

Zoning Ordinances Introduced: June 2016

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Hanover	18-2016	7/14/16	<p>The Land Use and Development Regulations pertaining to the procedures for review and approval of certain development applications are amended to provide a more streamlined process. As proposed, relatively minor changes of use will be able to be reviewed by the Site Plan Exemption Committee. Presently, even minor changes require the submission of a site plan to the Planning Board.</p>	
Township of Hanover	20-2016	7/14/16	<p>The Land Use and Development Regulations are amended to implement a large number of changes to the regulations pertaining to institutional uses. Examples of these changes include:</p> <ul style="list-style-type: none"> • Add the OB-RL, OB-DS, OB-RL3, I, I-2, I-4, I-5, I-P, I-P2 and I-R Districts to the list of districts where houses of worship, libraries and schools are permitted. • Remove the RM Districts from the list of districts where houses of worship, libraries and schools are permitted. • For-profit uses or activities shall be presumed to be a prohibited accessory to a non-profit use. • A residence or residences for the staff of institutional uses, such as, but not limited to parsonages, rectories, convents, manses and vicarages, used solely or primarily as housing, shall be permitted on the same lot or on lots separate from the institutional use. When such a residence is located in a separate building, it shall be regulated as a residential use. If located in the same building as the institutional use, it shall be regulated as an institutional use. • The minimum lot size for institutional uses shall not be less than required for other nonresidential uses in a nonresidential zone, or less than three acres for libraries, five acres for houses of worship and schools and ten acres for hospitals. 	

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Borough of Madison	52-2016	7/11/16	<p>The Land Development Regulations pertaining to affordable housing are amended as follows:</p> <ul style="list-style-type: none"> • All references to COAH are supplemented by new references to “court action” in response to the fact that the role of COAH has been replaced by trial courts under the recent NJ Supreme Court ruling. • All references to Regional Contribution Agreements are deleted. • Preference shall be given to income eligible Madison residents for any units addressing the Borough’s Present Need which are rehabilitated using affordable housing trust funds (with no preferences for Prospective Need). • All residential developments of five or more market rate units shall set aside 20% of all for-sale units and 15% of all rental units as affordable (under existing regulations, the 20% set-aside applied to both rental and for-sale units). 	
Borough of Mountain Lakes	07-16	8/22/16	The Zoning Regulations are amended to require a steep slope analysis for townhouse and multi-family units in the R-AH2 Residential - Affordable Housing 2 District.	

Zoning Ordinances Adopted: June 2016

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Borough of Madison	45-2016	6/20/16	Amend the Zoning Regulations so that retail uses with incidental accessory sales of food may include up to eight seats for on-site consumption without generating any additional off-street parking requirements in the CBD-1 and CBD-2 Central Business Districts.	
Borough of Madison	49-2016*	6/30/16	<p>Amend the Land Development Regulations to revise the standards for the PCD-O Planned Commercial Development-Office District (home to the Giralda Farms office park) as recommended by the 2014 Master Plan Land Use Element Amendment. The amendments include the following:</p> <ul style="list-style-type: none"> • Under the existing regulations, principal permitted uses in the PCD-O District are restricted to Business, Administrative and Professional Offices. This is amended to permit up to 10% of any office building to be used for any combination of the following: <ul style="list-style-type: none"> ○ Non-hazardous laboratories, research and development, experimentation and testing. ○ Facilities for higher education and/or partnerships between the private sector and higher education. ○ High technology/innovation business incubator facility. • One hotel within the overall PCD-O District will be permitted as an accessory use. The hotel may have up to 200 rooms available to the general public and may include a restaurant, meeting space/private function area and a fitness center/private club for hotel guests and the general public on a membership basis. • A non-drive through restaurant or private eating club shall be permitted as an accessory use in existing (as of date of this amendment) accessory structures only. • Surface parking is increased from a maximum of 10% to a maximum of 15% of all parking. • Maximum impervious coverage is increased from 15% to 17.5% of the tract. The Planning Board may consider an increase to 20% provided that there is no net increase in runoff volume and that low impact development techniques are incorporated to enhance water quality and groundwater recharge. • Subsurface garages with a minimum average soil depth of at least 1.5 feet shall not count toward the calculation of impervious coverage. 	

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Township of Roxbury	07-16	6/27/16	Amend the Land Development Regulations to add “Affordable housing in accordance with the Township Housing Plan Element of the Master Plan” as a Principal Permitted Use in the GU - Government Use District. This additional use replaces Senior Citizen Housing in the list of permitted uses in the GU District. In addition, the regulations for the GU District are amended to establish a 35 foot minimum front yard setback for property located along Main Street (all other properties remain at 50 feet).	<p>Two of the proposed affordable housing sites in the December 2, 2015 Housing Element and Fair Share Plan are located within the GU District and both are owned by the Township:</p> <ul style="list-style-type: none"> • “King Town” site: 30 units (BL 9302, Lot 4) • Former DPW site: 12 units (BL 5203, Lot 57) <p>(The GU District includes a dozen lots throughout the Township in addition to the two identified above)</p>
Township of Washington	RO-0916	6/20/16	Amend the Zoning Regulations to establish standards for the Township Engineer or Planner to review and approve an accessory structure that is 500 square feet or less in area and 16 feet or less in height on an existing lot within the Ridgeline, Mountainside, Hillside and Viewshed Protection Area This amendment would replace the existing requirement for a property owner to make application to, and secure approval of, a Ridgeline, Mountainside, Hillside and Viewshed Certificate of Compliance from the Planning Board or Zoning Board of Adjustment.	

Proposed Ordinances Received: 5

Adopted Ordinances Received: 4

Total Ordinances Processed: 9

* Ordinance introduced and adopted during the same month.