

Zoning Ordinances Introduced: May 2015

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Denville	04-15	6/9/15	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	According to the Township Clerk, this ordinance was introduced last month but was withdrawn, corrected and resubmitted due to the accidental omission of the Aquifer Sensitive Area from the Zoning Map.
Borough of Madison	35-2015	5/27/15	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	6/15/15	<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"> • 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. • 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. • The existing prohibition of off-premises commercial advertising signs is amended to specifically reference a prohibition of billboards. 	

Zoning Ordinances Adopted: May 2015

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Madison	28-2015	5/4/15	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	5/13/15	<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"> • The yards of every structure shall be graded to secure proper drainage away from buildings and to dispose of runoff without ponding. • The minimum slope for lawns shall be 2.0%. The minimum slope for smooth hard finished surfaces shall be 0.75%. • No fill or excavation shall be made closer than five feet to an existing property line or proposed property line. • 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. 	
Borough of Mountain Lakes	02-15	5/6/15	<p>Various amendments are proposed for the Land Subdivision and Site Plan Ordinance. Examples include the following:</p> <ul style="list-style-type: none"> • 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. • The following are shifted from the Site Plan Submission and Design Requirements to the Subdivision Submission Requirements: <ul style="list-style-type: none"> - Steep slope calculations in accordance with § 245-20C of Chapter 245, Zoning. - Wetlands calculations in accordance with § 245-20D of Chapter 245, Zoning. 	

Proposed Ordinances Received: 3
Adopted Ordinances Received: 3
Total Ordinances Processed: 6