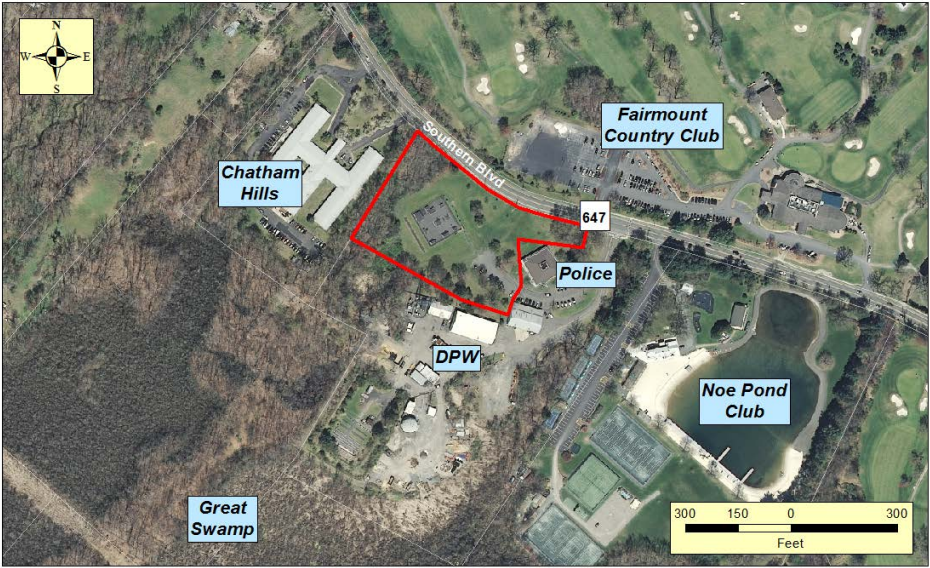



**Zoning Ordinances Introduced: November 2018**

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Chatham	2018-22	2018-22	<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 (which will 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>This site will accommodate the affordable housing component of a new 54-unit 100% market rate townhouse development known as the Dixiedale project, located at Block 66, Lot 1.</p>

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Chatham	2018-23	12/13/18	<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	12/13/18	Amend the Zoning Regulations to prohibit smoke and vape shops in all zoning districts.	
Township of East Hanover	18-2018	12/10/19	<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	12/10/19	<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>	


Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of East Hanover	20-2018	12/10/19	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.”	
Borough of Florham Park	18-24	12/13/18	Amend the Zoning Regulations to prohibit, in all zoning districts, marijuana cultivation facilities, marijuana production or manufacturing facilities, marijuana testing facilities, and retail marijuana stores.	
Township of Hanover	35-2018	12/13/18	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.	

Municipality	Ordinance #	Public Hearing Date	Summary	Staff Comments
Township of Hanover	37-2018	12/13/18	<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 is 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> 	

Township of Hanover	44-2018	12/13/18	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.	
Borough of Morris Plains	27-2018	12/6/18	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."	

### Zoning Ordinances Adopted: November 2018

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Chatham	2018-18	11/2/18	<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>• List the types of improvements for which performance guarantees are required.</li> <li>• Establish requirements for a “Safety and Stabilization Guarantee” for the purpose of returning property that has been disturbed to a safe and stable condition.</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 Chester	2018-13	11/26/18	<p>Amend the Land Use Regulations to prohibit marijuana cultivation facilities, testing facilities, product manufacturing facilities, retailers, medical marijuana centers and the sale of marijuana-related paraphernalia.</p>	
Township of Harding	23-2018	11/27/18	<p>Amend the Land Use and Development Regulations to add the following sentence to the definition of Half Story: “Within the TH-1 Townhouse Zone 1 only, any such space with a maximum clear headroom less than 6.5 feet and that is unfinished shall not be considered a half story.”</p>	

Municipality	Ordinance #	Date Adoption Filed	Summary	Staff Comments
Township of Parsippany-Troy Hills	RO-2018-157	11/28/18	<p>Resolution RO-2018-157 approved the Amended Redevelopment Plan for Block 200, Lot 1.02, dated September 10, 2018. This Plan was originally approved on August 22, 2017 and has now been further amended. It applies to an 11 acre lot known as 1515 Rt. 10, just west of the Rt. 10 / Dryden Way interchange, and on the border with Hanover. This lot is a Non-Condensation Area in Need of Redevelopment. Across the border in Hanover are two lots (Block 303, Lots 13 and 14), expected to be redeveloped as part of a single 17 acre tract, together with the Parsippany lot. Two office buildings are currently on the Parsippany lot, one of which is almost entirely unoccupied, with parking areas that extend into Hanover. To the east, west and north are office buildings, corporate parks and hotels. Wooded areas traversed by an electric transmission line and water line right-of-way are to the south. Further south are single family homes.</p> <p>The Plan establishes a TC-1 Town Center Overlay District for 1515 Rt. 10. The existing underlying ROL - Research, Office and Laboratory zoning remains, while the TC-1 Overlay provides a development option to the uses permitted in the ROL District. The goal of the TC-1 Overlay is to promote mixed use development organized around a mandatory centralized pedestrian plaza. Standards for the TC-1 Overlay vary by two sub-districts. This summary presents an overall picture of what is permitted without sub-district detail:</p> <ul style="list-style-type: none"> <li>• Permitted Uses: Multifamily (prohibited on first floor), Shared Outdoor Public Area, Civic Facilities, Retail, Art Galleries, Banks, Offices (prohibited on first floor), Fitness Clubs, Farmer’s Markets and Arts and Entertainment Facilities.</li> <li>• Conditional Uses: Hotels, Restaurants, Childcare Centers, and Adult Day Care.</li> <li>• Minimum Tract: 10 acres (no minimum lot area for subdivided lots)</li> <li>• Maximum Tract Non-Residential FAR: 0.4 (not including parking structures)</li> <li>• Maximum Tract Building Coverage: 55%; Maximum Tract Impervious Coverage: 85%</li> <li>• Maximum Residential: 450 units; Maximum Residential Tract Density: 40 units / acre</li> <li>• Maximum Height: 5 stories / 65 feet</li> <li>• Affordable Housing Set-Aside: 15% rental / 20% for-sale</li> </ul> 	<p>A sample concept plan, included with the Redevelopment Plan, features 102,050 sq. ft. of retail space and 446 multifamily units spread among five buildings, developed in two phases.</p> <p>All five buildings contain retail, while two of the five are mixed use retail / residential. One of the five buildings is a parking garage that contains ground floor retail and extends from Parsippany into Hanover.</p>