

ZONING ORDINANCES INTRODUCED: MARCH 2021

Municipality: TOWNSHIP OF CHATHAM

Ordinance: 2021-08

Public Hearing Date: 4/22/21

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.

Under the above referenced Act, signed into law on February 22, 2021, municipalities have 180 days from the signing of the Act to adopt an ordinance regulating or prohibiting such cannabis establishments. Under the Act, failure to do so shall mean that for a period of five years thereafter, the growing, cultivating, manufacturing, selling and reselling of cannabis and cannabis items shall be permitted uses in all industrial zones, and the retail selling of cannabis items to consumers shall be a conditional use in all commercial and retail zones.

Municipality: TOWNSHIP OF CHESTER

Ordinance: 2021-04

Public Hearing Date: 4/6/21

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 LONG HILL

Ordinance: 472-21

Public Hearing Date: 4/28/21

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.

Under the above referenced Act, signed into law on February 22, 2021, municipalities have 180 days from the signing of the Act to adopt an ordinance regulating or prohibiting such cannabis establishments. Under the Act, failure to do so shall mean that for a period of five years thereafter, the growing, cultivating, manufacturing, selling and reselling of cannabis and cannabis items shall be permitted uses in all industrial zones, and the retail selling of cannabis items to consumers shall be a conditional use in all commercial and retail zones.

Municipality: TOWNSHIP OF MORRIS

Ordinance: 08-21

Public Hearing Date: 4/21/21

Summary: Amend the Land Development Regulations as they relate to the Historic Preservation Commission. Examples of the changes include the following:

- Amend the list of duties and responsibilities of the Historic Preservation Commission to remove: “Advise the Planning Board on the inclusion of historic sites in the recommended capital improvement program.”
- Add a requirement that any request for demolition of an Historic Site which was not previously determined by approval of an application for development by a Township agency, shall require a 45-day waiting period to allow the Commission to assess the impact on the historic character of the Township and evaluate the possibilities for preservation, rehabilitation, restoration and reconstruction.
- Add a requirement that upon submittal of a building permit application for façade renovations for an Historic Site, which aspects were not previously determined by approval of an application for development by a Township agency, the construction office shall require review and a written report of the application from the Commission.
- A list of 85 Historic Sites, identified by the Commission, is added to these regulations.

Municipality: TOWN OF MORRISTOWN

Ordinance: O-3-2021

Public Hearing Date: 4/13/21

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: BOROUGH OF ROCKAWAY

Ordinance: 09-21

Public Hearing Date: 4/8/21

Summary: Amend the Zoning Regulations to establish a new inclusionary overlay district, the AHO-S - Affordable Housing Overlay-Senior District, and amend the Zoning Map to rezone Block 73, Lot 65 from the AHO-6 Overlay to the new AHO-S Overlay. The 7.8-acre irregularly shaped lot has frontage on Mount Pleasant Ave. and W. Main St. / County Rt. 513. The lot has a single family detached home with access via Mount Pleasant Ave. to the north. The remainder of the lot is wooded, with significant steep slopes. Most of the surrounding area consists of single-family detached homes. Commercial uses are located toward the northeast. Donatoni Park is located to the southeast. The underlying O-B and R-1 zoning will remain.



Standards for the new overlay include the following:

- Permitted Use: Senior Apartments (age-restricted)
- Minimum Lot: 6.5 acres
- Maximum Units: 70
- Maximum Density: 11 units per acre
- Affordable Set-Aside: 20%
- Maximum Height: 3 st. / 38 ft.
- Maximum Building Coverage: 10%; Maximum Lot Coverage: 30%

Municipality: TOWNSHIP OF ROXBURY

Ordinance: 05-21

Public Hearing Date: 4/13/21

Summary: Amend the Land Development Regulations to impose new standards for warehouses in the I-1, I-3, I-5 and I-10 Limited Industrial Districts. The new standards include the following:

- Maximum floor area per building: 50,000 sq. ft.
- Minimum setback between buildings: 90 feet
- Maximum floor area ratio: .20
- Maximum building height: 35 ft.

The impact of these new standards is to reduce the size of warehouses permitted on a lot. For example, the existing maximum floor area ratio is .25 and the existing maximum height ranges from 42 ft. to 48 ft. in these four zoning districts (and will remain so for all permitted uses, except warehouses).

Municipality: TOWNSHIP OF ROXBURY

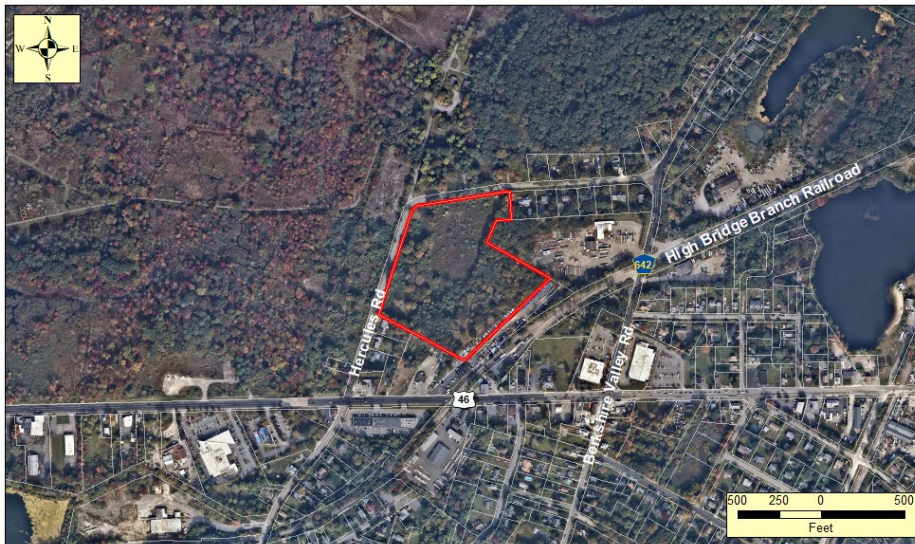
Ordinance: 07-21

Public Hearing Date: 4/13/21

Summary: Amend the Land Development Regulations to establish a new inclusionary district, the AH-5 - Affordable Housing Residential District, and amend the Zoning Map to rezone Block 4002, Lot 5 from the OR-5 and R-3 Districts to the newly established AH-5 District. The 13.7-acre vacant, wooded property is located on Hercules Rd. and is owned Hercules, Inc. To the north and west is a 426-acre wooded property, also owned by Hercules, Inc., which is the site of a former munitions plant. Single-family homes and an industrial use are located to the east. Single-family homes are located to the south, with commercial uses along the US Hwy. 46 corridor. The standards applicable to the new AH-5 District include the following:

- Permitted Uses: Townhouses and stacked condominiums.
- Affordable Set-Aside: 20%
- Maximum Density: 8 units per acre
- Maximum Height: 3 st. / 40 ft.
- Maximum Impervious Coverage: 60%
- Minimum Common Open Space: 25%; Minimum Recreation Area: 7%

Staff Comments: At 8 du/ac, the 13.7-acre AH-5 District could accommodate a maximum of 110 units, pending potential reductions for other physical or environmental constraints.



Municipality: TOWNSHIP OF ROXBURY

Ordinance: 08-21

Public Hearing Date: 4/13/21

Summary: Amend the Land Development Regulations to establish a new inclusionary district, the AH-6 - Affordable Housing Residential District, and amend the Zoning Map to rezone Block 9202, Lots 1, 2 and 10, known as the Blue Vista site and currently in the OR-5 District, and Block 6802, Lot 9, known as the Policastro site and currently in the OS District, to the newly established AH-6 District. The 60.6-acre Blue Vista site is wooded and undeveloped, with an electric utility right-of-way running across the north. It is bounded by Interstate 80 to the north and US Hwy. 206 to the west and has frontage on Mountain Rd. to the south. The 30.8-acre Policastro site contains an auto rental and repair facility, with a lake in the north. It is bounded by the High Bridge Branch Railroad to the south and has frontage on Berkshire Valley Rd. / County Rt. 642 to the southwest.



The standards applicable to the new AH-6 District include the following:

- Permitted Uses: Apartment complexes
- Affordable Set-Aside: 20%
- Maximum Density: 8 units per acre
- Maximum Height: 3 st. / 40 ft.
- Maximum Impervious Coverage: 60%
- Minimum Common Open Space: 25%; Minimum Recreation Area: 7%

Staff Comments: At 8 du/ac, the 60.6-acre Blue Vista site could accommodate a maximum of 485 units and the 30.8-acre Policastro site could accommodate a maximum of 246 units, pending potential reductions for other physical or environmental constraints.

Municipality: TOWNSHIP OF ROXBURY

Ordinance: 09-21

Public Hearing Date: 4/13/21

Summary: Amend the Land Development Regulations to establish a new inclusionary district, the AH-7 - Affordable Housing Residential District, and amend the Zoning Map to rezone Block 9402, Lot 7, known as the Southwinds site and currently in the B-1/A District, and Block 9603, Lots 3 and 4, known as the Woodmont site and currently in the OB District, to the newly established AH-7 District. The 16.2-acre Southwinds site is wooded and undeveloped. It is bounded by the Netcong border to the north and has frontage on US Hwy. 46 to the southwest. The 7.2-acre Woodmont site is vacant. It is bounded by Interstate 80 to the north and has frontage on US Hwy. 46 to the south. The Roxbury municipal building is located to the immediate east.



The standards applicable to the new AH-7 District include the following:

- Permitted Uses: Rental apartments
- Affordable Set-Aside: 20%
- Maximum Density: 10 units per acre
- Maximum Height: 3 st. / 40 ft.
- Maximum Impervious Coverage: 60%
- Minimum Common Open Space: 25%; Minimum Recreation Area: 7%

Staff Comments: At 10 du/ac, the 16.2-acre Southwinds site could accommodate a maximum of 162 units and the 7.2-acre Woodmont site could accommodate a maximum of 72 units, pending potential reductions for other physical or environmental constraints.

Municipality: TOWNSHIP OF ROXBURY

Ordinance: 10-21

Public Hearing Date: 4/13/21

Summary: Amend the Land Development Regulations to establish a new inclusionary district, the AH-8 - Affordable Housing Residential District, and amend the Zoning Map to rezone Block 9302, Lot 4 from the GU District to the newly established AH-8 District. The 18.4-acre Township owned property is wooded and undeveloped. It is bounded by Interstate 80 to the south and has frontage on US Hwy. 46 to the northeast. A Pilot Flying J truck stop is located to the immediate north. Further north is a distribution warehouse. Grace Church is located to the west.



The standards applicable to the new AH-8 District include the following:

- Permitted Uses: Rental apartments
- Affordable Set-Aside: 20%
- Maximum Density: 10 units per acre
- Maximum Height: 3 st. / 40 ft.
- Maximum Impervious Coverage: 65%
- Minimum Common Open Space: 25%; Minimum Recreation Area: 7%

Staff Comments: *At 10 du/ac, the 18.4-acre AH-8 District could accommodate a maximum of 184 units, pending potential reductions for other physical or environmental constraints.*

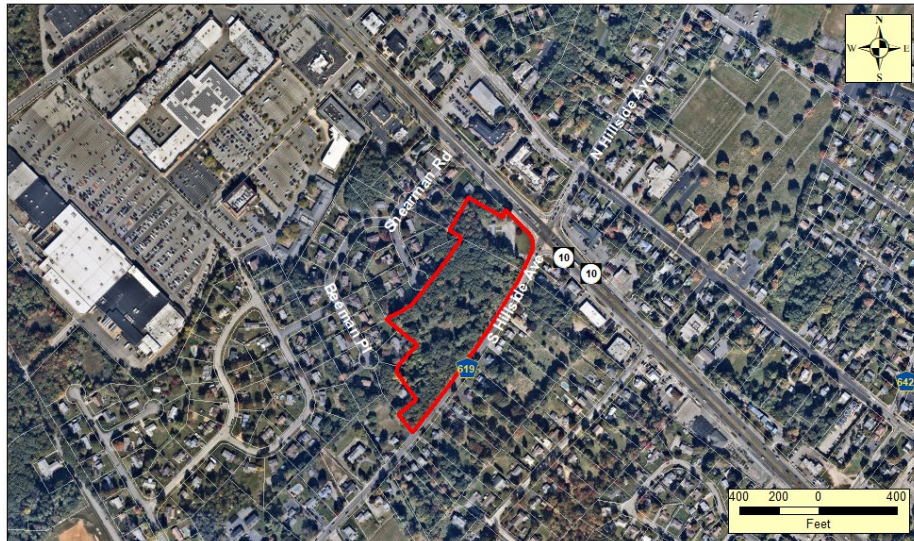
Municipality: TOWNSHIP OF ROXBURY

Ordinance: 11-21

Public Hearing Date: 4/13/21

Summary: Amend the Land Development Regulations to establish a new inclusionary district, the AH-4 - Affordable Senior Citizen District, and amend the Zoning Map to rezone Block 3602, Lots 1 and 9 from the PO/R and R-3 Districts to the newly established AH-4 District. This 7.5-acre site includes an office building on Lot 1, which is located at 201 US Hwy. 10. Lot 9 is located to the rear of the office and is wooded and undeveloped. Both lots have frontage on S. Hillside Ave. / County Rt. 619. Single-family detached homes surround the site on three sides. The US Hwy. 10 commercial corridor runs from the southeast to the northwest. Approximately one-quarter mile to the northwest is the Roxbury Mall. The standards applicable to the new AH-4 District include the following:

- Permitted Uses:
 - Senior citizen housing communities providing a continuum of care for senior citizens
 - Assisted living residences
 - Independent living residences
 - Memory care residences
 - Any one and/or combination of the above uses in one or more multi-unit principal buildings
- Maximum Units: 175
- Affordable Set-Aside: 10%
- Minimum Lot: 3 acres
- Maximum Height: 3 st. / 45 ft.
- Maximum Building Coverage: 25%; Maximum Impervious Coverage: 65%



Municipality: TOWNSHIP OF WASHINGTON

Ordinance: RO-07-21

Public Hearing Date: 4/19/21

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 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



ZONING ORDINANCES ADOPTED: MARCH 2021

Municipality: BOROUGH OF BUTLER

Ordinance: 2021-2

Date Adoption Filed: 3/4/21

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.

Municipality: BOROUGH OF CHATHAM

Ordinance: 21-05

Date Adoption Filed: 3/10/21

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

Municipality: TOWNSHIP OF HARDING

Ordinance: 02-2021

Date Adoption Filed: 3/9/21

Summary: Amend the Glen Alpin/Hurstmont Redevelopment Plan to fix an error. The plan permits townhomes, multi-family independent living units, assisted living and dementia care homes at the site of the Hurstmont Mansion, and a cultural center, offices, leasable event space, a restaurant and a group home at the site of the Glen Alpin Mansion. The age-restriction on townhomes is corrected to change it from 62 years of age and over to 55 years of age and over.

Municipality: TOWNSHIP OF HARDING

Ordinance: 03-2021

Date Adoption Filed: 3/9/21

Summary: Amend the Land Use and Development Regulations to add the following to the list of permitted uses in the B-2 Business District: Farm Stands, Farm Markets, Financial and Insurance Institutions, Fitness Centers, Live/Work Units, Public and Quasi-Public Uses, Personal Services and Private Educational Services. Definitions for several of these newly added uses are provided as well. For example, Live/Work Units are defined as units configured for both residential and non-residential use to be used and occupied by the same resident, in which the non-residential use is the primary activity. Examples of the non-residential use include skilled crafts such as painting, sculpture and photography.

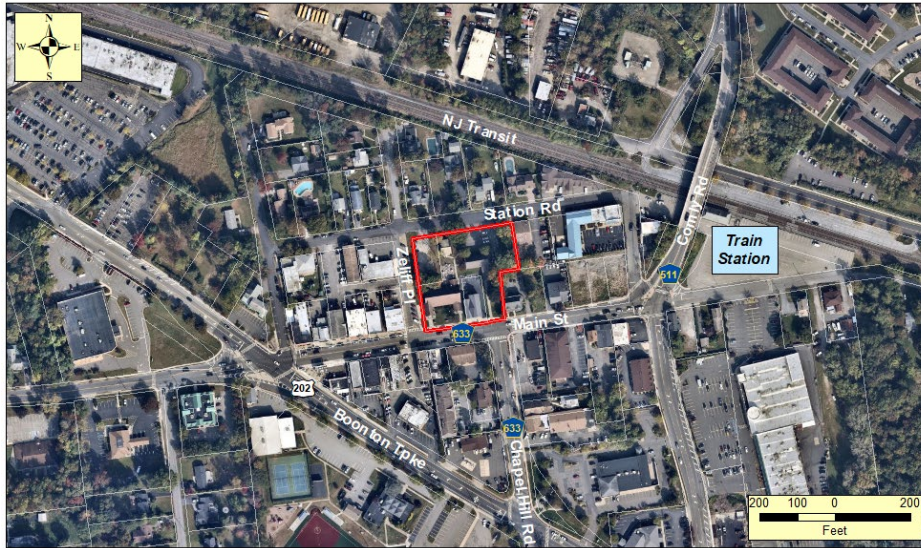
Municipality: BOROUGH OF LINCOLN PARK

Ordinance: 13-20

Date Adoption Filed: 3/9/21

Summary: This ordinance adopts the Redevelopment Plan for Block 139, Lots 1, 2 and 14. The 1.4-acre Redevelopment Area was designated a Non-Condensation Area in Need of Redevelopment on October 19, 2020 and consists of three lots bounded by Main St. / County Rt. 633 to the south, Zeliff Pl. to the west, and Station Rd. to the north. The largest lot is a church owned property, which includes the Good Shepherd Episcopal Church, a parish hall (which includes a preschool and a thrift shop) as well as a single-family detached dwelling. The Redevelopment Area also includes a lot featuring a mixed-use building with two

ground level commercial units and four second-story apartments. A vacant Borough-owned lot is part of the Redevelopment Area as well. Downtown commercial uses are predominant in the surrounding area, with some single-family and multifamily as well.



The Redevelopment Plan amends the Zoning Map to rezone the Redevelopment Area from the B-1 - Business District to a newly established ZMRA - Zeff and Main Redevelopment Area District. Standards applicable to the new ZMRA District include the following:

- Permitted Uses: Restaurants, a maximum of two 1 or 2-bedroom apartments on the upper floor of the former church building, preexisting philanthropic uses, parking decks, surface parking, offices, retail, pre-existing residential uses, and mixed-use buildings containing two or more permitted uses.
- Minimum Lot: restaurants - 16,500 sq. ft., surface parking - 8,000 sq. ft., all others - 5,000 sq. ft.
- Maximum Height: 2.5 st. / 40 ft.
- Maximum Building Coverage: 70%; Maximum Impervious Coverage: 90%
- The church building is subject to adaptive reuse. Modification of the church façade is prohibited, with the understanding that a small addition is anticipated at the rear of the building. Stained glass windows shall be preserved or replaced with similar stained glass.

Municipality: TOWNSHIP OF LONG HILL

Ordinance: 469-21

Date Adoption Filed: 3/1/21

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.

Municipality: BOROUGH OF MENDHAM

Ordinance: 01-2021

Date Adoption Filed: 3/1/21

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

Municipality: TOWNSHIP OF MONTVILLE

Ordinance: 2021-03

Date Adoption Filed: 3/12/21

Summary: This ordinance makes a wide variety of amendments to the Land Use and Development Regulations. Examples of the changes include the following:

- Add a new section establishing design standards for new single-family development approved as part of a major subdivision. Examples include a requirement that the primary entrance to single-family dwellings must face the street identified as the property's street address and a requirement that single-family dwellings have an enclosed garage (the number of garages varies by dwelling size).
- Add a new section establishing design standards for non-residential development. Examples include a requirement that non-residential buildings are oriented with a primary entrance facing at least one adjacent public street and a requirement that the top floor of all non-residential buildings must be capped by a cornice or sloping roof element.
- A new section is added establishing buffer requirements wherever a nonresidential zone district abuts any of the R - Residential zone districts along a side or rear lot line.
- Various amendments pertaining to places of worship. For example, in the I and O Districts, lots containing places of worship shall front on and have direct access to a public state, county or municipal street or highway which shall be an arterial or collector street as identified in the Township Master Plan, and not primarily a street serving as access to residential properties.
- A new section establishing standards for electric vehicle charging stations is added. Such stations shall be permitted as an accessory use in all zoning districts.
- Add a new section establishing standards for the keeping of animals. The keeping of small animals, farm animals, domestic fowl and bees is permitted in all zones as an accessory use to any principal use or conditional use.

Staff Comments: *This ordinance has been amended since it was introduced in February 2021 to remove the originally proposed establishment of two overlay districts, the SH-1 - Senior Housing 1 Overlay District and the SH-2 - Senior Housing 2 Overlay District.*

Municipality: TOWNSHIP OF MONTVILLE

Ordinance: 2021-05

Date Adoption Filed: 2/24/21

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.

Municipality: TOWNSHIP OF MOUNT ARLINGTON

Ordinance: 02-2021

Date Adoption Filed: 3/3/21

Summary: Amend the Land Development Regulations to adopt the 111 & 118 Howard Boulevard Redevelopment Plan, permitting mixed-use and inclusionary residential uses. The 17.7-acre Plan Area was designated an Area in Need of Redevelopment on July 9, 2020 and consists of Block 61.02, Lots 23.02 and 23.08, on Howard Blvd. / County Rt. 615. Hillside Dr. and Seasons Dr. form the northern and southern borders of the Plan Area, respectively. Lot 23.02 contains an office building and Lot 23.08 is the site of the Mt. Arlington Plaza strip mall. Office buildings, a hotel and commercial uses are located to the south. The Season's Glen condominiums are located to the southwest. The Carriage Club age-restricted apartments are located to the west. The Mt. Arlington Senior Living assisted living facility is located to the northwest. Retail and a hotel are located to the east, in Roxbury.

The Redevelopment Plan establishes the MURO - Mixed-Use Residential Overlay District for the Plan Area. The underlying PUD - Planned Unit Development District zoning remains as a development option. Standards applicable to the new MURO Overlay District include the following:

- Permitted Uses: Retail, business and professional offices, medical offices, hotels, senior citizen housing, assisted living facilities, multi-family, mixed-use with non-residential uses on the ground floor and residential above.
- Affordable Set-Aside: 15% rental / 20% owner occupied
- Minimum Lot: 1 acre
- Maximum Density: 15 units per acre
- Maximum Height: Lot 23.02 - 4 st. / 50 ft., Lot 23.08 - 5 st. / 62 ft.
- Maximum Lot Coverage: 75%
- Anticipated development includes redevelopment of existing structures and development of new structures.



Staff Comments: At 15 du/ac, the 17.7-acre MURO Overlay could accommodate a maximum of 265 units, pending potential reductions for other physical or environmental constraints.

Municipality: TOWNSHIP OF MOUNT ARLINGTON

Ordinance: 03-2021

Date Adoption Filed: 3/3/21

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 RANDOLPH

Ordinance: 01-21

Date Adoption Filed: 2/26/21

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.

Municipality: TOWNSHIP OF RANDOLPH

Ordinance: 04-21

Date Adoption Filed: 3/11/21

Summary: Amend the Land Development Regulations to establish a new inclusionary zoning district, the R-7 - Single-Family Attached Inclusionary District, and amend the Zoning Map to rezone Block 44, Lot 4 from the OL - Office Laboratory District to the newly established R-7 District. This vacant, wooded, 42.6-acre parcel is located at 931 State Hwy. 10. The Arrowgate townhomes and apartments, a dentist office, and the Performance Ford car dealership are located to the north. Commercial and industrial condominiums are located to the west. Single-family homes are located to the east.

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

- Permitted Uses: Townhouses and stacked townhouses.
- Maximum Units: 136
- Affordable Set-Aside: 20% (but not less than 27 affordable units)
- Minimum Lot: 35 acres
- Maximum Density: 4 units per acre
- Maximum Height: 3 st. / 45 ft.
- Maximum Building Coverage: 20%; Maximum Improvement Coverage: 40%



Municipality: TOWNSHIP OF RANDOLPH

Ordinance: 05-21

Date Adoption Filed: 3/11/21

Summary: Amend the Land Development Regulations to establish a new inclusionary zoning district, the R-6 - Multifamily Inclusionary District, and amend the Zoning Map to rezone Block 44, Lot 25 from the OL - Office Laboratory District to the newly established R-6 District. This vacant, wooded, 12.8-acre parcel is located at 134 Dover-Chester Rd. / County Rt. 513. The Gottesman RTW Academy is located to the south. An office building is located to the northwest. Vacant wooded land is located to the north. Single-family homes are located to the east and south. Standards applicable to the new R-6 District include the following:

- Permitted Uses: Multifamily dwelling units, including but not limited to buildings with apartment flats with common stairways, buildings with direct entry to individual units, stacked townhouse buildings, and buildings with flats with a central corridor or any combination of the foregoing within a building.
- Maximum Units: 199
- Affordable Set-Aside: 20% (but not less than 40 affordable units)
- Minimum Lot: 12 acres
- Maximum Density: 17 units per acre
- Maximum Height:
 - One Midrise Multifamily Building: 4 st. / 55 ft. (flat roof) or 4 st. / 60 ft. (pitched roof)
 - Multifamily Flats and Stacked Townhomes: 3 st. / 49 ft.
- Maximum Building Coverage: 30%; Maximum Improvement Coverage: 60%
- Vehicular access to and from the development shall be via State Hwy. 10 through an easement with the adjoining property, Block 44, Lot 12 (the lot with an office building to the immediate northwest).



Municipality: TOWNSHIP OF RANDOLPH

Ordinance: 06-21*

Date Adoption Filed: 3/11/21

Summary: This ordinance makes various amendments to the Land Development Regulations. Examples of the changes include the following:

- Increase the maximum impervious coverage in the OL - Office-Laboratory District from 55% to 65%.
- In the OL - Office-Laboratory District, for lots with frontage on major arterial roadways, shared or common driveways to access any adjacent, neighboring, or rear lots are permitted to minimize the number of curb cuts.
- Replacement trees planted in excess of 3.5" caliper shall be entitled to two replacement credits for each tree.

Municipality: TOWNSHIP OF ROCKAWAY

Ordinance: O-21-06

Date Adoption Filed: 3/25/21

Summary: Amend the Land Use and Development Regulations to establish the position of Municipal Housing Liaison and detail the responsibilities of this position.

Municipality: TOWNSHIP OF ROCKAWAY

Ordinance: O-21-07*

Date Adoption Filed: 3/25/21

Summary: Amend the Land Use and Development 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.

Staff Comments: *This ordinance is identical to adopted Ordinance O-20-25, and has been re-introduced under a new ordinance number in order to comply with public notice requirements under the Municipal Land Use Law.*

Municipality: TOWNSHIP OF ROCKAWAY

Ordinance: O-21-08*

Date Adoption Filed: 3/25/21

Summary: Amend the Land Use and Development Regulations to add a new section mandating that any development application proposing five or more new dwelling units shall be required to set aside 20% of said lots or units for affordable housing. This requirement shall apply for 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 new redevelopment plan.

Staff Comments: *This ordinance is identical to adopted Ordinance O-20-27, and has been re-introduced under a new ordinance number in order to comply with public notice requirements under the Municipal Land Use Law.*

Municipality: TOWNSHIP OF ROCKAWAY

Ordinance: O-21-09*

Date Adoption Filed: 3/25/21

Summary: Amend the Land Use and Development Regulations to establish a new mixed-use inclusionary overlay district, the R-B MFO - Regional Business Multifamily Overlay District, and amend the Zoning Map to place the site of the Rockaway Townsquare Mall into the new overlay. The overlay includes, not only the main mall building itself, but most of the various shopping centers, restaurants, hotel and offices that surround the mall. This 222-acre overlay is bounded by Mount Pleasant Ave. to the south, Mount Hope Ave. / County Rt. 661 to the east, and Interstate 80 to the north. The underlying R-B - Regional Business District zoning remains. Standards for the new overlay include the following:

- Permitted Uses: R-B District uses (retail, offices, hotels and motels, banks, restaurants, theaters) and multifamily uses located on an upper-story.
- Minimum Tract: The entire district, which shall be conceptually planned in a comprehensive integrated manner showing the proposed development for the entire district.
- Maximum Units: 500
- Affordable Set-Aside: 20%
- Maximum Density: 2.2 units per acre
- Maximum Height: Mall buildings - 65 ft.; All others - 50 ft.



Staff Comments: This ordinance is identical to adopted Ordinance O-20-28, and has been re-introduced under a new ordinance number in order to comply with public notice requirements under the Municipal Land Use Law.

Municipality: TOWNSHIP OF ROCKAWAY

Ordinance: O-21-10*

Date Adoption Filed: 3/25/21

Summary: Amend the Land Use and Development Regulations to establish a new mixed-use inclusionary overlay district, the B-2 MFO - Highway Business Multifamily Residential Overlay District and amend the Zoning Map to place Block 10202, Lots 27 and 28 in the new overlay. The overlay includes the ShopRite Shopping Center, two strip malls and two restaurant buildings. This 21.3-acre overlay is located on eastbound US Hwy. 46, across the street from Grecco Used Cars. Industrial uses are located to the immediate west. Single-family homes are located to the east and a vacant wooded tract is located to the southeast. The underlying B-2 - Highway Business District zoning remains. Standards for the new overlay include the following:

- Permitted Uses:
 - B-2 District uses, except for storage buildings and yards, fuel distributing plants, lumber yards, warehouses, and wholesale distribution centers. B-2 permits retail, offices, hotels and motels, nursing homes, banks, restaurants and single-family detached.
 - Multifamily uses located on an upper-story.
- Minimum Tract: The entire district, which shall be conceptually planned in a comprehensive integrated manner showing the proposed development for the entire district.
- Maximum Density: 9.5 units per acre
- Affordable Set-Aside: 20%
- Maximum Height, Multifamily: 3 st. / 42 ft.
- Maximum Impervious Coverage: 60%

Staff Comments: *The 2020 Rockaway Township Housing Element and Fair Share Plan indicates that the permitted density would enable the development of 201 units, including 41 affordable units.*

This ordinance is identical to adopted Ordinance O-20-29, and has been re-introduced under a new ordinance number in order to comply with public notice requirements under the Municipal Land Use Law.



Municipality: TOWNSHIP OF ROCKAWAY

Ordinance: O-21-11*

Date Adoption Filed: 3/25/21

Summary: Amend the Land Use and Development Regulations to establish a new inclusionary overlay district, the RMFO-10 - Multifamily Residential Overlay District, and amend the Zoning Map to place Block 11509, Lots 2, 11 and 12 in the new overlay. This 19.1-acre overlay consists of three industrial buildings located at 321 and 353 Richard Mine Rd. The two addresses are separated by Township-owned woodlands. The building located at 353 Richard Mine Rd. is split by the municipal boundary with Wharton. The Wharton portion is not a part of this overlay. Township-owned woodlands are located to the south, as is the State Hwy. 15 / Interstate 80 interchange. The Mountainview Manor condominiums are located to the north. The underlying I - Industrial District zoning remains. Standards for the new overlay include the following:

- Permitted Uses: Multifamily
- Minimum Lot: 4 acres
- Maximum Density: 10 units per acre
- Affordable Set-Aside: 20%
- Maximum Height, Multifamily: 3 st. / 42 ft.
- Maximum Impervious Coverage: 60%

Staff Comments: The 2020 Rockaway Township Housing Element and Fair Share Plan indicates that the permitted density would enable the development of 192 units, including 39 affordable units.

This ordinance is identical to adopted Ordinance O-20-30, and has been re-introduced under a new ordinance number in order to comply with public notice requirements under the Municipal Land Use Law.

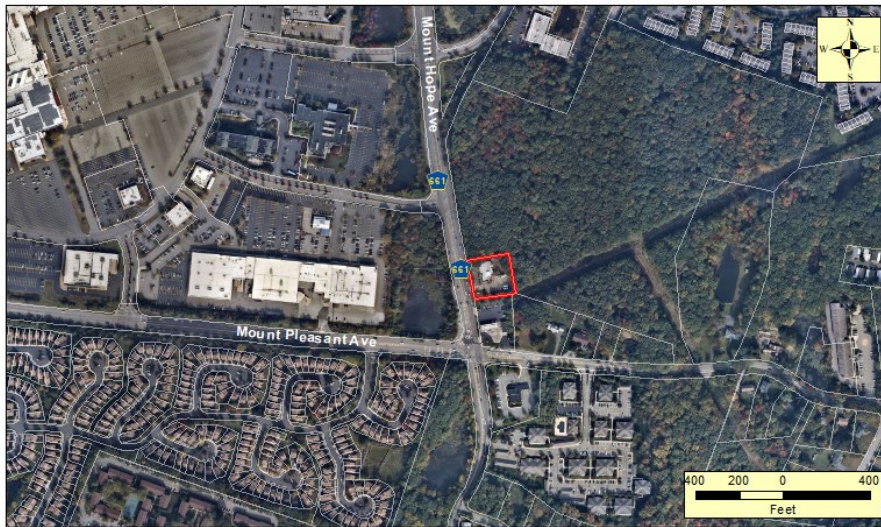


Municipality: TOWNSHIP OF ROCKAWAY

Ordinance: O-21-12*

Date Adoption Filed: 3/25/21

Summary: Amend the Land Use and Development Regulations to establish a new inclusionary overlay district, the RMFO-12 - Multifamily Residential Overlay District, and amend the Zoning Map to place Block 11116, Lot 43 in the new overlay. This 35,878 square foot overlay at 340 Mount Hope Ave. / County Rt. 661 is the site of a vacant former daycare center. A shopping center is located to the west, and further northwest is the Rockaway Townsquare Mall. The Townsquare Village townhomes are located to the southwest. Vacant wooded land is located to the east. The underlying B-1 - Neighborhood Business District zoning remains.



Standards for the new overlay include the following:

- Permitted Uses: Multifamily
- Minimum Lot: 34,000 sq. ft.
- Maximum Density: 12 units per acre
- Affordable Set-Aside: 20%
- Maximum Height, Multifamily: 2 st. / 35 ft.
- Maximum Impervious Coverage: 60%

Staff Comments: *The 2020 Rockaway Township Housing Element and Fair Share Plan indicates that the permitted density would enable the development of 10 units, including 2 affordable units.*

This ordinance is identical to adopted Ordinance O-20-31, and has been re-introduced under a new ordinance number in order to comply with public notice requirements under the Municipal Land Use Law.

Municipality: TOWNSHIP OF ROCKAWAY

Ordinance: O-21-13*

Date Adoption Filed: 3/25/21

Summary: Amend the Land Use and Development Regulations to establish a new inclusionary overlay district, the RMFO-12A - Multifamily Residential Overlay District, and amend the Zoning Map to place Block 11501, Lot 39 in the new overlay. The overlay is located at the intersection of State Hwy. 15 and Union Turnpike and is the 5.9-acre site of a landscaping supply company. The Pondview Estates apartments are under construction to the south. Picatinny Arsenal is located to the east. The underlying zoning, split between the OR-3 - Office/Residential District and the R-13 - Single Family Detached Residential District, will remain.



Standards for the new overlay include the following:

- Permitted Uses: Multifamily
- Minimum Lot: 5 acres
- Maximum Density: 12 units per acre
- Affordable Set-Aside: 20%
- Maximum Height, Multifamily: 3 st. / 42 ft.
- Maximum Impervious Coverage: 60%

Staff Comments: The 2020 Rockaway Township Housing Element and Fair Share Plan indicates that the permitted density would enable the development of 67 units, including 14 affordable units.

This ordinance is identical to adopted Ordinance O-20-32, and has been re-introduced under a new ordinance number in order to comply with public notice requirements under the Municipal Land Use Law.

Municipality: TOWNSHIP OF ROCKAWAY

Ordinance: O-21-14*

Date Adoption Filed: 3/25/21

Summary: Amend the Land Use and Development Regulations to establish a new mixed-use inclusionary overlay district, the RMFO-15 - Multifamily Residential Overlay District, and amend the Zoning Map to place Block 21502, Lots 7, 9, 11, 12, 14, 19, 20, 21 and 22 in the new overlay. These nine lots total 1.4 acres and have frontage on Norman Rd. to the northeast and Pawnee Ave. to the southwest. They consist of a mixture of commercial and vacant lots. The Chabad Center of Northwest New Jersey is located to the immediate northwest. A fire station is located to the immediate southeast. The Indian Springs condominiums are located to the southwest. The underlying B-1 - Neighborhood Business District zoning remains.



Standards for the new overlay include the following:

- Permitted Uses: B-1 District uses (retail, offices, banks, restaurants, private schools, single family detached) and multifamily.
- Minimum Lot: 17,500 sq. ft.
- Maximum Density: 15 units per acre
- Affordable Set-Aside: 20%
- Maximum Height, Multifamily: 2 st. / 35 ft.
- Maximum Impervious Coverage: 60%

Staff Comments: *The 2020 Rockaway Township Housing Element and Fair Share Plan indicates that the permitted density would enable the development of 20 units, including 4 affordable units.*

This ordinance is identical to adopted Ordinance O-20-33, and has been re-introduced under a new ordinance number in order to comply with public notice requirements under the Municipal Land Use Law.

Municipality: TOWNSHIP OF ROCKAWAY

Ordinance: O-21-15*

Date Adoption Filed: 3/25/21

Summary: Amend the Land Use and Development Regulations to establish a new inclusionary overlay district, the RMFO-15A - Multifamily Residential Overlay District, and amend the Zoning Map to place Block 10303, Lots 14, 15, 16 and 17 in the new overlay. The overlay is the site of Grecco Used Cars as well as an appliance repair shop. This 3.6-acre overlay is located on westbound US Hwy. 46, across the street from the ShopRite Shopping Center. The Rockaway Gardens apartments are located to the north. The underlying B-2 - Highway Business District zoning remains. Standards for the new overlay include the following:

- Permitted Uses: Multifamily
- Minimum Lot: 1.5 acres
- Maximum Density: 15 units per acre
- Affordable Set-Aside: 20%
- Maximum Height, Multifamily: 3 st. / 42 ft.
- Maximum Impervious Coverage: 60%

Staff Comments: *The 2020 Rockaway Township Housing Element and Fair Share Plan indicates that the permitted density would enable the development of 56 units, including 12 affordable units.*

This ordinance is identical to adopted Ordinance O-20-34, and has been re-introduced under a new ordinance number in order to comply with public notice requirements under the Municipal Land Use Law.



Municipality: TOWNSHIP OF ROXBURY

Ordinance: 02-21

Date Adoption Filed: 3/1/21

Summary: Amend the Land Development Regulations to add new regulations establishing requirements for affordable housing. These 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 ROXBURY

Ordinance: 03-21

Date Adoption Filed: 3/1/21

Summary: Amend the Land Development Regulations to add new regulations providing for the collection of development fees and the establishment of an Affordable Housing Trust Fund to be funded by such fees.

Municipality: TOWNSHIP OF WASHINGTON

Ordinance: RO-04-21

Date Adoption Filed: 3/19/21

Summary: Amend the Zoning Regulations to add a new section establishing standards for small wireless facilities in rights-of-way. Examples of the new regulations include the following:

- Collocation of a small wireless facility shall be a permitted use not requiring discretionary zoning approvals.
 - No person shall place a small wireless facility in the right-of-way, without first filing a small wireless facility application and obtaining a small cell building/work permit.
 - No proposed pole for a small wireless facility shall be taller than 35 feet or 110% of the height of poles in the surrounding streetscape, whichever is higher.
-

ZONING ORDINANCES DEFEATED OR WITHDRAWN: MARCH 2021

Municipality: TOWNSHIP OF HARDING

Ordinance: 04-2021

Date Filed: 3/9/21

Summary: This ordinance was introduced in February 2021 but has been defeated. It would have amended the Land Use and Development Regulations so that children’s play structures that have a rectangular footprint of less than 250 feet and a height of 12 feet or less would be subject to a setback of one-half the normally required setback or 10 feet, whichever was greater.

Municipality: TOWNSHIP OF HARDING

Ordinance: 05-2021

Date Filed: 3/9/21

Summary: This ordinance was introduced in February 2021 but has been defeated. It would have amended the Land Use and Development Regulations so that an existing single-family dwelling may continue to be occupied while a new dwelling is being constructed on the same lot, notwithstanding the permitted use provision allowing only one single-family residence per lot.

Municipality: TOWNSHIP OF ROCKAWAY

Ordinance: O-21-05

Date Filed: 3/25/21

Summary: This ordinance was introduced in February 2021 but has been withdrawn. It would have amended the Land Use and Development Regulations to correct an error in the Block and Lot listing for the RMFO-12 - Multifamily Residential Overlay District. This district was established by Ordinance O-20-31, whose adoption notice was filed with Morris County in February 2021. Ordinance O-21-12, which is identical to Ordinance O-20-31, was introduced and adopted in March 2021 and incorporates the correction that would have been accomplished by withdrawn Ordinance O-21-05.

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

PROPOSED ORDINANCES RECEIVED: 23
ADOPTED ORDINANCES RECEIVED: 28
ORDINANCES DEFEATED OR WITHDRAWN: 3
TOTAL ORDINANCES PROCESSED: 54