

## ZONING ORDINANCES INTRODUCED: JANUARY 2021

**Municipality:** BOROUGH OF CHATHAM

**Ordinance:** 21-03

**Public Hearing Date:** 2/4/21

**Summary:** This ordinance adopts a revised version of the River Road Redevelopment Plan. The original Plan was adopted in June 2019 and established development standards for the River Road Redevelopment Area, which consists of Block 135, Lots 9, 10 and 11. This 4.5-acre site is located at the intersection of River Rd. and Watchung Ave. / County Rt. 646 and includes industrial uses and a heating oil supplier.

The revised Plan continues to permit the same variety of mixed uses, such as retail, hotel, restaurants, offices, multifamily, and public open space. The basic standards as to such factors as minimum lot size and maximum building and impervious coverage remain unchanged. The changes implemented by the new Plan include the following:

- The required publicly accessible open space may now be provided in the form of a payment in lieu.
- The minimum setback from River Rd. is reduced from 20 ft. to 10 ft., the minimum side yard setback is reduced from 30 ft. to 10 ft., and the minimum rear yard setback is reduced from 30 ft. to 15 ft.
- Under the original Plan, only one curb cut or vehicle access point was permitted per each street frontage. Under the revised Plan, two curb cuts or vehicle access points shall be permitted on the River Road street frontage while one curb cut or vehicle access point shall be permitted on the Watchung Avenue frontage.

**Staff Comments:** According to an article posted on January 25, 2021 at [newjerseyhills.com](http://newjerseyhills.com), plans for 259 rental apartments have been submitted for this site.



**Municipality: TOWNSHIP OF DENVILLE**

**Ordinance: 02-21**

**Public Hearing Date: 2/16/20**

**Summary:** Amend the Land Use Regulations to establish a new inclusionary zoning district, the T-7 Multi-Family District, and amend the Zoning Map to place two sites in the newly created district. One site, known as the “Bacala Group” site, consists of two lots totaling 8.9 acres on Franklin Rd., just north of its intersection with State Hwy. 10. This site is currently in the R-1 District. The larger lot in this site is wooded and undeveloped, while the smaller lot contains a single-family home. The Denville Commons shopping center is located to the south. The second site, known as the “Silver Spring Manor” site, consists of three lots totaling 20.3 acres on eastbound State Hwy. 10., between Peer Pl. and Miller Rd. This site is currently in the OB-4 District. The largest lot in this site is wooded and undeveloped, while the two smaller lots each contain a commercial building. The Forges townhomes are to the southwest.



Standards applicable to the new T-7 District include the following:

- Permitted Uses: Townhouses and Interlocking Dwellings
- Maximum Units:
  - Bacala Group Site: 60 (of which 12 must be affordable)
  - Silver Spring Manor Site: 120 (of which 24 must be affordable)
- Maximum Height: 3 ½ stories / 45 ft.
- Maximum Building Coverage: 25%; Maximum Impervious Coverage: 65%
- Minimum Open Space or Landscaped Area: 25%

**Staff Comments:** This amendment was introduced as Ordinance 16-20 in November 2020 but was not adopted. It has been re-introduced as Ordinance 02-21 in order to amend the listing of Blocks and Lots subject to this zoning map change.

**Municipality:** TOWNSHIP OF HANOVER

**Ordinance:** 1-2021

**Public Hearing Date:** 2/11/21

**Summary:** Amend the Land Use and Development Regulations to delete the Transfer of Development Credits section.

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**Municipality:** TOWNSHIP OF HANOVER

**Ordinance:** 3-2021

**Public Hearing Date:** 2/11/21

**Summary:** Amend the Land Use and Development Regulations to adopt a new Stormwater Management section. These regulations establish minimum stormwater management requirements and controls for applicable developments.

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**Municipality:** TOWNSHIP OF HANOVER

**Ordinance:** 4-2021

**Public Hearing Date:** 2/11/21

**Summary:** Amend the Land Use and Development Regulations to establish a new inclusionary zoning district, the RM-7 Residence District, and amend the Zoning Map to rezone Block 4802, Lot 2, located at 190 Park Ave./ County Rt. 623, from the O-S - Office-Services District to the newly established RM-7 District. The 3.3-acre site is the location of a former bank, presently used as an office. The Park Ave. / Columbia Tpke. intersection is located nearby to the north while the State Hwy. 24 / Columbia Tpke. interchange is located toward the east. The Hyatt House extended stay hotel is located to the immediate north. The Residences at Columbia Park townhomes are located to the west in Morris Township while office buildings are located to the south in Florham Park.



Standards applicable to the new RM-7 District include the following:

- Permitted Uses: Multifamily residential dwelling units and furnished apartments  
*(Furnished apartments are defined as serviced apartment units that use a shorter-term rental arrangement than standard apartments and are provided with furnishings that the average apartment would require)*

- Maximum Units: 210 units, including not more than 150 market-rate units and not less than 60 affordable units. Not more than 120 units shall be standard unfurnished dwelling units; the balance of the permitted units may be furnished apartment units.
  - Tenure: All units shall be rentals.
  - Minimum Lot: The entire property located outside of the street right-of-way
  - Maximum Height: 70 ft.
  - Maximum Building Coverage: 50%; Maximum Improvement Coverage: 75%
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**Municipality: TOWNSHIP OF HARDING**

**Ordinance:** 01-2021

**Public Hearing Date:** 2/8/21

**Summary:** Amend the Land Use and Development Regulations to adopt a new Stormwater Management section. These regulations establish minimum stormwater management requirements and controls for applicable developments.

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**Municipality: TOWNSHIP OF LONG HILL**

**Ordinance:** 469-21

**Public Hearing Date:** 2/24/21

**Summary:** Amend the Land Use Regulations to adopt a new Stormwater Management section. These regulations establish minimum stormwater management requirements and controls for applicable developments.

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**Municipality: BOROUGH OF MADISON**

**Ordinance:** 6-2021

**Public Hearing Date:** 2/8/21

**Summary:** Amend the Land Development Regulations to require that immediately following the completion of the framing for any new principal structure and prior to the commencement of any subsequent construction, a framing elevation survey shall be submitted to the Municipal Engineer, Zoning Officer and Construction Official for purposes of confirming (a) the bulk height requirement of the zone; and (b) compliance with the individual lot grading plan and building plans approved by the municipality for the specific development.

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**Municipality: BOROUGH OF MENDHAM**

**Ordinance:** 01-2021

**Public Hearing Date:** 2/10/21

**Summary:** Amend the Zoning Regulations to adopt a new Stormwater Control Ordinance. These regulations establish minimum stormwater management requirements and controls for applicable developments.

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**Municipality: TOWNSHIP OF MORRIS**

**Ordinance: 01-21**

**Public Hearing Date: 2/24/21**

**Summary:** This ordinance adopts the 340 Mount Kemble Avenue Redevelopment Plan for Block 6101, Lot 1 in order to allow for the continuation of corporate office use while also providing for a complementary hotel use. Block 6101, Lot 1 was designated a Non-Condensation Area in Need of Redevelopment on May 15, 2019. It is an approximately 40-acre parcel at 340 Mount Kemble Ave. / US Hwy 202 with a three story 387,000 sq. ft. office building. To the south and west are office buildings. To the north are the Mountain Shadows townhomes and the Center for Spiritual Living Church. To the east are single family homes. The existing OL-40 Office and Research Laboratory zoning will be replaced by this Redevelopment Plan. The Redevelopment Plan notes that in December 2017, the Zoning Board of Adjustment approved an application for a 23,820 sq. ft. addition to the existing building. Standards for development include the following:

- Permitted Uses: Office Building, Hotel
- Permitted Accessory Uses to the Hotel: Restaurants, Lounge/Bar Areas, Fitness Facilities, including swimming pools, Business Center, Banquet Room, Meeting Rooms, Management Offices.
- Maximum Floor Area:
  - Office Building: 415,000 sq. ft.
  - Hotel: 130,000 sq. ft.
  - Banquet Room: 4,500 sq. ft.
  - (banquet room combined with meeting rooms shall not exceed 6,000 sq. ft.)*
- Maximum Hotel Rooms: 225; Maximum Restaurant Seats: 200
- Maximum Height: Office Building - 3 stories / 67.5 ft., Hotel - 4 stories / 50 ft.
- Maximum Building Coverage: 10%, Maximum Impervious Coverage: 55%



Figure 3: Approximate Building Envelope for Hotel | 340 Mount Kemble Avenue | Township of Morris, New Jersey  
PHILLIPS PRESS GRIGIEL LEHENY HUGHES LLC 2021

**Municipality:** BOROUGH OF NETCONG

**Ordinance:** 2021-3

**Public Hearing Date:** 2/1/21

**Summary:** Amend the Land Development Regulations to adopt a new Stormwater Control Ordinance. This ordinance establishes minimum stormwater management requirements and controls for applicable developments.

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**Municipality:** TOWNSHIP OF RANDOLPH

**Ordinance:** 01-21

**Public Hearing Date:** 2/18/21

**Summary:** Amend the Land Development Regulations to adopt a new Stormwater Control Ordinance. These regulations establish minimum stormwater management requirements and controls for applicable developments.

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**ZONING ORDINANCES ADOPTED: JANUARY 2021**

**Municipality:** BOROUGH OF MADISON

**Ordinance:** 1-2021\*

**Date Adoption Filed:** 1/26/21

**Summary:** This ordinance adopts the Community Place Redevelopment Plan for Block 1601, Lot 1.01 in order to permit a 100% affordable housing development. Block 1601, Lot 1.01 was designated a Non-Condensation Area in Need of Redevelopment on December 28, 2020. It is an approximately 24,000 sq. ft. Borough owned lot on Community Place. The Central Avenue School is located to the east and the Madison Housing Authority rental apartments are located to the north. The commercial and residential uses of downtown Madison are located to the south and west. The existing OSGU - Open Space/Government Use District zoning will be replaced by this Redevelopment Plan.



Standards for development include the following:

- Permitted Uses:
  - 100% affordable rental housing
  - Supportive housing (also affordable)
- Maximum Units: 14
- Minimum Lot: 23,000 sq. ft.
- Maximum Height: 35 ft.
- Maximum Building Coverage: 40%; Maximum Impervious Coverage: 80%
- Building Design: Townhouse-style

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**Municipality: BOROUGH OF MADISON**

**Ordinance: 2-2021\***

**Date Adoption Filed: 1/26/21**

**Summary:** Amend the Land Development Regulations to adopt a new Environmental Protection section, which establishes stormwater management requirements and controls for applicable developments.

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**Municipality: BOROUGH OF MADISON**

**Ordinance: 3-2021\***

**Date Adoption Filed: 1/26/21**

**Summary:** Amend the Land Development Regulations to remove the section that permitted appeal of Board of Adjustment decisions to the Borough Council. The Borough Attorney has advised that this section be rescinded because the more appropriate forum for appeals of land use decisions is the judicial system.

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\*Ordinance introduction and adoption notices received during the same month.

**PROPOSED ORDINANCES RECEIVED: 15**  
**ADOPTED ORDINANCES RECEIVED: 3**  
**TOTAL ORDINANCES PROCESSED: 18**