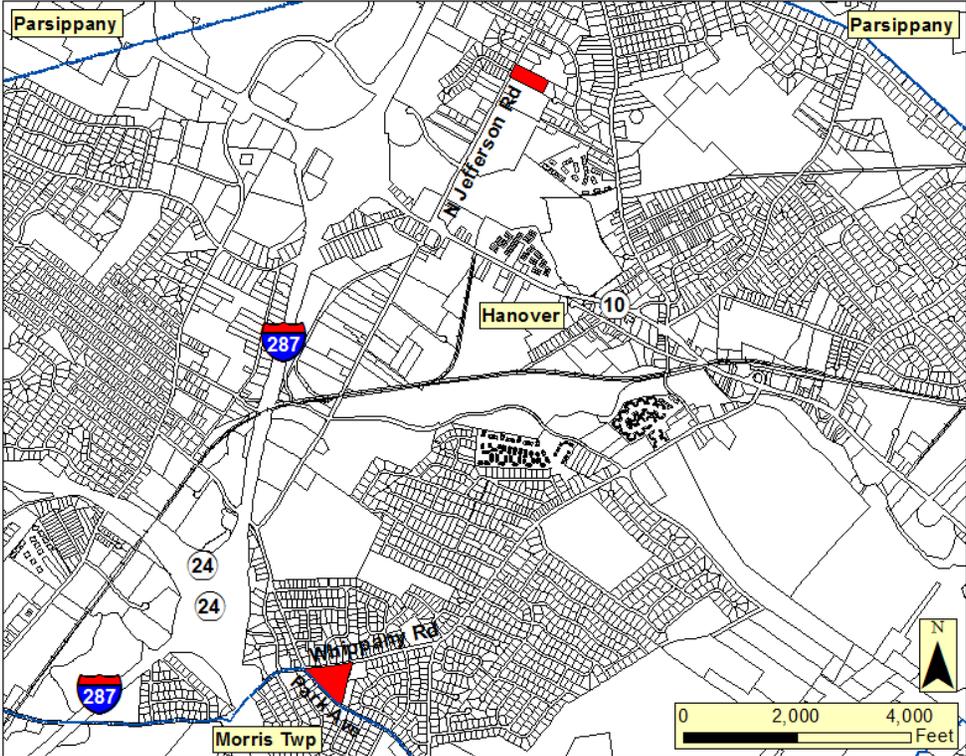
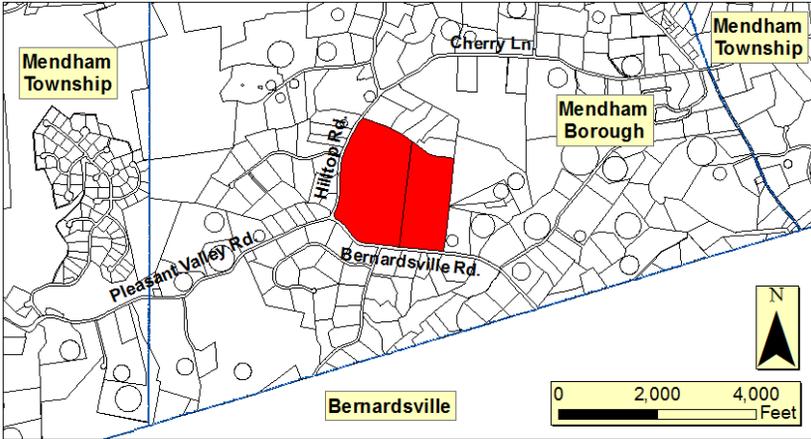
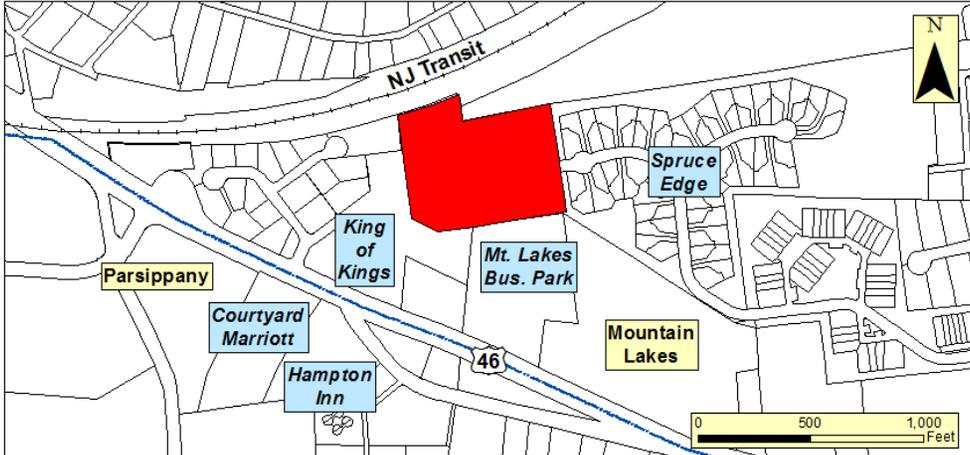


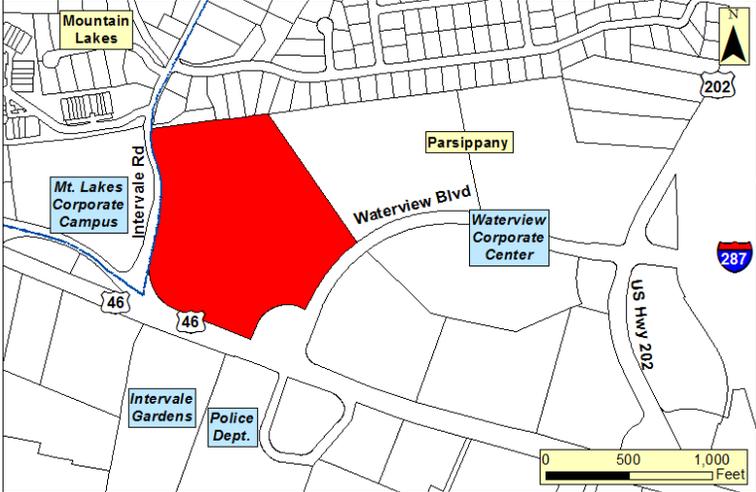
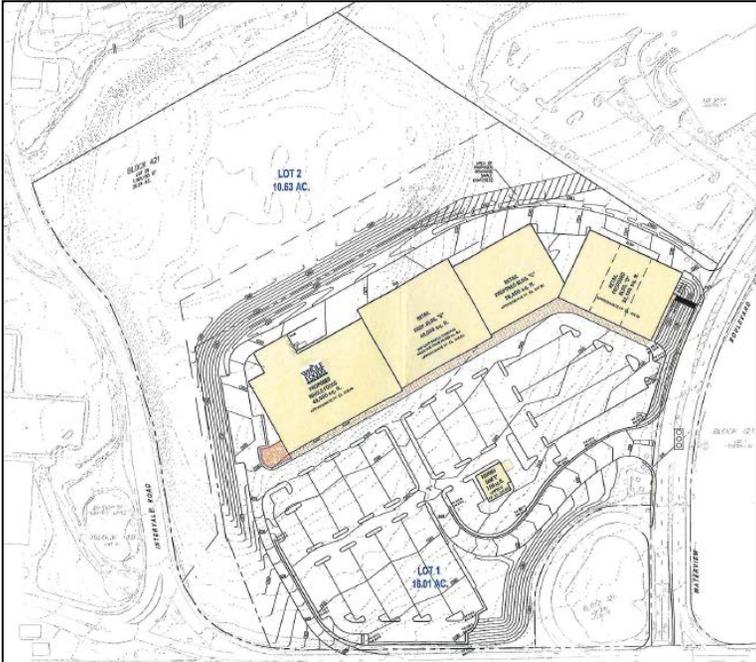
Zoning Ordinances Introduced: November 2015

| Municipality | Ordinance # | Public Hearing Date | Summary | Staff Comments |
|---------------------|-------------|---------------------|--|---|
| Township of Hanover | 32-2015 | 12/21/15 | <p>Amend the Land Use Regulations to permit townhouses in the R-10A Residence District. The existing regulations permit single family detached units in a condominium form of ownership on a minimum tract of 3.5 acres and a maximum density of 4.35 units per acre. Townhouses will now be permitted at a slightly lower density than single family detached. The new standards applicable to townhouse development include the following:</p> <ul style="list-style-type: none"> • Minimum Tract: 3.5 acres • Maximum Density: 4.1 units per acre • Development permitted in a condominium form of ownership. • Maximum Height: 2½ stories / 35 feet • Maximum FAR: 35% (including area of private roadway) • Max. Building Coverage: 21% (including area of private roadway) • Max. Improvement Coverage: 38%  | <p>The R-10A District consists of two locations:</p> <ul style="list-style-type: none"> • A 3.7 acre vacant lot on N. Jefferson Rd. • The six acre site of the vacant Emmanuel Orthodox Presbyterian Church at the intersection of Park Ave. and Whippany Rd. |

| Municipality | Ordinance # | Public Hearing Date | Summary | Staff Comments |
|--------------------|-------------|---------------------|---|----------------|
| Borough of Mendham | 7-15 | 11/16/15 | <p>Amend the Zoning Regulations to establish a new zoning district, the 5-Acre Residence and Religious Campus zone, and amend the Zoning Map to rezone Block 2301, Lot 13 from 5-Acre Residence to the newly created zone. The new zone is intended to recognize the long standing use of this 112 acre property as a religious order (Sisters of Christian Charity) and preserve its environs. The property includes several cottages and two primary buildings; a two story building dating to 1890 that serves as a retreat house and a six story building with living quarters, dining facilities and administrative offices.</p> <p>“Religious Campus” is defined as a campus under the ownership or control of a single entity containing the living quarters of a religious order and other buildings required for the administrative, spiritual and health needs of the members of the religious order and ancillary functions such as housing for support staff. Applicable standards include:</p> <p>Permitted Uses:</p> <ul style="list-style-type: none"> Any use as permitted and regulated in the 5-Acre Residence zone (single family, parks, agriculture, and home occupations). Religious Campus. <p>Accessory Uses for Religious Campus: Rooms for worship services, religious retreats, administrative offices, common dining facilities, library, health facilities, staff housing, etc.</p> <p>Standards for Religious Campus:</p> <ul style="list-style-type: none"> Minimum Contiguous Tract Area: 80 acres Maximum Density of Residents: 1.75 persons per acre Maximum Building Coverage: 5% Maximum Impervious Coverage: 10% Maximum Building Height: 45 feet  | |

| Municipality | Ordinance # | Public Hearing Date | Summary | Staff Comments |
|---------------------------|-------------|---------------------|---|----------------|
| Borough of Mountain Lakes | 12-15 | 11/23/15 | <p>Amend the Zoning Regulations to create a new zoning district, the R-AH2 - Residential Affordable Housing 2 Zone, and amend the Zoning Map to rezone a portion of Block 116, Lot 3.01 from the RC-1 - Residential - Single Family Clustering Option Zone to the newly established R-AH2 Zone. The stated purpose is to create a realistic opportunity for the creation of affordable housing by permitting inclusionary townhouse development. The new zone would be located on 7.7 wooded acres to the rear of the King of Kings Church. To the east of the site is the Spruce Edge townhouse development. To the northeast is wooded Borough owned land. Further north, beyond the NJ Transit tracks, is single family. Single family is also to the immediate west. To the immediate south is the Mountain Lakes Business Park. South on the Parsippany side of Rt. 46 are hotels and commercial uses.</p> <p>The existing RC-1 Zone permits single family on 22,500 sq. ft. lots or, as a conditional use, clustered single family on 15,000 sq. ft. lots and an eight acre tract. Standards for the new R-AH2 Zone include the following:</p> <ul style="list-style-type: none"> • Permitted Uses: All market rate dwellings shall be townhouse units and affordable dwellings may be either townhouse or multi-family units. • Affordable Set-Aside: 15% • Minimum Tract: 7 acres • Maximum Units: 40 • Maximum Density: 5.5 units per acre • Maximum Height: 3 stories / 35 feet  | |

| Municipality | Ordinance # | Public Hearing Date | Summary | Staff Comments |
|-----------------------------------|-------------|---------------------|--|---|
| Township of Parsippany-Troy Hills | 2015-26 | 12/8/15 | <p>Amend the Zoning Regulations to establish a new zoning district, the RC Planned Retail/Commercial District, and amend the Zoning Map to rezone the southern 16 acres of Block 421, Lot 29 from the POD Planned Office District to the RC District and rezone the northern 10.6 acres of the lot to the RCW Recreation, Conservation and Wildlife District. This ordinance is the result of a settlement agreement between the Township and the developer of the tract that will preserve the northern portion as open space while permitting retail development on the southern portion (where formerly only office and research facilities were permitted). This 26.8 acre tract is located at the intersection of Waterview Blvd. and Route 46 and is vacant and wooded. To the east is the Waterview Corporate Center. To the north is a single family neighborhood. To the south, on the other side of Route 46, are the Intervale Gardens apartment complex and the Parsippany Police Department. The Mountain Lakes Corporate Campus is to the east. The standards applicable to the RC District are summarized below:</p> <p>Permitted Uses:</p> <ul style="list-style-type: none"> • Retail commercial buildings on the commercially developed portion of the tract, subject to the following: <ul style="list-style-type: none"> ➢ One retail building shall have a maximum gross floor area of 49,000 sq. ft. ➢ One retail building shall have a maximum gross floor area of 40,000 sq. ft. permanently divided into two tenant spaces of not more than 20,000 sq. ft. each. ➢ One retail building shall have a maximum gross floor area of 28,800 sq. ft. ➢ One retail building shall have a maximum gross floor area of 32,160 sq. ft., with no less than three tenant spaces, none of which may occupy more than 20,000 sq. ft. ➢ One retail building shall have a maximum gross floor area of 3,550 sq. ft. <p>(the above results in a total of 153,510 sq. ft. of permitted floor area)</p> • Banks, with or without drive-through window. <p>Minimum Tract: 25 acres</p> <p>Open Space: The northerly area of the tract and portions of the western frontage along Intervale Rd. shall be subdivided as a separate lot dedicated to public recreation and open space. Such lot shall be a minimum of 10.6 acres.</p> <p>Bulk Standards:</p> <ul style="list-style-type: none"> • Minimum Lot: 15 acres • Max. Building Coverage: 25% of the commercially developed lot of the tract • Max. Impervious Coverage: 80% of the commercially developed lot of the tract • Max. FAR: 23% on a lot or sub lot with commercial development <p style="text-align: center;"><i>Continued on Next Page</i></p> | <p>Published reports indicate that that under the settlement agreement, the Township Open Space Fund will be used to purchase the northern portion of the tract.</p> <p>A 49,000 sq. ft. Whole Foods supermarket, roughly 100,000 sq. ft. of additional retail space and a pod bank will be built, as shown on the second map below, taken from the settlement agreement.</p> |

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| | | | <p style="text-align: center;"><i>Continued from Previous Page</i></p>   <p>Lot 1 = RC District Lot 2 = POD District</p> | |

| Municipality | Ordinance # | Public Hearing Date | Summary | Staff Comments |
|----------------------|-------------|---------------------|--|--|
| Township of Rockaway | 15-16 | 12/8/15 | <p>The Land Use and Development Regulations are amended to make a variety of changes to the sign, outdoor dining and accessory use standards in the R-B Regional Business District (home to the Rockaway Townsquare Mall and surrounding retail outlets). 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. • Valet parking shall be considered as a permitted accessory use in the R-B District. | <p>Ordinance 15-16 is similar to proposed Ordinance 15-09, which was introduced in July 2015 but was not adopted. The new ordinance differs in a few respects. For example, it adds valet parking as an accessory use.</p> |

Zoning Ordinances Adopted: November 2015

| Municipality | Ordinance # | Date Adoption Filed | Summary | Staff Comments |
|--------------------------|-------------|---------------------|--|--|
| Township of East Hanover | 9-2015 | 11/10/15 | Amend the Land Use and Zoning 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, Montville 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 East Hanover | 10-2015 | 11/10/15 | Amend the Land Use and Zoning Regulations so that a bulk variance from a yard setback is not required when the construction of a second floor addition is proposed to be located over an existing approved first floor footprint of a single family home. The stated purpose is concern that the existing regulations which require such a variance are costly to single family homeowners and deter improvements. | |
| Township of East Hanover | 11-2015 | 11/10/15 | <p>Amend the Land Use and Zoning Regulations as they relate to the permitted uses in the I-1 and I-3 Light Industry Zones. The changes include the following:</p> <ul style="list-style-type: none"> • In both the I-1 and I-3 Zones, warehouse facilities shall no longer be subject to the requirement that tenants have a minimum leased space of 5,000 sq. ft. nor shall the goods to be stored be the subject of site plan review. • The following are added to the list of permitted uses in both the I-1 and I-3 Zones: <ul style="list-style-type: none"> - The manufacture and/or assembly of plastic products. - Craftsman's or contractor's shop. - Electrical equipment and appliances, heating, ventilating, air-conditioning, plumbing and refrigeration equipment service businesses, excluding on-site sales. - Public utilities. • The following are added to the list of permitted uses in the I-1 Zone: <ul style="list-style-type: none"> - Print and publishing establishments. - The manufacture and/or assembly of high technology and electronic equipment, instruments or devices. - The manufacturing, compounding, packing, processing or treatment of baked goods, medicine, perfumes and ice. - Print and publishing establishments. • The following are added to the list of permitted uses in the I-3 Zone: <ul style="list-style-type: none"> - Self-storage facilities. - Technical training institutions and schools. | |

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|--------------------------|-------------|---------------------|--|----------------|
| Township of East Hanover | 12-2015 | 11/10/15 | <p>Amend the Land Use and Zoning Regulations to amend the lighting regulations within the Subdivision and Site Plan Review section. Examples of the changes include the following:</p> <ul style="list-style-type: none"> • Stairways, sloping or rising paths, building entrances and exits shall be illuminated. • Where lights along property lines would be visible to adjacent residents, the lights shall be appropriately shielded. • Site lighting, other than that needed for security purposes, shall be set on a timer system that shuts off all but security lighting of the site by 11:00 PM. • The following intensity in footcandles shall be provided: <ul style="list-style-type: none"> - Parking lots: an average of 0.5 footcandles throughout. - Intersections: 3.0 footcandles. - Maximum at property lines: 1.0 footcandle where non-residential uses abut and 0.5 where non-residential uses abut residential uses. - In residential zones: average of 0.5 footcandles. | |
| Township of East Hanover | 13-2015 | 11/10/15 | <p>Amend the Land Use and Zoning Regulations to add Instructional Uses as a permitted use in the B-1 and B-2 Business Zones and the I-3 Light Industry Zone. Instructional Uses shall be defined as uses for the teaching and practice of dance, drama, art, language, martial arts, music, aerobics, sports, fitness, photography and the like. Such activities may be conducted both indoors or outdoors. These uses may, from time to time, hold group events, such as birthday parties.</p> | |
| Township of Harding | 05-15 | 11/2/15 | <p>Amend the Land Use Regulations as they pertain to fences and driveway entrance gates, pillars and posts. Examples of the amendments include the following:</p> <ul style="list-style-type: none"> • A zoning permit shall be required for driveway entrance gates, pillars or posts (including light posts). • The placement of driveway gates, pillars and posts shall be no less than 40 feet from the edge of pavement on the opposite side of the roadway, public or private, to which the driveway is connected. • No part of a fence, driveway gate, pillar or post may be located within a public right-of-way. This restriction includes, but is not limited to, any keypad or other type of gate controller or intercom. | |

Proposed Ordinances Received: 5
Adopted Ordinances Received: 6
Total Ordinances Processed: 11