

ZONING ORDINANCES INTRODUCED: APRIL 2020

Municipality: BOROUGH OF CHESTER

Ordinance: 2020-05

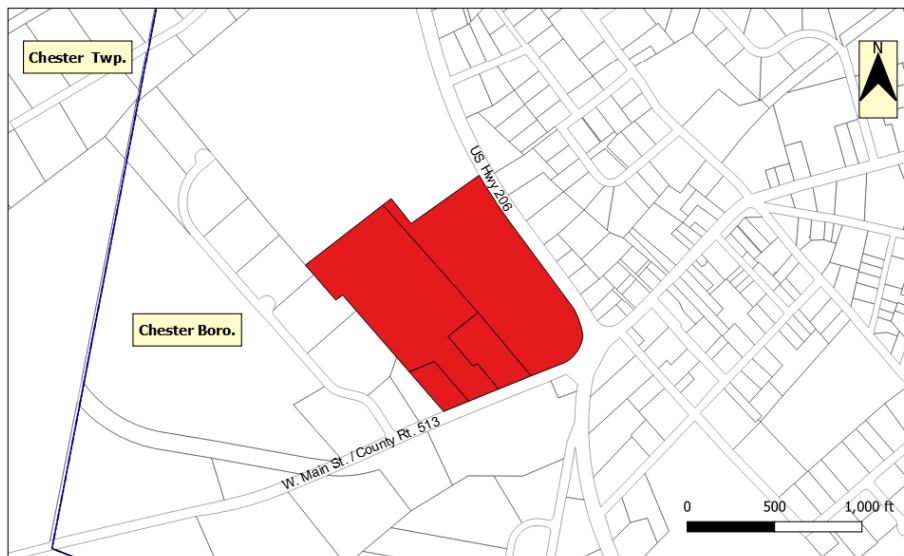
Public Hearing Date: 4/21/20

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

Public Hearing Date: 5/14/20

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

Public Hearing Date: 5/14/20

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:

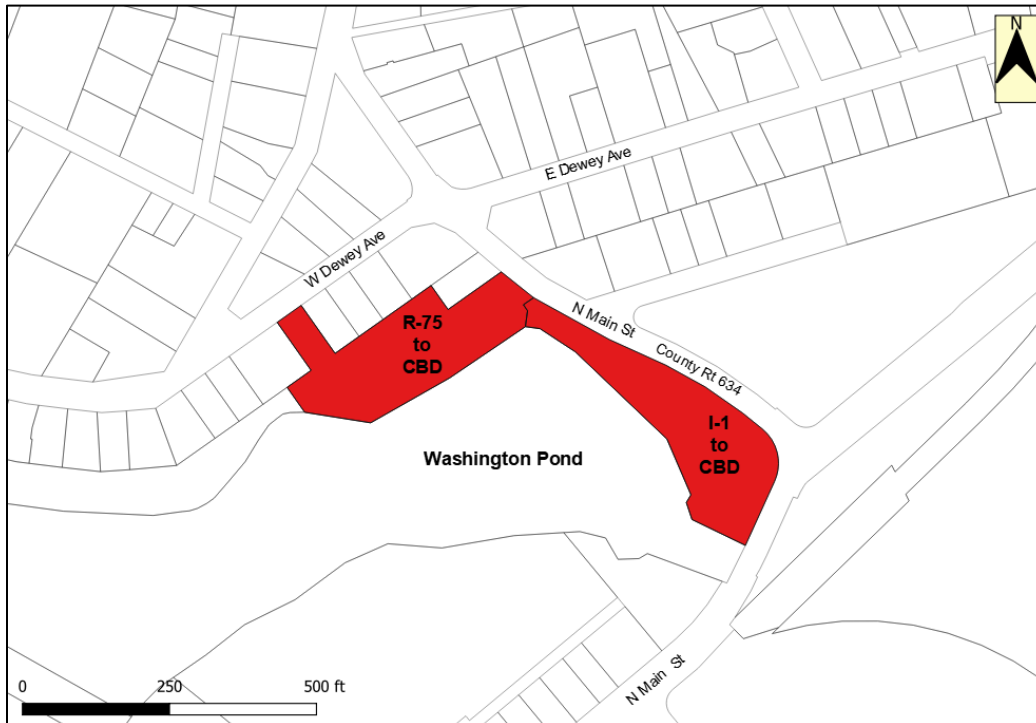
- At-grade or below-grade structures, including but not limited to sidewalks, window wells, basement stairwells and similar structures, shall be permitted to encroach into required yards without limitation, except for such limitations as may be imposed by other requirements of these regulations or other 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 WHARTON

Ordinance: O-09-20

Public Hearing Date: 5/18/20

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.



ZONING ORDINANCES ADOPTED: APRIL 2020

Municipality: TOWN OF MADISON

Ordinance: 9-2020

Date Adoption Filed: 4/27/20

Summary: Amend the Land Development Regulations to add a new section establishing regulations for solar energy systems. Examples of the new regulations include the following:

- Solar energy systems shall be installed in as inconspicuous and unobtrusive a manner as possible.
- Solar energy systems shall not be used for displaying any advertising except for reasonable identification of the manufacturer or operator of the system.
- A roof mounted solar energy system shall serve only the lot where it is located.
- A ground mounted solar energy system shall not be constructed on any lot that does not contain a permitted principal structure.
- No installation of solar energy systems shall be permitted without a zoning permit.
- For solar energy systems to be located in the Bottle Hill or Civic Commercial Historic Districts, approval must be obtained from the Madison Historic Preservation Commission.

Municipality: TOWN OF MOUNT OLIVE

Ordinance: 7-2020

Date Adoption Filed: 4/1/20

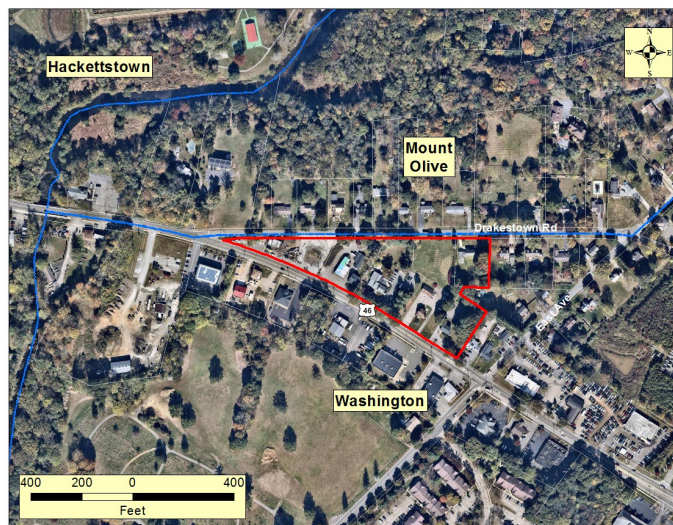
Summary: Amend the Land Development Regulations to add a new section establishing enforcement mechanisms for the affordable housing regulations.

Municipality: TOWNSHIP OF WASHINGTON

Ordinance: RO-03-20

Date Adoption Filed: 4/21/20

Summary: Amend the Zoning Regulations to establish a new inclusionary overlay district, the R-46 MFRO - Route 46 C-1 Neighborhood Business Zone Multi-Family Rental Housing Overlay Development Option District, and amend the Zoning Map to place Block 1, Lots 1, 2, 3, 4, 5, 6 and 15 in the newly established overlay. The new R-46 MFRO Overlay consists of seven lots totaling 5.4 acres at the intersection of US Hwy 46 and Drakestown Rd. Existing uses include an animal hospital, an auto service station, small offices, a vacant parcel and a single family home. Various retail and commercial uses are on the south side of US Hwy 46 while single family homes are on the north side of Drakestown Rd. in Mount Olive. The uses permitted by the underlying C-1 - Neighborhood Business District shall remain as development options.



Standards applicable to the new R-46 MFRO include the following:

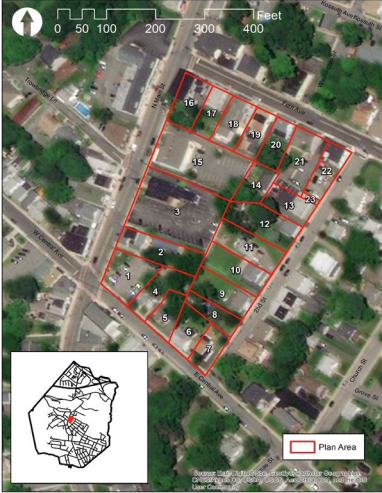
- **Permitted Uses:**
 - Market-rate and affordable rental townhomes and garden apartments.
 - 100% affordable rental apartments
 - **Minimum Lot:** 20,000 sq. ft.
 - **Maximum Improved Lot Coverage:** 60%
 - **Maximum Floor Area Ratio:** 0.3
 - **Maximum Height:** 3 stories / 40 feet
 - **Affordable Set-Aside:** 22.5%
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Municipality: BOROUGH OF WHARTON

Ordinance: O-07-20

Date Adoption Filed: 4/21/20

Summary: Amend the Main Street Redevelopment Plan for Block 1317, Lots 1 through 23 to add townhouses as a permitted use. The Main Street Redevelopment Plan was adopted by Ordinance O-17-18 in October 2018. It permitted mixed-use high-density inclusionary development for the four-acre designated redevelopment area bounded by North Main St. to the west, Fern Ave. to the north, 2nd Street to the east, and East Central Ave. to the south.



PROPOSED ORDINANCES RECEIVED: 4
ADOPTED ORDINANCES RECEIVED: 4
TOTAL ORDINANCES PROCESSED: 8