

LAND DEVELOPMENT ORDINANCES INTRODUCED: DECEMBER 2023

Municipality: TOWNSHIP OF JEFFERSON

Ordinance: 23-21

Public Hearing Date: 12/13/23

Summary: Amend the Zoning Regulations to repeal the existing prohibition on all classes of cannabis establishments. Permit, as a conditional use, cannabis retail businesses and cannabis delivery services in the C-1 - Neighborhood Business District and C-2 - Highway Business District, and permit, as a conditional use, cannabis cultivators, manufacturers, wholesalers and distributors in the IP - Industrial Park District. A microbusiness cultivator shall also be permitted as a conditional use within the C-1 and C-2 Districts. Such establishments shall be subject to various regulations, examples of which include the following:

Cannabis Retail and Cannabis Delivery:

- A maximum of four cannabis retailers and two cannabis delivery services.
- Must have direct access to or frontage along State Route 23 or State Route 15, and/or Berkshire Valley Road where it intersects with Ridge Road and Chamberlain Road.
- Must be at least 500 feet from a school or state-licensed child-care or day-care facility and 400 feet from the nearest dwelling unit.

Cannabis Cultivators, Manufacturers, Wholesalers and Distributors:

- A maximum of two cultivators, one manufacturer, one wholesaler and one distributor.
- A minimum lot size of 5 acres.

Staff Comments: *This ordinance was originally introduced in October 2023. It has now been re-introduced with several changes. For example, cannabis cultivators will now be able to operate twenty-four hours a day, seven days a week (unlike the other types of permitted cannabis establishments which continue to be limited to hours of operation running from 9:00 a.m. to 8:00 p.m., Monday through Saturday).*

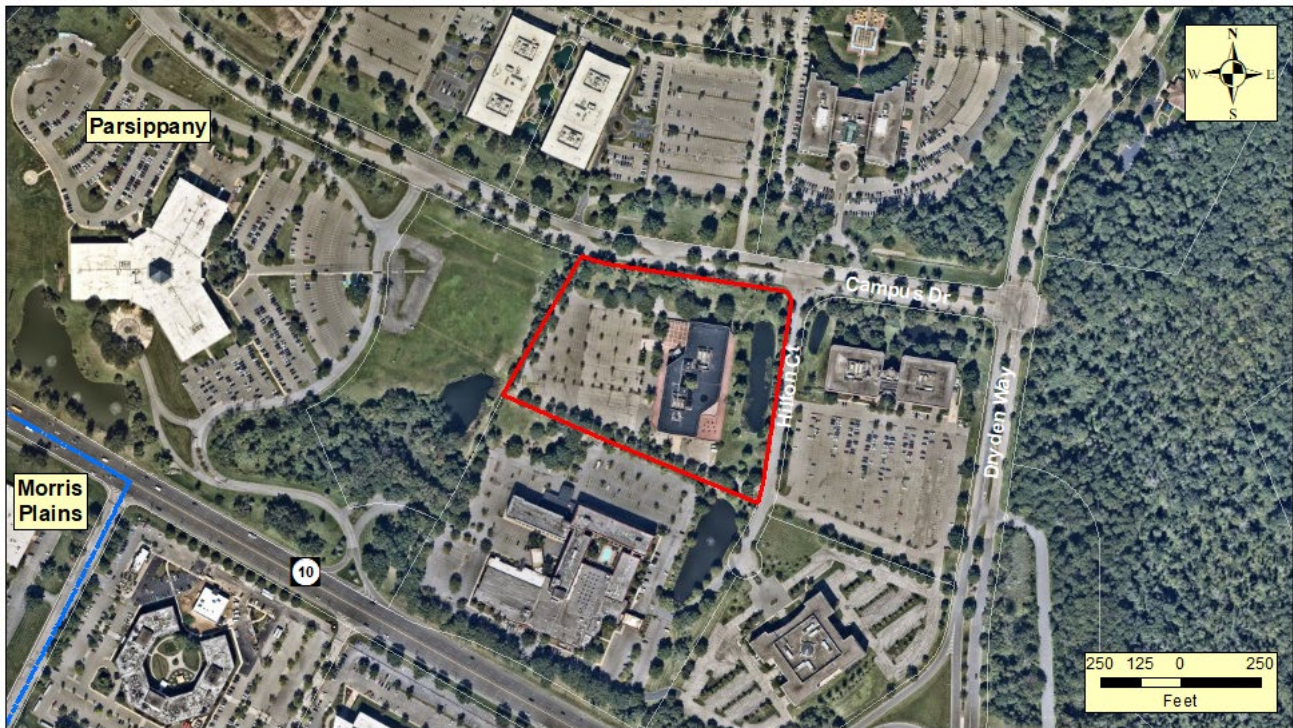
Municipality: TOWNSHIP OF PARSIPPANY-TROY HILLS

Ordinance: 2023:26

Public Hearing Date: 12/19/23

Summary: Ordinance 2023:26 adopts the 7 Campus Drive Redevelopment Plan. Block 202, Lot 3.8 was designated a non-condemnation area in need of redevelopment by the Township Council on November 9, 2023. The 10-acre Redevelopment Area is located at the corner of Campus Drive and Hilton Court and features a vacant office building. Office buildings are located to the east, west and north. The Hampton Inn and Hilton Hotels are located to the south. The Redevelopment Area is currently in the SED-10 - Specialized Economic Development District. The Zoning Map is amended to include the Redevelopment Plan. All provisions of the Redevelopment Plan will supersede the Zoning Regulations. Standards for development include the following:

- Permitted Uses: Warehouses and fulfillment centers
- Minimum Lot: 10 acres
- Maximum Building Height: 45 feet
- Maximum Building Coverage: 30%
- Maximum Impervious coverage: 70%
- Truck access shall be limited to Hilton Court



LAND DEVELOPMENT ORDINANCES ADOPTED: DECEMBER 2023

Municipality: TOWNSHIP OF CHESTER

Ordinance: 2023-25

Date Adoption Filed: 12/6/23

Summary: Amend the Land Use Regulations so that, upon written request of the applicant, the Zoning Board of Adjustment or the Planning Board may grant an extension or extensions of a variance or design waiver approval for up to twelve additional months.

Municipality: TOWNSHIP OF EAST HANOVER

Ordinance: 09-2023

Date Adoption Filed: 12/5/23

Summary: Amend the Land Use and Zoning Regulations to adopt a model ordinance establishing NJDEP mandated regulations for privately owned salt storage. The purpose of the regulations is to prevent stored salt and other solid de-icing materials from being exposed to stormwater.

Municipality: TOWNSHIP OF MORRIS

Ordinance: 28-23

Date Adoption Filed: 12/21/23

Summary: Amend the Zoning Regulations so that residential parking stall dimensions shall be consistent with New Jersey Residential Site Improvement Standards. Non-residential parking stalls shall have minimum dimensions of 9 feet wide by 18 feet deep.

Municipality: TOWNSHIP OF MOUNT OLIVE

Ordinance: 35-2023

Date Adoption Filed: 12/20/23

Summary: Amend the Land Use Regulations to establish a new 100% affordable zoning district, the R-8 - Residential District, and amend the Zoning Map to rezone Block 3203, Lots 21 and 28 from the R-4 - Residential District to the newly established R-8 District. The new district, located at 20 and 23 Stonewald Court, is the former site of the now demolished Cobblestone nursing home. The Township-owned parcels total 1.5 acres in size. The surrounding neighborhood consists of single-family detached homes. Standards include the following:

- Permitted Use: Detached single-family dwellings for low and moderate income households
- Minimum Lot: 6,000 square feet
- Maximum Height: 35 feet
- Maximum Building Coverage: 30%; Maximum Lot Coverage: 40%

Staff Comments: *The Township Planning Director indicates that seven affordable single-family detached dwellings are expected to be constructed on this site by Habitat for Humanity.*



Municipality: BOROUGH OF NETCONG

Ordinance: 2023-23

Date Adoption Filed: 12/19/23

Summary: Ordinance 2023-23 amends and supersedes Ordinance 2023-16, which amended the Land Development Regulations to permit cannabis retailers as a conditional use in the B - Commercial Business District subject to various regulations. Ordinance 2023-23 differs from Ordinance 2023-16 by adding a prohibition on cannabis retailers from being located within 800 feet of a property where there are alcoholic beverage sales by an Alcohol Beverage Control Class D license holder (Ordinance 2023-16 applied such a prohibition to properties where there were such alcohol sales but did not feature the 800 foot buffer).

Municipality: BOROUGH OF NETCONG

Ordinance: 2023-24

Date Adoption Filed: 12/19/23

Summary: Amend the Land Development Regulations to permit billboards as a conditional use in the B - Commercial Business District. Examples of the new standards for billboards include the following:

- Billboards shall only be permitted within 250 feet of the Interstate 80 right-of- way.
- Billboards shall be directed to face Interstate 80 only.
- Billboards shall be freestanding and shall not be erected upon any building, tree, utility pole or similar structure.
- Billboards shall be located no closer than 500 feet from a residential zone.
- The maximum billboard sign area in one direction shall be 672 square feet.

Municipality: TOWNSHIP OF PARSIPPANY-TROY HILLS

Ordinance: 2023:12

Date Adoption Filed: 12/4/23

Summary: Amend the Zoning Regulations so that private Electric Vehicle Supply/Service Equipment (EVSE) parking spaces must adhere to the same regulations as public EVSE parking spaces as per signage, curb markings, concrete-filled steel bollards, accessibility and maintenance.

Municipality: TOWNSHIP OF WASHINGTON

Ordinance: RO-13-23

Date Adoption Filed: 12/15/23

Summary: Amend the Land Use Regulations to merge the Planning Board and the Zoning Board of Adjustment in order to establish a Joint Land Use Board.

LAND DEVELOPMENT ORDINANCES TABLED: DECEMBER 2023
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Municipality: TOWNSHIP OF DENVILLE

Ordinance: 22-23

Date Filed: 12/14/23

Summary: This ordinance was introduced in October 2023 but has been tabled. It will be re-introduced in 2024. It would have amended the Zoning Map to rezone Block 51005, Lot 11 from the R-3 District to the B-1 District.

PROPOSED ORDINANCES RECEIVED: 2
ADOPTED ORDINANCES RECEIVED: 8
ORDINANCES TABLED: 1
TOTAL ORDINANCES PROCESSED: 11