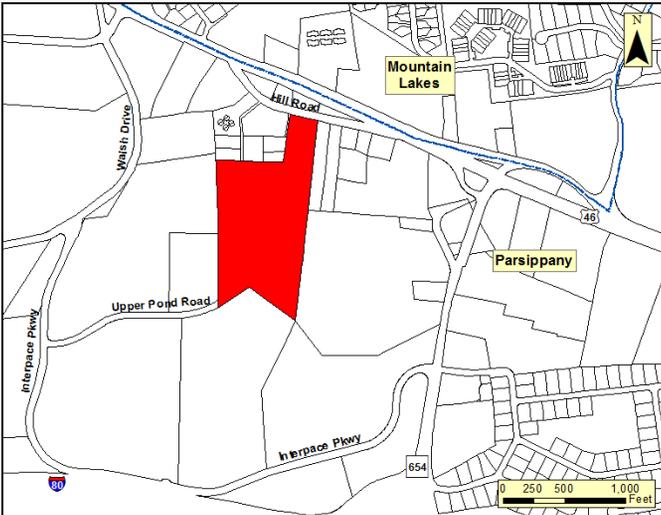
### Zoning Ordinances Adopted: June 2015

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Butler	2015-12*	6/22/15	<p>Various amendments are made to the Land Development Ordinance. Examples include:</p> <ul style="list-style-type: none"> <li>• The definition of Private Garage is amended to state that it must meet the design criteria of the principle use and may not be constructed of cloth, canvas, plastic, vinyl or any similar type material.</li> <li>• In all residential zones, playsets, swing and gym sets and similar structures shall meet the side and rear yard setbacks for accessory structures.</li> <li>• Minimum front yard setbacks may be modified so that the minimum setback shall be established by utilizing one existing principal structure on either side of the subject site, on the same side of the street.</li> </ul>	
Borough of Chatham	15-07	6/26/15	Amend the Land Development Regulations to remove the conditional use standards for Adult Entertainment Uses and Tattoo Parlors and Body Piercing Establishments in the M-1 District.	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Chatham	15-08	6/26/15	<p>Amend the Land Development Regulations to create a new zoning district, the AFD-4 Affordable Housing District, and amend the Zoning Map to rezone Block 122, Lots 13, 14, 15, 16, and 17 on Bowers Lane from B-6 Business to the newly established AFD-4 District. The five lots total 41,715 sq. ft. and consist of three single family homes and two commercial establishments. To the immediate north and west are commercial uses. A single family residential neighborhood is to the east.</p> <p>The standards for the new AFD-4 District include the following:</p> <ul style="list-style-type: none"> <li>• Permitted Uses: Apartments, single family</li> <li>• Affordable Housing Set-Aside: 20%</li> <li>• Maximum Density: 36 units per developable acre</li> <li>• Maximum Height: 3 stories/42 feet</li> <li>• Maximum Building Coverage: 50%</li> <li>• Maximum Impervious Coverage: 75%</li> <li>• Maximum FAR: 85%</li> </ul> 	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Chatham	15-09	6/26/15	Amend the Land Development Regulations to increase the affordable housing set-aside for residential development in the M-1, M-3 and Gateway Overlay Districts from 10% to 20%.	
Township of Denville	14-15	6/12/15	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.	
Township of Hanover	14-2015	6/1/15	<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>	
Township of Long Hill	343-15*	6/24/15	Introduce a new Zoning Map that incorporates all the amendments implemented by ordinances since the last map was created in 1997. No substantive changes to the zone boundaries are introduced by this new map.	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Long Hill	357-15*	6/24/15	<p>Several sections of the Township Code are amended, including the following:</p> <ul style="list-style-type: none"> <li>• The Stormwater Management section of the Code is amended in its entirety. It includes provisions for applicability, design standards, waivers and exceptions, fee schedule, and application checklist.</li> <li>• The Land Use Ordinance is amended to modify the definition of Lot Coverage so that gravel areas not subject to compaction (such as decorative stones used in planting beds) shall not be considered as lot coverage.</li> <li>• A new chapter is added to the Code establishing regulations pertaining to lot grading, including the requirement that a grading permit shall be obtained when a proposed development would disturb more than 5% of the lot area, or 1,000 sq. ft., whichever is less, or would create a net increase of more than 400 sq. ft. of impervious cover.</li> </ul>	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Parsippany Troy-Hills	2015:06	6/16/15	<p>This ordinance adopts the Redevelopment Plan for Block 136, Lot 43.3 and establishes the MCC-V Redevelopment Area District. The property is a 20.9 acre portion of the Morris Corporate Center, known as MCC-V, and is part of a greater, approximately 47 acre, Non-Condemnation Redevelopment Area. The property was located within the SED-5 Special Economic Development District. Access is provided by Upper Pond Rd. and Hill Rd., with Rt. 46 and I-80 in the vicinity. Large office buildings developed as part of the MCC are to the immediate south and west. The Meadowbrook Gardens apartment complex is to the northeast. To the immediate east is a vacant tract that is part of the Redevelopment Area and is targeted for the sixth phase of the MCC. Standards for the MCC-V District include:</p> <ul style="list-style-type: none"> <li>• Permitted Uses: <ul style="list-style-type: none"> <li>- Offices for executive or administrative purposes, including business data centers.</li> <li>- Professional and business offices.</li> </ul> </li> <li>• Minimum Lot: 20 Acres</li> <li>• Maximum Building Height: 4 stories/50 feet</li> <li>• Maximum Building Coverage: 35%</li> <li>• Maximum Impervious Coverage: 70%</li> </ul> <p>The standards for the MCC-V District differ from the SED-5 District by permitting professional and business offices but not permitting laboratories, assembly and warehousing, having a larger minimum lot size (20 ac vs. 5 ac) and permitting higher buildings (4 stories vs. 3 stories).</p> <p>Once a redeveloper is selected by the Township, the redeveloper will be required to enter into a Redeveloper's Agreement that stipulates the improvements to be made and their timing and phasing.</p> 	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Parsippany Troy-Hills	2015:10*	6/22/15	Amend the Land 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 and Madison have adopted similar ordinances in response to the proposed Pilgrim Pipeline that would carry oil from Albany, NY to Linden, NJ.
Borough of Madison	35-2015	6/2/15	Amend the Affordable Housing Inclusionary Development Requirements section of the Land Development Regulations to increase the minimum inclusionary set aside for affordable housing from 10% to 20% and increase the length of affordability controls from 20 years to 30 years.	
Township of Washington	RO-07-15	6/19/15	<p>Amend the Site Plan Review Regulations to make various amendments pertaining to the standards and regulations applicable to signs. Examples of these amendments include:</p> <ul style="list-style-type: none"> <li>• Sign plans for signs in certain nonresidential and planned residential developments shall include additional details such as letter style, color and dimensions, construction and materials, height of sign, etc.</li> <li>• No commercial electronic signs with static or changeable messaging or imaging, including, but not limited to LED, LCD, Projection, and Neon signs shall be permitted, except where not visible from the public right-of-way or visible to any residential use.</li> <li>• The existing prohibition of off-premises commercial advertising signs is amended to specifically reference a prohibition of billboards.</li> </ul>	

**Proposed Ordinances Received: 11**  
**Adopted Ordinances Received: 12**  
**Total Ordinances Processed: 23**

\* Ordinance introduced and adopted during the same month.