

ZONING ORDINANCES INTRODUCED: APRIL 2021

Municipality: TOWNSHIP OF CHATHAM

Ordinance: 2021-12

Public Hearing Date: 5/13/21

Summary: Amend the Land Development Regulations to change the number of subdivision plats, site plans and related applications that must be submitted in hard copy and electronic formats.

Municipality: TOWNSHIP OF CHESTER

Ordinance: 2021-09

Public Hearing Date: 5/18/21

Summary: Amend the Land Use Regulations to prohibit, anywhere in the Township, all classes of cannabis establishments, distributors or delivery services as those terms are defined by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, but not the delivery of cannabis items and related supplies by a delivery service.

Municipality: TOWNSHIP OF DENVILLE

Ordinance: 13-21

Public Hearing Date: 5/4/21

Summary: Amend the Land Use Regulations to add new regulations establishing requirements for affordable housing. The new regulations address such matters as the maximum rents and sales prices for affordable units, buyer and tenant income eligibility, control periods, enforcement mechanisms, and affirmative marketing requirements.

Municipality: TOWNSHIP OF DENVILLE

Ordinance: 14-21

Public Hearing Date: 5/4/21

Summary: Amend the Land Use Regulations to set development fees and establish an Affordable Housing Trust Fund to collect and spend such fees. Developers shall pay a fee of 1.5% of the equalized assessed value for residential development, provided no increased density is permitted. When an increase in residential density has been permitted via a "d" variance, the fee shall be 6%. Developers shall pay a fee of 2.5% of the equalized assessed value for nonresidential development.

Municipality: TOWNSHIP OF DENVILLE

Ordinance: 15-21

Public Hearing Date: 5/4/21

Summary: Amend the Land Use Regulations to establish standards for accessory apartments. Examples of the new regulations include the following:

- Accessory apartments shall be permitted as a conditional use in all residential zones.
 - Accessory apartments must be deed restricted for at least 10 years for occupancy by low and moderate income households.
 - The maximum number of creditable accessory apartments shall be equal to no more than six (additional units may be approved by the State or the Courts if the municipality has demonstrated successful completion of its accessory apartment program).
 - The accessory apartment shall have living and sleeping space, cooking facilities, a kitchen sink and complete sanitary facilities for the exclusive use of its occupants.
 - No apartment shall be located above the third floor.
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Municipality: TOWNSHIP OF DENVILLE

Ordinance: 16-21

Public Hearing Date: 5/4/21

Summary: Amend the Land Use Regulations so that all new multi-family residential developments of five or more units that become permissible through either a use variance, a density variance increasing the permissible density at the site, a rezoning permitting multi-family residential housing where not previously permitted, or a new redevelopment plan shall be required to set aside 20% of the units for affordable housing.

Municipality: TOWNSHIP OF DENVILLE

Ordinance: 17-21

Public Hearing Date: 5/4/21

Summary: Amend the Land Use Regulations to establish a new inclusionary overlay district, the B4O - Multi-Use Overlay District, and amend the Zoning Map to place Block 31208, Lot 2 in the new overlay. The 3.7-acre overlay is the site of the Foodtown Shopping Center, which includes a supermarket and several retail outlets, and is located at 559 E. Main St. / State Hwy. 53. The site extends from Durbin Ave. to the south to Station Rd. to the north. The NJ Transit Rail Line establishes the western border. Commercial and industrial uses are located to the north, as is the Mount Tabor Rail Station. Townhomes and single family detached dwellings are located to the south. The underlying B-4 - Neighborhood Shopping Center zoning remains. Standards for the new overlay include the following:

- Permitted Uses: 1) Multifamily on the upper floors over commercial on the first floor and 2) Uses permitted in the underlying B-4 District
(for B-4 District uses, the standards for that district shall apply)
- Maximum Units: 46
- Affordable Set-Aside: 20%
- Maximum Height: 3 ½ st. / 45 ft.

- Multifamily units cannot extend past the existing footprint of the building as of March 10, 2021



Municipality: TOWNSHIP OF DENVILLE

Ordinance: 18-21

Public Hearing Date: 5/4/21

Summary: Amend the Land Use Regulations to establish a new inclusionary overlay district, the TO - Multi-Family Overlay District, and amend the Zoning Map to place Block 40302, Lots 1 through 6, Block 40102, Lots 1 through 5, and Block 31601, Lot 4.01 in the new overlay. Block 40302, Lots 1 through 6 total 16.3 acres, contain industrial and commercial buildings and are located on Astro Pl. at its intersection with Franklin Ave. Block 40102, Lots 1 through 5 total 15.5 acres, contain industrial buildings and are located on Palmer Rd. at its intersection with Franklin Ave. The 6.5-acre Block 31601, Lot 4.01 is the site of an industrial building. The underlying I-2 - Industrial zoning remains.



Standards for the new overlay include the following:

- Permitted Uses: Townhouses, back-to-back townhouses, vertical flats, interlocking flats, and uses permitted in the underlying I-2 District (*for I-2 District uses, the standards for that district shall apply*)
- Minimum Lot: 2 acres

- Maximum Density:
 - Block 40302, Lots 1 through 6 and Block 40102, Lots 1 through 5: 10 units per acre
 - Block 31601, Lot 4.01: 15 units per acre
- Affordable Set-Aside: 20%
- Maximum Height: 3 ½ st. / 45 ft.
- Maximum Building Coverage: 25%; Maximum Impervious Coverage: 85%
- Minimum Open Space or Landscaped Areas: 15%

Staff Comments: At 10 du/ac, the 16.3-acre Block 40302, Lots 1 through 6 could accommodate a maximum of 163 units and the 15.5-acre Block 40102, Lots 1 through 5 could accommodate a maximum of 155 units. At 15 du/ac, the 6.5-acre Block 31601, Lot 4.01 could accommodate a maximum of 97 units. All projections pending potential reductions for other physical or environmental constraints.

Municipality: TOWNSHIP OF DENVILLE

Ordinance: 19-21

Public Hearing Date: 5/4/21

Summary: Amend the Land Use Regulations to establish a new inclusionary overlay district, the MRO - Multi-Family Overlay District, and amend the Zoning Map to place Block 50307, Lots 1, 2, 3, 6 and 8, and Block 31207, Lots 1, 2, 3, 4, 7 and 9 in the new overlay. Block 50307, Lots 1, 2, 3, 6 and 8 total 1.3 acres, contain commercial buildings, including a gas station, and are located on Bloomfield Ave. at its intersection with E. Main St. / State Hwy. 53. US Hwy. 46 represents the southern boundary of these lots. Block 31207, Lots 1, 2, 3, 4, 7 and 9 total 4.2 acres, contain commercial and industrial buildings, and are located on E. Main St. / State Hwy. 53. at its intersection with Fox Hill Rd. The NJ Transit Rail Line represents the western boundary of these lots. The Morris County School of Technology is located to the east. The underlying zoning remains (B-1 - Central Business for the subject lots in Block 50307 and I-1 - Industrial for the subject lots in Block 31207).



Standards for the new overlay include the following:

- Permitted Uses: Garden apartments, mid-rise apartments, vertical flats, interlocking dwellings, and uses permitted in the underlying district (B-1 or I-1)
(for B-1 and I-1 District uses, the standards for those districts shall apply)
- Minimum Lot: 0.5 acres
- Maximum Density:
 - Block 50307, Lots 1, 2, 3, 6 and 8: 15 units per acre
 - Block 31207, Lots 1, 2, 3, 4, 7 and 9: 20 units per acre
- Affordable Set-Aside: 20%
- Maximum Height: 3 ½ st. / 45 ft.
- Maximum Building Coverage: 25%; Maximum Impervious Coverage: 85%
- Minimum Open Space or Landscaped Areas: 15%

Staff Comments: At 15 du/ac, the 1.3-acre Block 50307, Lots 1, 2, 3, 6 and 8 could accommodate a maximum of 19 units. At 20 du/ac, the 4.2-acre Block 31207, Lots 1, 2, 3, 4, 7 and 9 could accommodate a maximum of 84 units. All projections pending potential reductions for other physical or environmental constraints.

Municipality: TOWNSHIP OF DENVILLE

Ordinance: 20-21

Public Hearing Date: 5/4/21

Summary: Amend the Land Use Regulations to establish a new inclusionary zoning district, the HW - House of Worship Multi-Use District, and amend the Zoning Map to rezone Block 30102, Lot 4 from the R-1 - Residence District to the newly established HW District. This 6.8-acre parcel is the site of the New Hope Community Church at 52 Cooper Rd. The Lakeview Elementary School is located to the southeast. The Township owned Knuth Field is located to the south. Single-family detached homes are located to the northwest.



The standards applicable to the new HW District include the following:

- Permitted Uses: Group homes, age restricted multifamily housing and house of worship
(Multifamily dwellings and group homes are permitted to be constructed on the same site and will be considered a permitted second use on site so long as they are owned and/or operated in conjunction with a house of worship).

- Maximum Units:
 - Multifamily: 25 units
 - Group homes: 10 bedrooms
 - Affordable Set-Aside: 20%
 - Maximum Height: 2 ½ st. / 30 ft.
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Municipality: TOWN OF DOVER

Ordinance: 1-2021

Public Hearing Date: 5/25/21

Summary: Amend the Land Use and Development Regulations to establish standards for Electric Vehicle Charging Stations. Level 1 and Level 2 charging stations shall be permitted when accessory to a permitted use. Level 3 charging stations shall be permitted when accessory to a permitted use other than single family detached or two-family dwellings. The levels are defined in the regulations by the speed and voltage of the charge. Notwithstanding the above regulations, public electric vehicle charging stations can be constructed in any public parking lot maintained and operated by the Town or other public entity. New parking facilities and expansions of existing parking facilities resulting in an increase in parking capacity by more than 50% that are associated with multifamily residential or non-residential uses shall include electric vehicle charging stations in accordance with a schedule based on the required number of parking spaces.

Municipality: TOWN OF DOVER

Ordinance: 6-2021

Public Hearing Date: 6/15/21

Summary: Amend the Land Use and Development Regulations to temporarily prohibit, anywhere in Dover, all classes of cannabis establishments, distributors or delivery services as those terms are defined by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, but not the delivery of cannabis items and related supplies by a licensed delivery service based and initiated from outside the Town.

Municipality: TOWNSHIP OF JEFFERSON

Ordinance: 21-07

Public Hearing Date: 4/21/21

Summary: Amend the Zoning Regulations as follows:

- Establish requirements for engineering plot plans.
 - The fee for an engineering plot plan for a new building shall be \$300, and for additions, accessory buildings or inground pools shall be \$200.
 - The fee for a Municipal Highlands Preservation Area Exemption Determination shall be \$500, or \$250 if an engineering plot plan application is also required.
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Municipality: BOROUGH OF LINCOLN PARK

Ordinance: 5-21

Public Hearing Date: 6/21/21

Summary: Amend the Zoning Regulations to prohibit, in all zones, all classes of cannabis establishments, distributors or delivery services as those terms are defined by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, but not the delivery of cannabis items and related supplies by a delivery service.

Municipality: TOWNSHIP OF MOUNT OLIVE

Ordinance: 10-2021

Public Hearing Date: 5/4/21

Summary: Amend the Land Use Regulations to prohibit, anywhere in the Township, all classes of cannabis establishments, distributors or delivery services as those terms are defined by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, but not the delivery of cannabis items and related supplies by a licensed delivery service based and initiated from outside the Township.

Municipality: TOWNSHIP OF PEQUANNOCK

Ordinance: 2021-06

Public Hearing Date: 5/11/21

Summary: Amend the Zoning Regulations to prohibit, in all zones, all classes of cannabis establishments as those terms are defined by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act.

ZONING ORDINANCES ADOPTED: APRIL 2021

Municipality: TOWNSHIP OF CHATHAM

Ordinance: 2021-08

Date Adoption Filed: 4/23/21

Summary: Amend the Land Development Regulations to prohibit, in all zones, all classes of cannabis establishments, distributors or delivery services as those terms are defined by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, but not the delivery of cannabis items and related supplies by a delivery service.

Municipality: TOWNSHIP OF CHESTER

Ordinance: 2021-04

Date Adoption Filed: 4/7/21

Summary: Amend the Land Development Regulations to revise the Stormwater Control Ordinance to replace reference to the County Board of Chosen Freeholders with reference to the Board of County Commissioners.

Municipality: TOWNSHIP OF EAST HANOVER

Ordinance: 1-2021

Date Adoption Filed: 4/12/21

Summary: Amend the Land Use and Zoning Regulations to add a requirement for the online marketing of affordable residential units.

Municipality: TOWNSHIP OF LONG HILL

Ordinance: 472-21

Date Adoption Filed: 4/29/21

Summary: Amend the Land Use Regulations to prohibit in all zones, all classes of cannabis establishments, distributors or delivery services as those terms are defined by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, but not the delivery of cannabis items and related supplies by a delivery service.

Municipality: TOWN OF MORRISTOWN

Ordinance: O-3-2021

Date Adoption Filed: 4/15/21

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

Municipality: TOWNSHIP OF PARSIPPANY

Ordinance: 2021:07

Date Adoption Filed: 4/22/21

Summary: Amend the Land Use, Subdivisions and Site Plans Regulations to add the Highlands Exemption Determination Application to the General Requirements for All Developments Checklist, as a checklist requirement for all development applications.

Municipality: BOROUGH OF ROCKAWAY

Ordinance: 06-21

Date Adoption Filed: 4/26/21

Summary: Amend the Land Use Design and Performance Standards to adopt a new Stormwater Control section. These regulations establish minimum stormwater management requirements and controls for applicable developments.

Municipality: TOWNSHIP OF WASHINGTON

Ordinance: RO-07-21

Date Adoption Filed: 4/21/21

Summary: Amend the Zoning Regulations to incorporate the Combe Fill South Redevelopment Plan, which permits a solar photovoltaic energy development. Block 37, Lots 15, 16 and 16.01 were designated an Area in Rehabilitation on September 14, 2020. The 82.3-acre property is the site of a landfill that has been closed for 40 years and is an EPA Superfund site due to pollution. Large lot single-family and farm assessed parcels surround the site. The landfill property extends east into Chester Township under the same ownership (not a part of this Redevelopment Plan). Access to the property is via a driveway to Parker Rd. in Chester Township. The Redevelopment Plan amends the Zoning Regulations to establish a CFSR - Combe Fill South Area in Need of Rehabilitation District and rezones the site from the R-5 - Washington Township Conservation District to the newly established CFSR District.



Standards applicable to the new CFSR District include the following:

- Permitted Uses:
 - Solar photovoltaic energy facility and accessory improvements.
 - Site remediation activities and improvements, landfill maintenance activities and improvements, including all accessory structures and improvements.
 - Minimum Tract: 75 acres
 - Maximum Improved Lot Coverage: 5%
 - Maximum height for panels: 12 ft.
 - Landscaping and buffering requirements
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PROPOSED ORDINANCES RECEIVED: 16
ADOPTED ORDINANCES RECEIVED: 8
TOTAL ORDINANCES PROCESSED: 24