

ZONING ORDINANCES INTRODUCED: MAY 2021

Municipality: BOROUGH OF CHATHAM

Ordinance: 21-15

Public Hearing Date: 6/14/21

Summary: Amend the Zoning Regulations to prohibit, anywhere in the Borough, 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 CHATHAM

Ordinance: 2021-16

Public Hearing Date: 6/24/21

Summary: Amend the Land Development Regulations to remove the following definitions from the Stormwater Control Ordinance:

- CAFRA Centers, Cores, or Nodes
 - CAFRA Planning Map
 - Tidal Flood Hazard Area
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Municipality: TOWNSHIP OF MINE HILL

Ordinance: 05-21

Public Hearing Date: 6/17/21

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.

Municipality: TOWN OF MORRISTOWN

Ordinance: O-7-2021

Public Hearing Date: 6/10/21

Summary: Amend the Land Use Regulations to prohibit, anywhere in the Town, 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: BOROUGH OF NETCONG

Ordinance: 2021-9

Public Hearing Date: 6/10/21

Summary: Amend the Land Development Regulations to prohibit, anywhere in the Borough, 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.

Municipality: TOWNSHIP OF ROCKAWAY

Ordinance: O-21-23

Public Hearing Date: 5/25/21

Summary: Amend the Land Use and Development Regulations to permit and establish standards for recreational cannabis facilities as legalized, defined and regulated by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (Cannabis Act). Medical cannabis uses were already permitted in the PED and I Districts under Ordinance O-20-18, adopted in September 2020. Ordinance O-21-23 adds the R-B District to the zoning districts where medical cannabis uses are permitted as well. Examples of the new regulations include the following:

- The following shall be added as permitted uses in the PED - Planned Economic District and I - Industrial District:
 - Recreational Cannabis Uses, including: Cultivators, Manufacturers, Wholesalers, Distributors, Retailers and Delivery Services
 - Cannabis Testing Facilities
 - The following shall be added as permitted uses in the R-B - Regional Business District (site of the Rockaway Townsquare Mall):
 - Medical Cannabis Dispensaries
 - Cannabis Retailers
 - Cannabis Delivery Services
 - Indoor Cannabis Consumption Areas operated in conjunction with an Alternative Treatment Center or a Cannabis Retailer shall be permitted as a conditional use in the PED, I, and R-B Districts.
 - Prior to operation of any Recreational Cannabis Uses, Cannabis Testing Facilities, or Indoor Cannabis Consumption Areas, a license for such use must be obtained from the State of New Jersey and the Township of Rockaway.
 - There shall be a minimum setback of 200 feet from any Recreational Cannabis Uses, Cannabis Testing Facilities, and Indoor Cannabis Consumption Areas, to any public or private school, house of worship, child care center, or day care center.
 - No Recreational Cannabis Use, Cannabis Testing Facility or Indoor Cannabis Consumption Areas shall be housed in a vehicle or any movable or mobile structure.
 - All Alternative Treatment Centers, Recreational Cannabis Uses, Cannabis Testing Facilities, Cannabis Research and Development Facilities, or Indoor Cannabis Consumption Areas shall be located in an indoor, structurally enclosed area.
 - Except as permitted above, all classes of cannabis establishments, distributors or delivery services as those terms are defined by the Cannabis Act, shall be otherwise prohibited (but not the delivery of cannabis items and related supplies by a delivery service).
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Municipality: TOWNSHIP OF ROXBURY

Ordinance: 18-21

Public Hearing Date: 6/15/21

Summary: Amend the Land Development 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.

Municipality: TOWNSHIP OF WASHINGTON

Ordinance: RO-09-2021

Public Hearing Date: 6/21/21

Summary: Amend the Zoning 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.

ZONING ORDINANCES ADOPTED: MAY 2021
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Municipality: TOWNSHIP OF CHATHAM

Ordinance: 2021-12

Date Adoption Filed: 5/19/21

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 JEFFERSON

Ordinance: 21-07

Date Adoption Filed: 5/25/21

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 MENDHAM

Ordinance: 10-2021*

Date Adoption Filed: 5/25/21

Summary: Amend the Zoning Regulations to prohibit, anywhere in the Borough, 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 Borough.

Municipality: TOWNSHIP OF MOUNT OLIVE

Ordinance: 10-2021

Date Adoption Filed: 5/5/21

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 MOUNT OLIVE

Ordinance: 11-2021*

Date Adoption Filed: 5/19/21

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: TOWNSHIP OF PARSIPPANY

Ordinance: 2021:08

Date Adoption Filed: 5/24/21

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

Municipality: TOWNSHIP OF ROXBURY

Ordinance: 05-21

Date Adoption Filed: 5/6/21

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

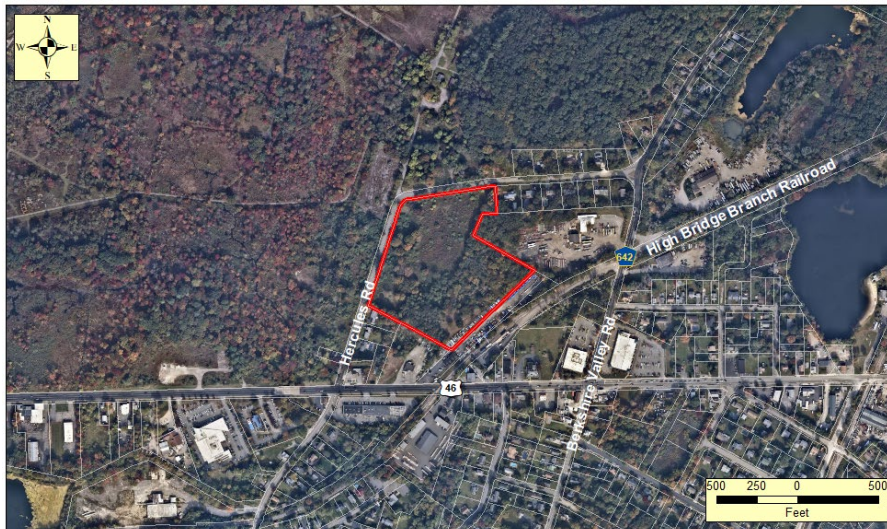
Ordinance: 07-21

Date Adoption Filed: 5/6/21

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

Date Adoption Filed: 5/6/21

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

Date Adoption Filed: 5/6/21

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

Date Adoption Filed: 5/6/21

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

Date Adoption Filed: 5/6/21

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 ROXBURY

Ordinance: 12-21

Date Adoption Filed: 5/10/21

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

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

PROPOSED ORDINANCES RECEIVED: 10

ADOPTED ORDINANCES RECEIVED: 13

TOTAL ORDINANCES PROCESSED: 23