

Zoning Ordinances Introduced: October 2015

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of East Hanover	9-2015	11/9/15	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	11/9/15	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	11/9/15	<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	11/9/15	<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	11/9/15	<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 Randolph	24-15	11/19/15	<p>Amend the Land Development Regulations to permit within residential zones sheds with a building coverage of 100 sq. ft. or less and a height of 10 feet or less within the side and rear yard accessory structure setbacks. Such sheds may be located no closer than five feet to the side or rear property line.</p>	
Township of Randolph	25-15	11/19/15	<p>Amend the Land Development Regulations to increase the maximum fine for violating the provisions of these regulations from \$1,000 to \$1,250.</p>	

Zoning Ordinances Adopted: October 2015

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Chatham	2015-14	10/6/15	<p>Amend the Land Development Regulations as they relate to the maximum residential floor area permitted in lots containing one or two family dwellings in residential districts. Examples of the changes include the following:</p> <ul style="list-style-type: none"> • Under existing regulations the maximum floor area permitted varies by 25 lot size categories ranging from a lot area of 3,000 sq. ft. with a maximum floor area of 1,050 sq. ft. to a lot area of 27,000 sq. ft. with a maximum floor area of 4,760 sq. ft. This is amended to increase the maximum permitted floor area for all 25 lot size categories such that the maximum floor area will range from 1,200 sq. ft. to 5,440 sq. ft. • Maximum floor area ratios (FAR) are newly added to the existing 25 lot size categories such that the smallest lot size category of 3,000 sq. ft. will have a FAR of 40% and the largest lot size category of 27,000 sq. ft. will have a FAR of 20.15%. As lot sizes increase, the maximum FAR decreases in steps along the range. • The maximum floor area permitted shall never be greater than two times the maximum permitted building coverage, up from 1.75 times under existing regulations. • Open porches, open porticos and accessory structures, including detached garages, which meet height and setback requirements or received variance relief, shall not be included in calculating floor area. 	
Borough of Florham Park	15-15	10/6/15	<p>Amend the Zoning Regulations as they apply to the POD-S - Planned Office District - South Zone:</p> <ul style="list-style-type: none"> • One of the uses permitted under existing regulations is an ancillary surface parking lot, which, while located in Florham Park, would service Block 401, Lot 2 in Madison (the Realogy Headquarters). A 1.5 acre minimum lot size shall now be required for this parking lot. • The minimum lot size for a hotel as a conditional use is reduced from ten acres to nine acres. 	

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Borough of Lincoln Park	22-15	10/1/15	<p>Amend the Zoning Regulations to add a new section establishing regulations pertaining to fences and walls. Examples of the new regulations include the following:</p> <ul style="list-style-type: none"> • Fences and walls in excess of 18 inches in height shall constitute permitted accessory structures in all zones. • The finished side of every fence must face the property adjoining the lot on which the fence is erected. • No fence may contain razor ribbon or barbed wire. • Electrified fences are prohibited. • No fence or wall shall be erected or maintained closer than six inches to any property line. • Installation or construction of fences or walls shall require a Zoning Permit issued by the Zoning Officer. 	
Township of Long Hill	366-15	10/27/15	<p>Remove the Permitted Temporary Signs section from the Land Use Ordinance and create a new Temporary Signs section in the Police Regulations chapter of the Township Code. The stated purpose is a concern that having these regulations in the Land Use Ordinance results in the need for a variance application to the Zoning Board of Adjustment for anyone seeking a waiver or relation of these regulations. It is believed that applying for a variance in those situations is neither practical nor efficient and can be very costly.</p>	
Township of Long Hill	367-15	10/27/15	<p>Amend the Land Use Ordinance to remove those sections that have been rendered moot by Ordinance 366-15, which removed the Permitted Temporary Signs from the Land Use Ordinance.</p>	
Borough of Mountain Lakes	08-15	10/19/15	<p>Several chapters of the Revised General Ordinances are amended in connection with Wellhead Protection regulations. Examples of the changes include the following:</p> <ul style="list-style-type: none"> • The Land Use Chapter is amended to add a definition for Wellhead Protection Area (WPA) which shall be defined as an area around a well, from which groundwater flows to the well and groundwater pollution, if it occurs, may pose a significant threat to the quality of water withdrawn from the well. • In the Environmental Factors Chapter and the Subdivision of Land and Site Plan Review Chapter, various references to the Prime Aquifer Area are changed to the Wellhead Protection Area. • References to the Prime Aquifer Area are removed from the Zoning Chapter. 	

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Borough of Mountain Lakes	11-15	10/19/15	Amend the Zoning Regulations so that they make reference to the latest version of the Zoning Map.	
Borough of Rockaway	15-15	10/30/15	Amend the Land Use Regulations to revise the definition of “Through Lot” so that a building on a Through Lot shall be oriented such that the front entrance faces the street upon which the majority of the buildings in the same block face.	

Proposed Ordinances Received: 7

Adopted Ordinances Received: 8

Total Ordinances Processed: 15