

**LAND DEVELOPMENT ORDINANCES INTRODUCED: APRIL 2024**

**Municipality:** TOWNSHIP OF HANOVER

**Ordinance:** 10-2024

**Public Hearing Date:** 5/9/24

**Summary:** Amend the Land Use and Development Regulations as they pertain to Warehouse/Logistics Uses and Developments. Examples of the amendments include the following:

- Add “Warehouse/Logistics Use or Development” to the list of definitions. Such uses and developments shall be classified by size based on the following criteria:

<u>Criterion (per lot)</u>	<u>Small</u>	<u>Medium</u>	<u>Large</u>
Gross floor area (sq. ft.)	0-25,000	25,001-150,000	150,001-300,000
Truck/van loading bays/spaces	0-10	11-30	31-40
Truck/van parking/storage/ waiting spaces (excluding loading bays/spaces)	0-10	11-30	31-100

- Add a new section establishing requirements for Warehouse/Logistics Uses and Developments for such factors as maximum height, hours of operation, access restrictions, travel routes, and traffic studies.
- Small, medium, and large warehouse/logistics uses shall be permitted in the I - Industrial, I-4 - Industrial, and I-R - Industrial - Recreation Districts.
- Small and medium warehouse/logistics uses shall be permitted in the I-2 - Industrial, I-5 - Industrial, and I-P2 - Industrial Park Districts.
- Small warehouse/logistics uses shall be permitted in the I-B2 - Industrial-Business and I-P - Industrial Park Districts.

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**Municipality:** TOWNSHIP OF HANOVER

**Ordinance:** 11-2024

**Public Hearing Date:** 5/9/24

**Summary:** Amend the Land Use and Development Regulations in order to revise the Stormwater Management section to reflect recent amendments to the state’s regulations at N.J.A.C. 7:8.

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**Municipality: TOWNSHIP OF MONTVILLE**

**Ordinance:** 2024-08

**Public Hearing Date:** 5/14/24

**Summary:** Amend the Land Use and Development Regulations as they pertain to trees. Examples of the amendments include the following:

- No trees shall be cleared or removed from a property unless in compliance with Chapter 368, Trees.
- Applications for development must show the location of trees of six inches in diameter or more.
- For any clearing greater than three acres, or where determined to be appropriate by the Tree Specialist or designated Township consultant for any clearing of less than three acres where the property is heavily wooded, a representative five percent sampling of the wooded areas proposed to be cleared shall be inventoried as part of an application for development.

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**Municipality: BOROUGH OF MOUNTAIN LAKES**

**Ordinance:** 5-24

**Public Hearing Date:** 5/13/24

**Summary:** Amend the Land Use and Zoning Regulations to reclassify the following uses from permitted uses to conditional uses in the R-AA, R-A, R-1 and R-2 Residential Districts: public and private schools, places of worship, places of assembly, and YMCAs and similar philanthropic institutions. In addition, standards for such conditional uses are established, examples of which include:

- Minimum Lot: 2 acres
- Maximum Floor Area Ratio: 0.20
- Maximum Improved Coverage: 40%
- Maximum Height: 2.5 stories / 35 feet
- The subject lot shall have frontage on a state highway, county road, or a major Street as identified in the Circulation Element of the Master Plan. All access shall be from one of the above-referenced road types.

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**Municipality: TOWNSHIP OF PEQUANNOCK**

**Ordinance:** 2024-08

**Public Hearing Date:** 5/14/24

**Summary:** Amend the Zoning Regulations to permit the manufacturing of cannabis products as a conditional use in the AG-1 - Agricultural District (cultivation of cannabis is already a conditional use in this district).

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**LAND DEVELOPMENT ORDINANCES ADOPTED: APRIL 2024**

**Municipality:** BOROUGH OF BUTLER

**Ordinance:** 2024-06

**Date Adoption Filed:** 4/24/24

**Summary:** Amend the Land Use Regulations to adopt a revised version of the various stormwater management regulations.

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**Municipality:** TOWNSHIP OF CHATHAM

**Ordinance:** 2024-02

**Date Adoption Filed:** 4/24/24

**Summary:** Amend the Land Development Regulations to repeal the Flood Damage Prevention and Flood Hazard Area section and replace it with a new Flood Damage Prevention and Flood Hazard Area chapter located outside the Land Development Regulations in the Township Code.

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**Municipality:** BOROUGH OF CHESTER

**Ordinance:** 2024-01

**Date Adoption Filed:** 4/3/24

**Summary:** Amend the Land Development Regulations to make various changes, examples of which include the following:

- No certificate of occupancy shall be issued until the Zoning Officer certifies that the construction, erection, alteration or change of use of any structure has received all required Land Use Board approvals, or when no such approval is required, the Zoning Officer shall certify that such activity is a permitted activity in accordance with the provisions of these regulations.
  - Add the following standards for Home Occupations and Private Professional Offices as a conditional use:
    - No additional plumbing shall be permitted
    - No overnight occupancy shall be permitted
    - Parking requirements shall be determined by the Land Use Board
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**Municipality:** TOWNSHIP OF CHESTER

**Ordinance:** 2024-03

**Date Adoption Filed:** 4/22/24

**Summary:** Amend the Land Use Regulations in order to revise the Stormwater Control section to reflect recent amendments to the state's regulations at N.J.A.C. 7:8.

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**Municipality: BOROUGH OF FLORHAM PARK**

**Ordinance: 24-03**

**Date Adoption Filed: 4/11/24**

**Summary:** This ordinance adopts the 165 Park Avenue Redevelopment Plan. Block 1401, Lot 5.01 was designated a non-condemnation redevelopment area on April 6, 2023. Although this property has a street address on Park Avenue / County Route 623, it is 4,700 feet away from Park Avenue and has access via Florham Road, a private connector road. This two-acre Borough-owned property is vacant and wooded. Office buildings are located to the south and west. It is bounded by State Highway 24 to the northeast and the Borough of Madison to the southeast. The provisions of the Redevelopment Plan shall act as an overlay district while the underlying C-1 - Office and Manufacturing District zoning shall remain in place.

- Permitted Uses:
  - Static or digital outdoor advertising and billboard signage.
  - Public buildings and facilities for emergency services (Police, Fire, OEM and Rescue Squad/EMS), educational or other public administrative services or offices, and public buildings and uses which are deemed appropriate and necessary by the Borough Council.
- Minimum Lot: 1 acre
- Maximum Building or Structure Height - Billboard: 55 feet
- A separate means of emergency access shall be provided to State Highway 24 and shall not be open to public access. The municipality shall work with the NJDOT and local emergency services at the time of site plan application for the emergency services facilities to determine the specific requirements related to gating and access for this separate means of emergency access to State Highway 24.



**Municipality:** BOROUGH OF MORRIS PLAINS

**Ordinance:** 3-2024

**Date Adoption Filed:** 4/19/24

**Summary:** Amend the Land Development Regulations to adopt a new Stormwater Control section.

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**Municipality:** TOWN OF MORRISTOWN

**Ordinance:** O-8-2024

**Date Adoption Filed:** 4/10/24

**Summary:** Ordinance O-19-2023, adopted in August 2023, amended the Land Development Regulations to eliminate the option to construct up to 50% of a residential development's required affordable units off-site. Ordinance O-2-2024, adopted in February 2024, inadvertently restored the language permitting off-site affordable housing. Ordinance O-8-2024 reestablishes the prohibition of such off-site affordable housing.

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**PROPOSED ORDINANCES RECEIVED: 5**

**ADOPTED ORDINANCES RECEIVED: 7**

**TOTAL ORDINANCES PROCESSED: 12**