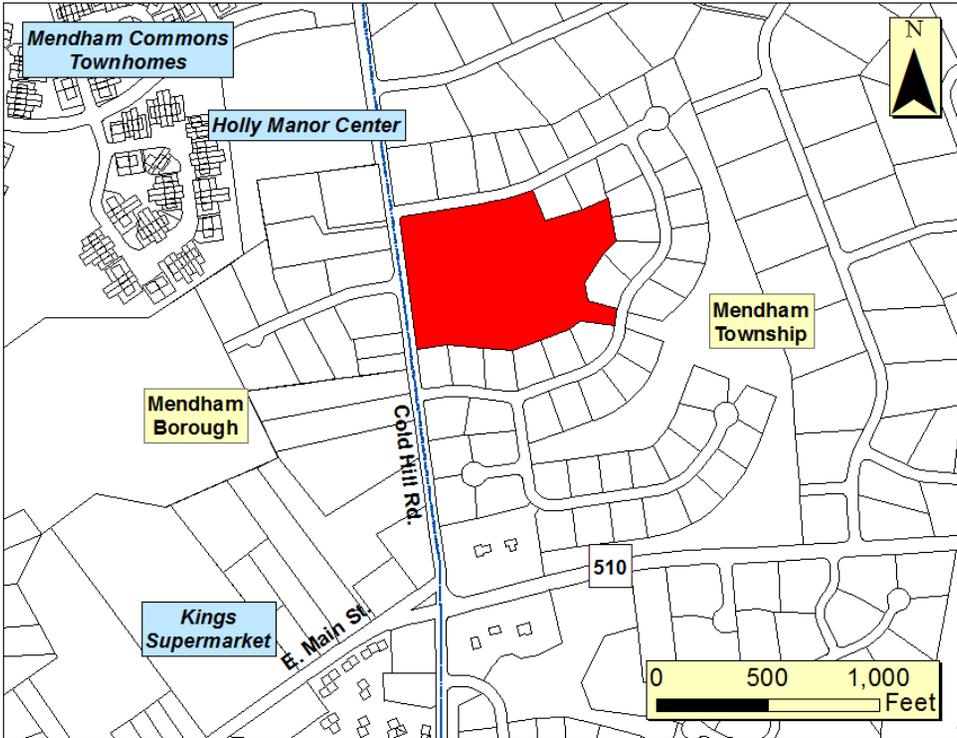
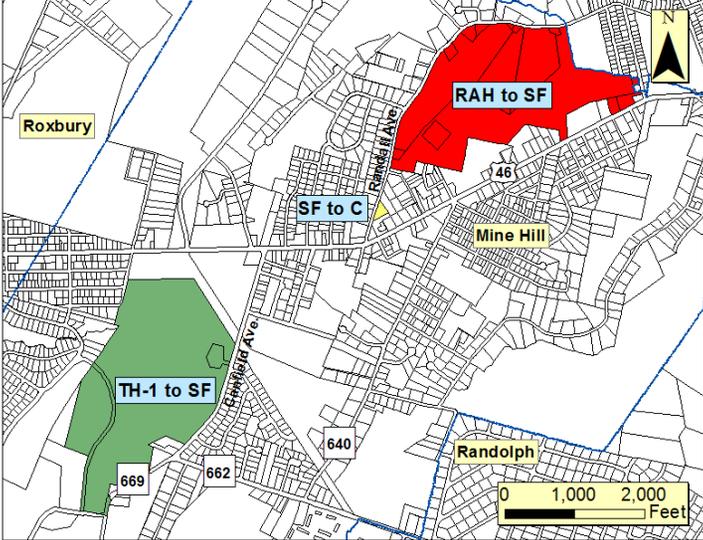


Zoning Ordinances Introduced: September 2015

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Borough of Chatham	2015-14	9/28/15	<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	9/24/15	<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. 	
Township of Long Hill	366-15	10/14/15	<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	10/14/15	<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>	

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Mendham	6-2015	10/27/15	<p>Ordinance 6-2015 was adopted in August 2015, however, it is being reintroduced due to an omission in the public notice procedures.</p> <p>Amend the Zoning Map to rezone Block 131.01, Lot 1 from the R-2 Detached Single Dwelling District (minimum lot size two acres) to the R Detached Single Dwelling District (minimum lot size 20,000 sq. ft.). The 12 acre parcel is on Cold Hill Road on the border with Mendham Borough and is immediately surrounded by small lot single family homes. The property is owned by Mendham Township and is known as Pitney Farm. It is home to a 1722 farmhouse.</p> 	<p>The Mendham Township Planning Board voted that the rezoning would be inconsistent with the Township Master Plan, however the Township Committee voted to approve the rezoning, as is permitted under NJAC 40:55D-62 of the MLUL.</p> <p>Seven of the 12 acres are preserved open space, having received funding from Morris County. The other five acres, including the farmhouse, are available for development.</p> <p>According to published reports, the Township intends to sell the five unpreserved acres.</p>

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Mine Hill	26-15	10/1/15	<p>Amend the Zoning Map to incorporate the changes recommended by the 2015 Master Plan Reexamination Report:</p> <ul style="list-style-type: none"> • Rezone Block 1302, Lot 18 from SF - Single Family Residential to C - Commercial. This 29,733 sq. ft. property is home to the Randall Avenue Garage (a truck repair facility) and is just north of and adjacent to the C District which follows the Rt. 46 corridor. Single family homes are toward the east, west and north. The 2015 Reexamination Report calls for this change due to the fact that the property has contained a commercial business for the last 50 years. • Rezone the properties in the RAH - Residential Affordable Housing District north of Rt. 46 to the SF District. This 94 acre grouping of properties is mostly vacant and wooded although there are five single family lots on Randall Ave and Rt. 46. The 2015 Reexamination Report calls for this change because, although the site was included as an affordable housing site in the Township's 1996 Housing Plan, the 2010 Housing Plan points out that it does not have any development approvals and has been included in the Protection Zone in the Highlands Regional Master Plan. Since the site is not within an approved sewer service area and the NJDEP will not approve sewer service extension into the Protection Zone, this site will be subject to NJDEP septic density standards and is no longer viable as an affordable housing site. • Eliminate the TH-1 Townhouse District in its entirety and place its former land into the SF District. This 109 acre tract is vacant and wooded and almost entirely owned by the Township. The 2015 Reexamination Report recommends this change due to the fact that all the land in the TH-1 District is preserved open space. • Amend the Zoning Map to identify the Agricultural Overlay Zone and the Nonprofit / Public Land Overlay Zone. Both overlay zones were created by prior ordinances and are now being placed on the new Zoning Map. 	

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Borough of Mountain Lakes	11-15	9/28/15	Amend the Zoning Regulations so that they make reference to the latest version of the Zoning Map.	
Borough of Riverdale	13-2015	10/28/15	<p>Amend the Keeping of Animals section of the Zoning Regulations as follows:</p> <ul style="list-style-type: none"> • Add chickens (female only) to the list of animals that are permitted in all residential districts as an accessory use, or as a conditional use in other districts. A maximum of three chickens per residential lot will be permitted with 20 sq. ft. of housing required per chicken. • Stables or outdoor areas for the keeping of animals shall be located in rear yards only. • Remove the requirement that any outdoor area for keeping animals shall be located at least 50 feet from residential structures and at least 25 feet from side and rear lot lines. (A 100 foot setback from neighboring dwellings remains). • Remove the requirement that no stable or outdoor area for the keeping of animals shall be located closer to the street line than the required front yard. • The keeping of animals (dogs and cats excepted) requires an annual application for a zoning permit. The fee is \$25 per year. • All containment locations must be approved through approval of zoning permit. 	
Borough of Rockaway	15-15	10/22/15	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.	

Zoning Ordinances Adopted: September 2015

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Denville	17-15	9/8/15	<p>Amend the Land Use Regulations to establish standards for Wine Festivals at Farmer's Markets:</p> <ul style="list-style-type: none"> • 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. • 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. • No more than one winery may offer samples and sales at any single Farmer's Market. • Standards shall apply to all vendors offering wine samplings. For example: <ul style="list-style-type: none"> - Not more than four one and one-half ounce samples of wine shall be served to any patron during a Farmer's Market. 	
Township of Hanover	23-15	9/17/15	<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 Hanover	26-2015	9/30/15	<p>Amend the Land Use and Development Regulations to establish limits on encroachments into yards such as by porches, steps, fire escapes, awnings, canopies, air conditioning equipment and pool pumps.</p>	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Netcong	2015-10	9/21/15	<p>Amend the Land Development Regulations to create the following new forms that shall be required to be completed and submitted by applicants for development:</p> <ul style="list-style-type: none"> • Administrative Checklist • Technical Checklist Preliminary Site Plan • Technical Checklist Final Site Plan • Technical Checklist Preliminary Major Subdivision • Technical Checklist Final Major Subdivision • Technical Checklist Minor Subdivision 	
Township of Pequannock	2015-14	9/14/15	<p>Ordinance 2015-14 replaces Ordinance 2015-08, which was introduced in June 2015. No motion was taken to adopt Ordinance 2015-08. Ordinance 2015-14 differs from Ordinance 2015-08 by limiting residential cantilevers to two feet and to two opposite sides of the building; The original proposal permitted three foot cantilevers on all sides of the building. The new ordinance also adds golf driving ranges to the indoor sports to be permitted as a conditional use in the I-1 Industrial District. The Zoning regulations shall be amended as follows:</p> <ul style="list-style-type: none"> • A new term is added to the list of definitions: Cantilevering (residential) – To allow for modest improvements of homes in the community without negatively impacting flooding or proportionality, a home may be cantilevered no more than two feet over the foundation. Such cantilever may occur on two opposite sides. Such a cantilever shall not be included in building coverage. The area of the cantilever in excess of the permitted two feet shall be included and counted as part of the building coverage. • Buildings for indoor sports type uses such as wrestling, batting cages, weight lifting, gold driving ranges, fitness centers, dance studios, gymnastics or other similar uses shall be a conditional use in the I-1 Industrial District. 	
Township of Washington	RO-09-15	9/25/15	Amend the Zoning Regulations to increase the review deposits required to be paid for several types of variance applications	

Proposed Ordinances Received: 9

Adopted Ordinances Received: 6

Total Ordinances Processed: 15