

## LAND DEVELOPMENT ORDINANCES INTRODUCED: FEBRUARY 2024

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

### **Municipality: TOWNSHIP OF CHATHAM**

**Ordinance:** 2024-02

**Public Hearing Date:** 3/26/24

**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: TOWNSHIP OF EAST HANOVER**

**Ordinance:** 01-2024

**Public Hearing Date:** 3/4/24

**Summary:** Amend the Land Use and Zoning Regulations as they relate to the SED - Special Economic Development Industrial District. The 195-acre SED District predominantly consists of the Novartis pharmaceutical company campus at the intersection of Route 10 and Ridgedale Avenue and has been proposed for significant redevelopment. Examples of the changes include the following:

- Add the following to the list of permitted uses: product development activities, light manufacturing in the field of science or technology, co-working offices, production studios
  - Prohibit residential uses.
  - Reduce the minimum lot size from 100 acres to 15 acres.
  - Reduce the maximum lot coverage from 70% to 60%.
  - The cumulative parking requirements for all land uses on a parcel may be reduced if it can be demonstrated that the peak usage of multiple land uses occur at different times.
  - All parcels within the SED District shall have passenger vehicle access to both Route 10 and Ridgedale Avenue. This may be accomplished through easements or a private road network.
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### **Municipality: TOWNSHIP OF HANOVER**

**Ordinance:** 4-2024

**Public Hearing Date:** 3/14/24

**Summary:** Amend the Land Use Regulations as they relate to signs. Examples of the amendments include:

- In all districts, increase the maximum area of directional signs from two square feet to six square feet.
  - In all districts, increase the maximum height of freestanding directional signs from a default of three feet (in some case up to seven feet) to a maximum of eight feet.
  - In the I, I-2, I-4, I-B2, I-P, OB-DS, OB-RL and O-S Districts, increase the maximum height of freestanding principal identification signs from eight feet to twelve feet.
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**Municipality:** BOROUGH OF MADISON

**Ordinance:** 9-2024

**Public Hearing Date:** 3/11/24

**Summary:** Amend the Land Use Regulations as they pertain to stormwater management as mandated by the New Jersey Department of Environmental Protection.

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<b>LAND DEVELOPMENT ORDINANCES ADOPTED: FEBRUARY 2024</b>
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**Municipality:** TOWNSHIP OF CHATHAM

**Ordinance:** 2024-01\*

**Date Adoption Filed:** 2/28/24

**Summary:** Amend the Land Use Regulations to establish a new Stormwater Control Ordinance.

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**Municipality:** BOROUGH OF MADISON

**Ordinance:** 45-2023

**Date Adoption Filed:** 2/5/24

**Summary:** Amend the Land Development Regulations to repeal Section 42, "Appeals." This section permitted appeals of Planning Board decisions to the Borough Council. The stated purpose is the belief that the judicial system is the appropriate forum for appeals of land use decisions.

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**Municipality:** TOWN OF MORRISTOWN

**Ordinance:** O-2-2024

**Date Adoption Filed:** 2/14/24

**Summary:** Amend the Land Development Regulations as follows:

- Fences and walls shall be exempt from the requirements of the Accessory Structures section.
  - In the case of the demolition of a building for which no building permit for a replacement structure has been obtained, the site leveling requirements imposed in such cases no longer reference a minimum vacancy period of eight months before the imposition of these requirements.
  - Add "Civic or Institutional Use" to the list of definitions. The term is used as part of the parking and loading requirements.
  - Add the Southeast Morris County Municipal Utilities Authority to the list of inter-agency approvals potentially required under Checklist M-1, Item #13.
  - Amend the Zoning Map to update the lot lines in the vicinity of the Vail Manion to reflect early 2000's lot line adjustments that were not incorporated into MODIV data and edit the boundaries of the Vail Mansion Redevelopment Area to match the lot lines.
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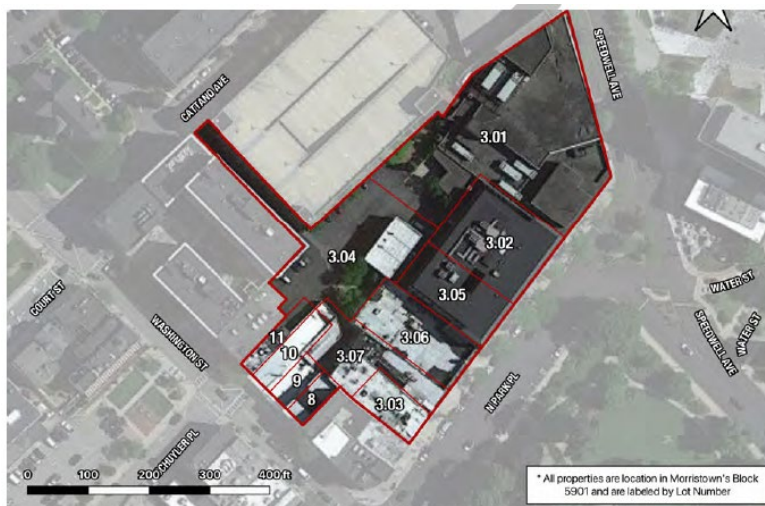
**Municipality: TOWN OF MORRISTOWN**

**Ordinance: O-4-2024\***

**Date Adoption Filed: 2/18/24**

**Summary:** This ordinance adopts the North Park Place Redevelopment Plan for Block 5901, Lots 3.01, 3.02, 3.03, 3.04, 3.05, 3.06, 3.07, 8, 9, 10, and 11. These eleven lots were designated a Condemnation Redevelopment Area by the Town Council on December 12, 2023. The Redevelopment Area totals three acres and is bounded by Speedwell Avenue to the northeast, North Park Place to the southeast, Washington Street / County Route 510 to the southwest, the Dalton Parking Garage to the northwest, and includes a driveway leading to Cattano Avenue to the northwest. The Redevelopment Area features the former Century 21 Department store (vacant since late 2020) as well as office and retail buildings, much of which have been vacant for many years. The Morristown Green is located to the immediate southeast. The development standards under the Redevelopment Plan supersede the Land Development Ordinance and include the following:

- **Permitted Uses:** 3-4 Family, 5+ Family, Retail, General and Professional Offices, Medical Offices, Restaurant (coffee shop/cafe), Restaurant (full service/sit down), Restaurant (food hall), Market, Media Production, Club, Community Center, Gov/Utility Offices, Museum/Library, Business and Personal Services, Gaming, Art Gallery
- **Conditional Uses:** Supermarket, Hotel, Theater, Restaurant (carry out/fast food), Restaurant (liquor licensed), Live/Work, Bar/Nightclub, Breweries, School, Outdoor Dining, Valet Parking
- **Minimum Lot:** 130,000 sq. ft. (may be further subdivided as part of redevelopment agreement)
- **Maximum Building Coverage:** 85%; **Maximum Improved Coverage:** 95%
- **Maximum FAR:** 4.0
- **Maximum Height:** 5 stories / 60 feet
- **Maximum Units:** 160
- **Affordable Housing:** In accordance with settlement agreement
- **Other:** All vehicular access to the Redevelopment Area shall occur via the existing driveway from Cattano Avenue. The existing structure located at Lots 3.02 and 3.05 (10 North Park Place) shall be retained, except for minor modifications.



**Municipality:** BOROUGH OF NETCONG

**Ordinance:** 2024-03

**Date Adoption Filed:** 2/14/24

**Summary:** Amend the Land Development Regulations to repeal the Stormwater Management section and replace it with a new Stormwater Control chapter located outside the Land Development Regulations in the Borough Code. The new stormwater regulations are amended to address salt storage on private property.

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**Municipality:** TOWNSHIP OF RANDOLPH

**Ordinance:** 02-24

**Date Adoption Filed:** 2/16/24

**Summary:** Amend the Land Use Regulations to change Cooperative Sober Living Residences from a conditional use to a permitted use in the B-1 and PO/R Districts. In the B-1 District, such residences shall be subject to the bulk requirements of the R-3 District. In the PO/R District, such residences shall be subject to the residential regulations of the adjacent residential district. In the event that the lot to be so developed in the PO/R District is adjacent to more than one residential district, the regulations of the most restrictive residential district shall apply.

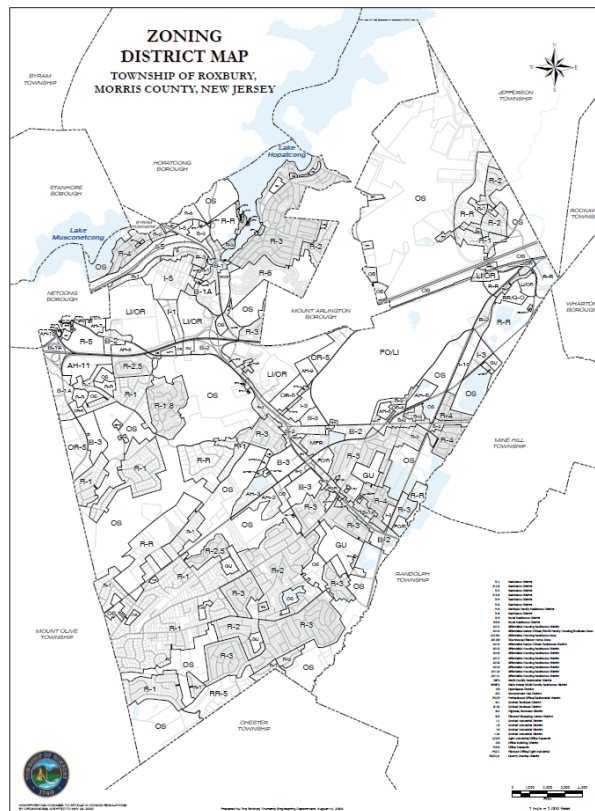
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**Municipality:** TOWNSHIP OF ROXBURY

**Ordinance:** 02-24

**Date Adoption Filed:** 2/26/24

**Summary:** This ordinance adopts a new Zoning Map incorporating all ordinances through May 24, 2022.



**Staff Comments:** The Township Clerk confirms that this Zoning Map does not introduce any new amendments to the zoning. It only updates the map to incorporate past amendments.

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**Municipality: TOWNSHIP OF WASHINGTON**

**Ordinance: RO-02-24**

**Date Adoption Filed: 2/27/24**

**Summary:** Amend the Land Use and Zoning Regulations to eliminate the Historic Preservation Commission and authorize the Joint Land Use Board to exercise all the powers of an Historic Preservation Commission. An Historic Preservation Advisory Committee is established to assist the Joint Land Use Board in its duties with regard to historic structures and areas.

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**PROPOSED ORDINANCES RECEIVED: 6**

**ADOPTED ORDINANCES RECEIVED: 8**

**TOTAL ORDINANCES PROCESSED: 14**