



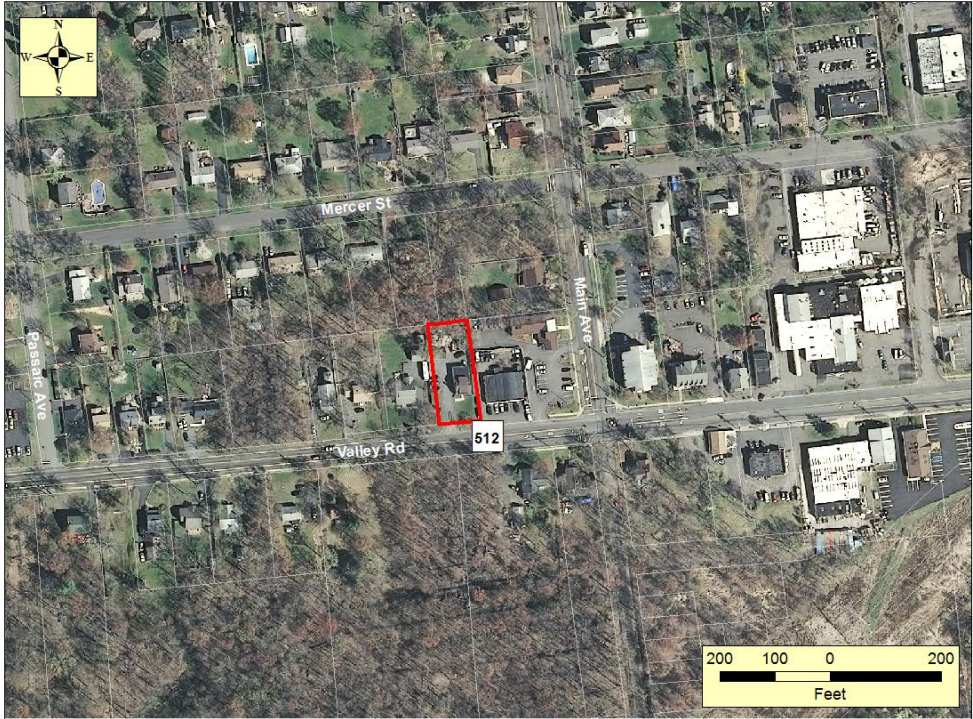
## Zoning Ordinances Adopted: December 2018

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Chatham	2018-22	12/21/18	<p>Ordinance 2018-22 adopts the Redevelopment Plan for a 3.8 acre portion of Block 48.16, Lot 117.27, which was designated a Non-Condensation Area in Need of Redevelopment in October 2017. The Redevelopment Plan Area is located at 401 Southern Blvd. / County Rt. 647 and is the site of a skate park. The rest of Lot 117.27 ( to be subdivided from the Redevelopment Plan Area) includes the Chatham Township Police Department and the Department of Public Works facilities. The immediately surrounding area is dominated by open space and recreational uses. To the northwest is the Chatham Hills Subacute Care Center.</p> <p>The standards applicable to the Plan Area, which shall supersede the existing AH-1 Affordable Housing District, include the following:</p> <ul style="list-style-type: none"> <li>• Permitted Use: 24 affordable multi-family apartments</li> <li>• Minimum Lot: 3 acres</li> <li>• Maximum Height: 2 stories / 35 feet</li> <li>• Maximum Building Coverage: 15%</li> <li>• Maximum Impervious Coverage: 30%</li> <li>• Minimum Open Space: 15%</li> </ul> 	<p>The affordable housing obligation of a new 54-unit 100% market rate townhouse development known as the Dixiedale project, located at Block 66, Lot 1, is being transferred to the portion of Block 48.16, Lot 117.27 depicted on the map.</p>

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Township of Chatham	2018-23	12/21/18	<p>Various amendments are proposed for the Land Development Regulations as they pertain to the requirements for one-family and multi-family dwellings in the R-6C District. Examples of the changes include the following:</p> <ul style="list-style-type: none"> <li>• Add a requirement that a landscape buffer from the adjacent property shall be provided where the physical height of the structure exceeds 35 feet.</li> <li>• Establish a schedule for the phased construction of required affordable units.</li> </ul>	
Township of Chatham	2018-24	12/21/18	Amend the Zoning Regulations to prohibit smoke and vape shops in all zoning districts.	
Township of East Hanover	18-2018	12/18/18	<p>Amend the Land Use and Zoning Regulations as they pertain to Houses of Worship:</p> <ul style="list-style-type: none"> <li>• A new section addressing Houses of Worship is added. Such a use may consist of a primary use, defined as a place of assembly for religious instruction and worship, and the following accessory uses: 1) Cleric’s residence; 2) Facilities for education and instruction; and 3) Facilities for social functions. Parking requirements for each of these uses are established.</li> <li>• House of Worship are added as a conditional use in the B-1 Business Zone subject to various conditions, such as a one acre minimum lot size, a 40% maximum building coverage and a 70% maximum lot coverage.</li> <li>• Houses of Worship are added as a permitted use in the B-2 Business Zone and the B-2B Highway Business Zone.</li> </ul>	
Township of East Hanover	19-2018	12/18/18	<p>Amend the Land Use and Zoning Regulations to revise several definitions:</p> <ul style="list-style-type: none"> <li>• The definition of <u>Corner Lot</u> is amended to state that a lot bound on two or more sides by the same street is also a corner lot.</li> <li>• Amend the definition of <u>Lot Depth</u> to state that the greatest dimension on a corner lot is its depth.</li> <li>• Amend the definition of <u>Front Yard</u> to state that, in the case of a corner lot, the front yard shall be that which occupies the least amount of street frontage. In the case of through lots, there shall be two front yards and no rear yard.</li> <li>• The definition of <u>Rear Yard</u> is amended to state that in the case of through lots, there shall be no rear yard.</li> <li>• The definition of <u>Side Yard</u> is amended to state that in the case or a corner lot, side yards shall include all street frontages not determined to be front yards.</li> </ul>	

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Township of East Hanover	20-2018	12/18/18	Amend the Land Use and Zoning Regulations to reflect the current practice of the Township of utilizing a “Land Use Planning Board” instead of a separate “Planning Board” or “Board of Adjustment.”	
Township of Hanover	35-2018	12/17/18	Amend the Land Use and Development Regulations to expand the zoning districts in which veterinary services, pet care services and pet boarding services are permitted to include the following additional districts: I, I-2, I-P, I-4, I-5, I-P2 and I-R. In addition, veterinary services shall now be permitted in the B-10 District.	

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Township of Hanover	37-2018	12/17/18	<p>Ordinance 37-2018 adopts the Redevelopment Plan for Block 303, Lots 13 and 14, dated 11/1/18, and amends the Zoning Regulations to create three new zoning districts, reclassify the zoning of properties throughout the Township, and various other changes.</p> <ul style="list-style-type: none"> <li>• The Redevelopment Plan for Block 303, Lots 13 and 14 applies to two properties on the border with Parsippany designated an Area in Need of Redevelopment in 2017. The uses and development standards in this Plan shall apply only if the redevelopment described in <i>both</i> this plan and the 7/1/17 Redevelopment Plan for the TC-1 Town Center Redevelopment Area Overlay in Parsippany are undertaken. Otherwise, the development of these properties will be subject to the existing I-P Zone standards. The TC-1 Overlay is an adjacent property to the north, known as 1515 Rt. 10, and features two office buildings. Block 303, Lots 13 and 14 total 5.9 acres and consists of parking for the adjacent office buildings in Parsippany. Examples of permitted uses: limited retail, banks, education services, offices, health care and social assistance, and hotels. No minimum lot size. Maximum building coverage: 55%. Maximum improvement coverage: 85%. For purposes of calculating coverage, the total area shall include the TC-1 Overlay in Parsippany.</li> <li>• Establish a new zoning district, the R-21 Single Family Residence District, and rezone various lots from the R-25 Single Family Residence District to the new R-21 District. The rezoning decreases minimum lot size from 25,000 sq. ft. to 21,000 sq. ft.</li> <li>• Establish a new zoning district, the R-30 Single Family Residence District, and rezone various lots along Bee Meadow Parkway and Poplar Dr. and Countrywood Dr., from the R-40 Single Family Residence District to the new R-30 District. The rezoning decreases minimum lot size from 40,500 sq. ft. to 30,000 sq. ft.</li> <li>• Establish a new zoning district, the R-40N Single Family Residence District, and rezone various lots bounded by Ridgedale Ave., Malapardis Rd., and Boulevard Rd. from the R-25 Single Family Residence District to the new R-40N District. The rezoning increases minimum lot size from 25,000 sq. ft. to 40,500 sq. ft.</li> </ul> 	

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Township of Hanover	44-2018	12/17/18	Amend the Land Use and Development Regulations to require, within the R-M Residential-Multifamily District, that the seller of a low- or moderate-income housing unit pay the Administrative Agent for the Township 1.25% of the sale price upon resale of the unit.	
Township of Long Hill	429-18*	12/13/18	<p>Amend the Zoning Map to rezone Block 11601, Lot 23 from the R-4 Residence District to the B-D Downtown Valley Commercial District. The 13,276 sq. ft. lot, at 1320 Valley Rd. / County Rt. 512, has a single family structure that is utilized for commercial purposes. Single family homes are the predominant land use to the north, south and west, while various commercial and industrial uses are to the east. The boundary between the R-4 and B-D Districts is just to the east of this lot. The impact of the rezoning is to change the permitted land uses from single family to retail and office.</p> 	
Borough of Morris Plains	27-2018	12/7/18	Amend the Zoning Regulations to permit retail stores and services in the B-4 Office Building Zone, subject to a maximum floor area of 3,000 sq. ft. for any individual retail store or service. The stated purpose is "to attract tenants for the vacant storefronts in the heart of the Borough's downtown area along Speedwell Avenue."	
Township of Mount Olive	36-2018	12/21/18	Amend the Land Use Regulations to establish bond requirements for final subdivision approval for cases where a property is sold prior to the completion and acceptance of all improvements.	

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Township of Randolph	21-18	12/7/18	<p>Various amendments pertaining to the guarantees imposed on final subdivision or final site plan approvals are made to the Land Development Regulations. Examples of the amendments include the following:</p> <ul style="list-style-type: none"> <li>• The Township Engineer shall prepare an itemized cost estimate of the improvements covered by the performance guarantee.</li> <li>• In the event that the developer shall seek a temporary certificate of occupancy for a development, a “Temporary Certificate of Occupancy Guarantee” shall be required.</li> </ul>	<p>These amendments are intended to bring the local regulations into conformance with P.L. 2017, Chapter 312, which amended N.J.S.A 40:55D-53 of the Municipal Land Use Law (MLUL) and was signed into law on January 16, 2018. These amendments to the MLUL pertained to performance, maintenance and other guarantee requirements.</p>
Township of Randolph	23-18	12/7/18	<p>Various amendments are made to the Land Development Regulations, examples of which include the following:</p> <ul style="list-style-type: none"> <li>• The definition of House of Worship is amended to state that associated accessory uses include a residence for the religious leader, facilities for education, and facilities for social functions such as weddings, funerals, and bar/bat mitzvahs.</li> <li>• The installation of commercial communication antenna and equipment on a lawfully existing tower shall be exempt from site plan requirements provided it does not constitute a substantial change as defined in Section 6409 (a) of the Middle Class Tax Relief and Job Creation Act of 2012.</li> <li>• Permit gas station price designation utilizing light-emitting diode (LED) lighting on monument signs subject to various regulations, such as a prohibition on LED lighting that moves, blinks or flashes and a limit on price changes to once every 24 hours.</li> </ul>	

## Zoning Ordinances Tabled: December 2018

Municipality	Ordinance #	Date Filed	Summary	Staff Comments
Borough of Florham Park	18-24	12/20/18	This ordinance, introduced in November of 2018, has been tabled. It would have amended the Zoning Regulations to prohibit, in all zoning districts, marijuana cultivation facilities, marijuana production or manufacturing facilities, marijuana testing facilities, and retail marijuana stores.	

**Proposed Ordinances Received: 1**

**Adopted Ordinances Received: 14**

**Ordinances Tabled: 1**

**Total Ordinances Processed: 16**

\* Ordinance introduced and adopted during the same month.