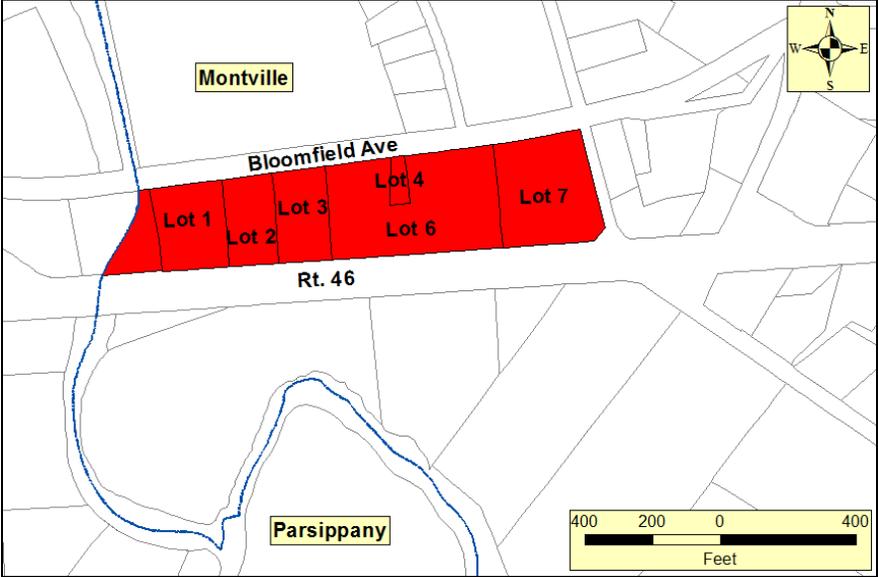


## Zoning Ordinances Introduced: August 2016

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Denville	11-16	9/6/16	<p>Amend the Zoning Regulations to modify or add definitions regarding Flood Hazard Areas as follows:</p> <ul style="list-style-type: none"> <li>• The definition of “Start of Construction” (for other than new construction or substantial improvements under the Coastal Barrier Resources Act) is amended to state that it applies to any work related to the improvement.</li> <li>• The definition of “Substantial Improvement” is amended to state that it means any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the “Start of Construction” of the improvement. This terms includes structures that have incurred “Substantial Damages,” regardless of the actual repair work performed.</li> <li>• A new definition, “Substantial Damage,” is added. The term shall mean damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred. Work on structures that are determined to be substantially damaged is considered to be a “Substantial Improvement,” regardless of the actual repair work performed.</li> </ul>	
Township of Hanover	25-2016	9/22/16	<p>Amend the Land Use and Development Regulations as they apply to the WC - Whippany Center District. Examples of the changes include the following:</p> <ul style="list-style-type: none"> <li>• Block 7402, Lot 7.01, currently used for a cellular telecommunications monopole, antennas and related equipment, shall be excluded from the required minimum acreage of a Planned Commercial Development tract.</li> <li>• Within a Planned Commercial Development tract, individual lots may have different owners.</li> <li>• Eliminate the requirement that one affordable unit be provided for every 16 jobs projected to be created by the development.</li> </ul>	<p>The requirement to provide one affordable unit for every 16 jobs relates to now defunct COAH Third Round Rules</p>

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Montville	2016-17	9/13/16	<p>Amend the Land Use and Development Regulations to establish a new zone, the PBR - Pine Brook Redevelopment Zone, and amend the Zoning Map to rezone Block 162, Lots 1, 2, 3, 4, 6 and 7 from the B-3 Business District to the newly created PBR Zone. This ordinance implements the <u>Route 46 West Condemnation Redevelopment Plan</u>. The PBR Zone differs from the area designated in the original Redevelopment Plan because it adds three lots, extending west to the Parsippany border. The three additional lots include a diner, a strip mall and a car wash and were added as a result of a July 28, 2016 Planning Board resolution.</p> <p>While the B-3 District lists 34 permitted uses, PBR Zone uses are restricted to the following eight: retail stores, personal service establishments, eating and drinking establishments, banks, instructional studio spaces, hotels, banquet halls and new motor vehicle sales. Of the note is the removal of such B-3 District uses as motels, wholesale distribution centers, and service stations.</p> <p>The PBR bulk standards differ from the B-3 bulk standards by an increase in the minimum lot size from 43,750 square feet to five acres for the three lots in the Area in Need of Redevelopment (the additional three lots remain at 43,750 square feet), a decrease in maximum building coverage from 30% to 25%, and an increase in maximum impervious coverage from 75% to 80%. The PBR Zone also restricts hotels to a maximum of 120 rooms and restaurants (when accessory to a hotel use) to a maximum of 80 seats. Standards for signage, landscaping, lighting and building design are also included.</p>  <p>The map displays a section of Bloomfield Ave and Rt. 46. A red-shaded area represents Block 162, containing Lots 1, 2, 3, 4, 6, and 7. The map shows the boundary between Montville to the north and Parsippany to the south. A scale bar indicates 400 feet, and a north arrow is present in the top right corner.</p>	<p>The original Route 46 West Condemnation Redevelopment Plan included an Area in Need of Development consisting of Block 162, Lots 4, 6 and 7. This area includes the dilapidated Pine Brook Motel.</p>

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Borough of Rockaway	18-16	9/22/16	Amend the Land Subdivision and Site Plan Review Regulations to specify that, within the single family residential districts, no part of any parked vehicle shall be on or in the roadway whenever there is a covering of snow, ice, sleet, or freezing rain.	

**Proposed Ordinances Received: 4**

**Adopted Ordinances Received: 0**

**Total Ordinances Processed: 4**