

ZONING ORDINANCES INTRODUCED: MAY 2020

Municipality: TOWNSHIP OF CHATHAM

Ordinance: 2020-11

Public Hearing Date: 6/11/20

Summary: Amend the Land Development Regulations to create a new zoning district, the R-3 AH - Affordable Housing Residence District, and rezone Block 67, Lots 17 and 17.01 from the R-1A - Residence District to the newly established R-3 AH District. The two lots, totaling 4.6 acres, are located on Hillside Ave., just south of the Chatham Borough border and include frontage on Fairmount Ave. A single-family home is located on one of the lots, both of which are farmland accessed. The Dixiedale Farm is to the south (site of a proposed townhome development), Township owned wooded land is to the southeast and single-family homes are to the north.

Single-family homes shall be the permitted use in the R-3 AH District. At least 20% of the total number of lots created through subdivision within the R-3 AH District shall be conveyed to either the Township or a qualified group home developer or operator at the option of the Township for the construction of affordable housing in the form of a group home for persons with developmental disabilities. The minimum lot size shall be 20,000 sq. ft. with a maximum height of 2 ½ stories / 35 feet.



Municipality: TOWNSHIP OF HANOVER

Ordinance: 17-2020

Public Hearing Date: 6/11/20

Summary: This ordinance adopts a Redevelopment Plan for Block 8803, Lot 17, and Block 4001, Lots 10, 11, 12, 13, 14 and a portion of Lot 9. This 23.9 acre site, which was designated a Non-Condensation Redevelopment Area in August 2019, is predominantly the location of the Pine Plaza Shopping Center on eastbound US Hwy. 10. It was anchored by a supermarket that has been vacant for years. Many of the retail stores are vacant as well. A separate building on the site is a Midas auto service facility. Two single-family homes are also part of the Redevelopment Area. The portion of Lot 9 that is included in the Redevelopment Area is an easement

conveyed to the Southeast Morris County MUA and the Hanover Sewerage Authority by the owner of Lot 9, the Jewish Community Foundation, who's facilities (not included in the Redevelopment Area) are to the southwest of this site. To the southeast are single-family homes. Across US Hwy. 10, to the north, are the Grande at Hanover condominiums. Most of the site is in the B-10 District, with a portion to the east in the R-15 District. The standards applicable to the Redevelopment Area include the following:

Permitted Uses / Related Regulations:

- 62 townhouses, 3 stories / 45 feet
- 68 stacked townhouses, 3 stories / 50 feet
- 60 affordable senior multifamily rental units, 4 stories / 55 feet
- All B-10 District uses (retail stores, restaurants, hotel, grocery store), a gasoline station with or without a convenience store, and drive-thru windows. Maximum height: 45 feet (with exceptions noted below).
 - Maximum Floor Area - Retail/Commercial Component: 130,000 sq. ft. (excluding hotel), in multiple buildings, with no one building in excess of 50,000 sq. ft.
 - Hotel: 150 rooms (up to 5,000 sq. ft. of floor area of hotel may be used for restaurant), 5 stories / 75 feet
 - Maximum Height - convenience stores with gasoline sales: 35 feet

Other: Residential Component: Max. Bldg. Coverage: 40%; Max. Impervious Coverage: 80%
Retail/Commercial Component: Max. Bldg. Coverage: 30%; Max. Impervious Coverage: 90%
Western portion of Mount Pleasant Ave. right-of-way to be conveyed to redeveloper



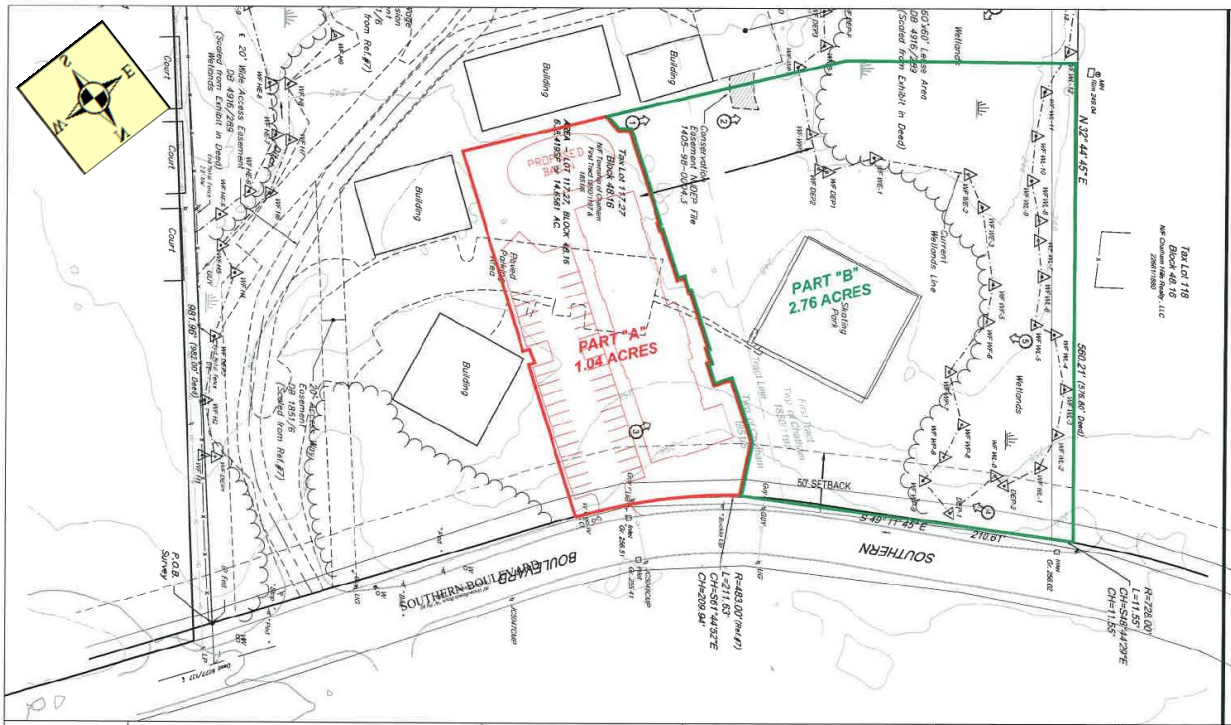
ZONING ORDINANCES ADOPTED: MAY 2020

Municipality: TOWNSHIP OF CHATHAM

Ordinance: 2020-04

Date Adoption Filed: 5/29/20

Summary: In December of 2018, Ordinance 2018-22 adopted the Redevelopment Plan for a 3.8-acre portion of Block 48.16, Lot 117.27, which is a Non-Condemnation Area in Need of Redevelopment. 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. Under the Redevelopment Plan, 24 affordable multi-family apartments were to be constructed on this site (representing the off-site affordable housing obligation of a new 54-unit 100% market rate townhouse development known as the Dixiedale project). Under Ordinance 2020-04, the Redevelopment Plan is amended to subdivide the 3.8 acre Redevelopment Area into two parts, the 1.04-acre Part A, to be conveyed to a redeveloper for construction of 24 affordable multi-family apartments, and the 2.76-acre Part B, to be retained by the Township for public purposes, including affordable housing. The minimum lot size is cut from 3 acres to 1.04 acres. The maximum building coverage is increased from 15% to 30% and the maximum impervious coverage is increased from 30% to 70%.



Municipality: BOROUGH OF CHESTER

Ordinance: 2020-05

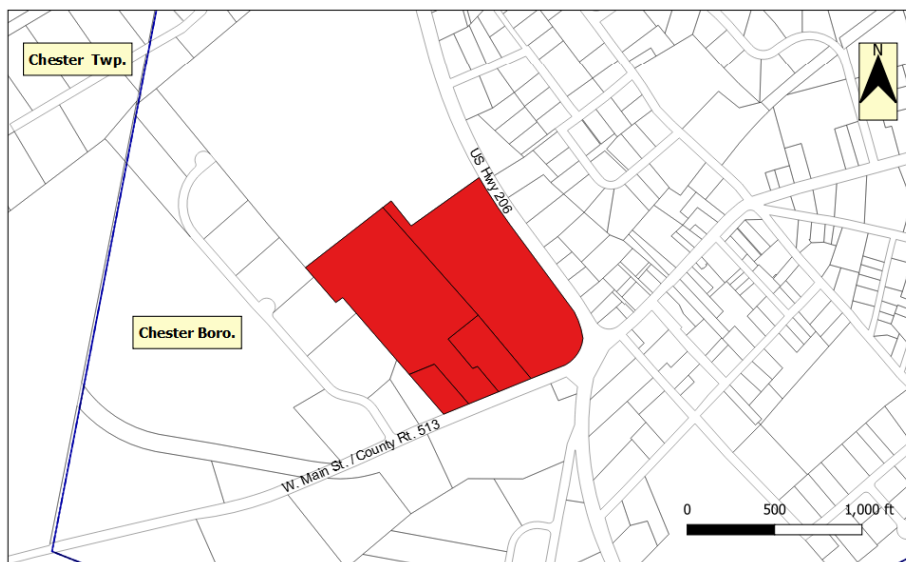
Date Adoption Filed: 5/12/20

Summary: This ordinance adopts a Redevelopment Plan for Block 101, Lots 13, 14, 15 and 16, the site of the former Larison’s Turkey Farm restaurant, a designated Non-Condensation Redevelopment Area. The majority of the 28.9-acre site, at the northwest corner of W. Main St. / County Rt. 513 and US Hwy 206, is currently used for agriculture. The retail uses of downtown Chester Borough are to the east, the Chester Mall is to the south, office buildings are to the immediate west, and Borough owned woodlands are to the north. The southern portion of the Redevelopment Area, along W. Main St. / County Rt. 513, is in the O-P - Office Professional District, while the remainder is in the R-LD - Residential/Low-Density District. The standards applicable to the Redevelopment Area include the following:

Permitted Uses / Related Regulations:

- 36 affordable rental apartments
- 20,000 sq. ft. medical office building, 2 stories
(May be increased to 25,000 sq. ft. based on Board review)
- 5,000 sq. ft. office building, 2 stories
- Organic farm
(In lieu of constructing any structures on this portion of the property, the developer shall apply to the Morris County Agriculture Development Board for the sale of the existing development rights through the Farmland Preservation Program. An exception area may include a “Country Store” with a residence)
- 6,500 sq. ft. restaurant
- 1,500 sq. ft. pharmacy
- Cell tower
- On-site sewage package treatment plant

Other: Min. Lot: 25 ac; Max. Height: 2 ½ st./35 ft.; Max. Bldg. Coverage: 10%; Max. Impervious Coverage: 30%



Municipality: TOWNSHIP OF HANOVER

Ordinance: 14-2020

Date Adoption Filed: 5/19/20

Summary: Amend the Land Use and Development Regulations to make various changes to the regulations pertaining to fences and walls. Examples of the changes include the following:

- No fence, freestanding wall or retaining wall shall be located where it will interfere with the minimal safe sight lines at the intersection of roadways, driveways, sidewalks and other pathways.
- In the case of a fence placed on top of a freestanding wall, the height of the freestanding wall portion shall not exceed two feet and the combined height of the wall and fence shall comply with the height limitations for fences.
- The height of retaining walls accessory to single-family detached dwellings, two-family dwellings, community shelters and residences shall not exceed six feet when located in the side or rear yard.

Municipality: TOWNSHIP OF HANOVER

Ordinance: 15-2020

Date Adoption Filed: 5/19/20

Summary: Amend the Land Use and Development Regulations to make various changes to the regulations pertaining to permitted yard encroachments. Examples of the changes include the following:

- At-grade or below-grade structures, including but not limited to sidewalks, window wells, basement stairwells and similar structures, shall be permitted to encroach into required yards without limitation, except for such limitations as may be imposed by other requirements of these regulations or other laws or regulations.
- Railings, guiderails or similar protective features for ingress and egress structures, retaining walls, and at-grade or below-grade structures shall be subject to the same yard requirements as the structures to which they are accessory, provided that such structures shall be required to comply with the requirements for fences in these regulations.

Municipality: TOWNSHIP OF MORRIS

Ordinance: 08-20

Date Adoption Filed: 5/21/20

Summary: Amend the Zoning Regulations to prohibit automotive service stations operated in conjunction with a convenience store.

Municipality: BOROUGH OF MOUNTAIN LAKES

Ordinance: 3-20

Date Adoption Filed: 5/12/20

Summary: This ordinance adopts a variety of amendments to the Land Use Regulations, a majority of which pertain to the B - Business Zone. Examples of the changes include the following:

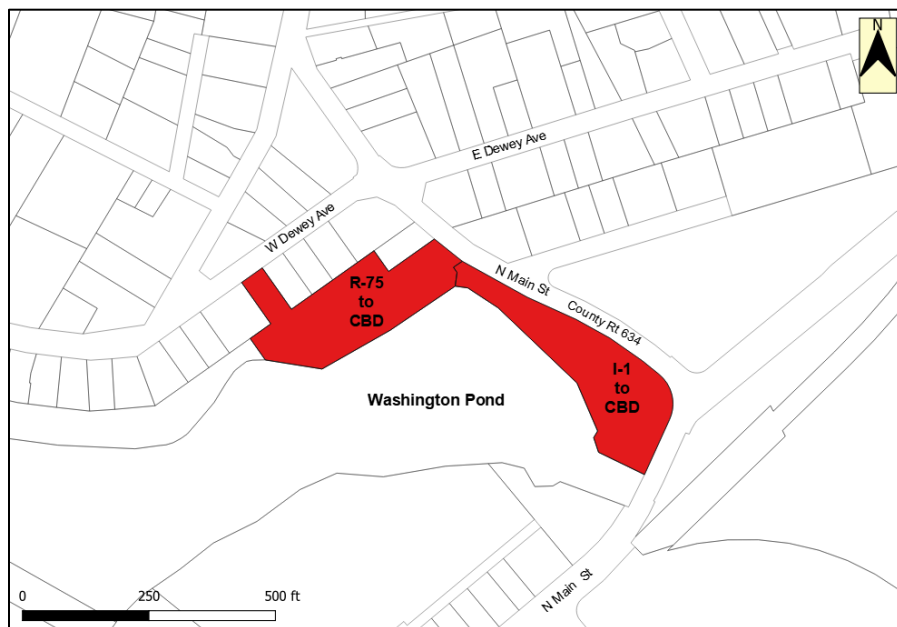
- The following are added as principal uses in the B Zone: Adult day care, educational play center, health and fitness facility, indoor commercial recreation, instructional schools, pet care and satellite dry cleaning establishment.
- Electric car changing stations shall be permitted as an accessory use in the B Zone.
- The standards pertaining to hotels as a conditional use in the B Zone are amended as follows: The minimum lot size is reduced from three acres to 2.5 acres, the maximum building height is reduced from 5 stories / 60 feet to 3 stories / 45 feet, and architectural design requirements are added.
- Automobile service stations, drive-in and drive-through restaurants and self-storage facilities are added as conditional uses in the B Zone, subject to various standards.

Municipality: TOWNSHIP OF WHARTON

Ordinance: O-09-20

Date Adoption Filed: 5/19/20

Summary: Amend the Zoning Map to rezone Block 703, Lot 3 from the R-75 - Moderate Density Single-Family District to the CBD - Central Business District and Block 703, Lot 30 from the I-1 - Planned Industrial District to the CBD District. Lot 3 is home to the Sussex Market meat market as well as multifamily units on a 54,787 sq. ft. parcel on N. Main St. / County Rt. 634 with access to W. Dewey Ave. Lot 30 is the site of an office building on a 53,268 sq. ft. parcel on N. Main St. / County Rt. 634. Small lot single-family homes are to the north while Washington Pond is to the south.



PROPOSED ORDINANCES RECEIVED: 2
ADOPTED ORDINANCES RECEIVED: 7
TOTAL ORDINANCES PROCESSED: 9