

**LAND DEVELOPMENT ORDINANCES INTRODUCED: JANUARY 2024**

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

**Municipality: BOROUGH OF CHESTER**

**Ordinance:** 2024-01

**Public Hearing Date:** 2/6/24

**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 RANDOLPH**

**Ordinance:** 02-24

**Public Hearing Date:** 2/15/24

**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.

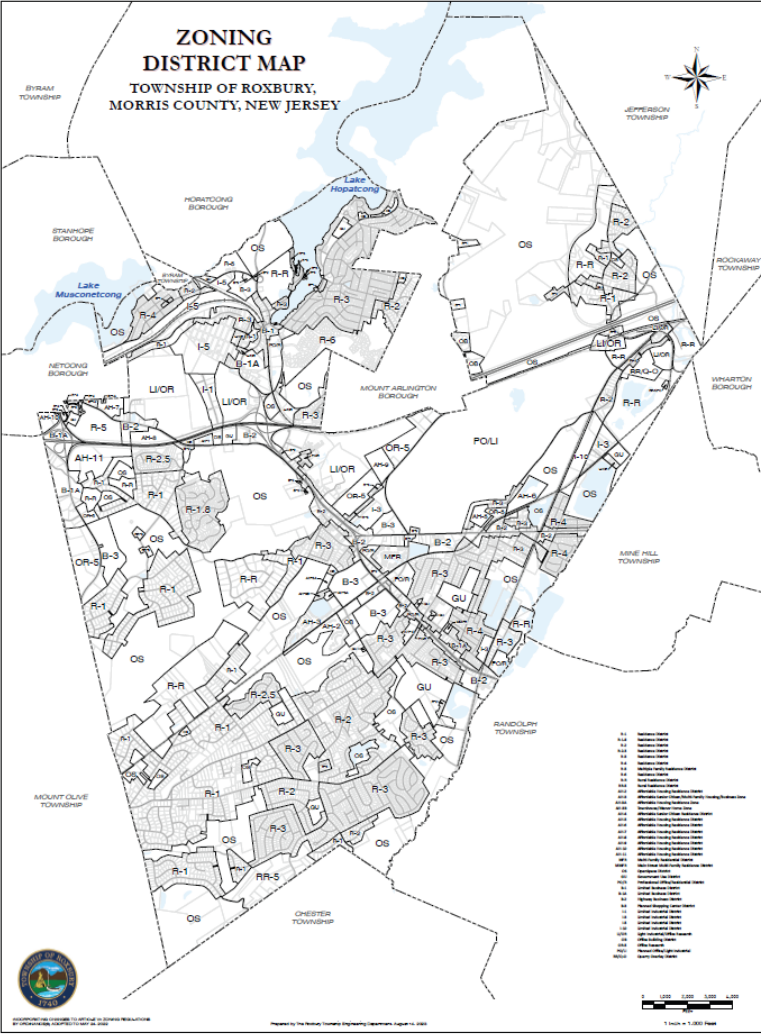
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**Municipality: TOWNSHIP OF ROXBURY**

**Ordinance: 02-24**

**Public Hearing Date: 2/13/24**

**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.

**LAND DEVELOPMENT ORDINANCES ADOPTED: JANUARY 2024**

**Municipality: TOWNSHIP OF JEFFERSON**

**Ordinance:** 23-21

**Date Adoption Filed:** 1/8/24

**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).*

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**Municipality: BOROUGH OF MADISON**

**Ordinance:** 1-2024

**Date Adoption Filed:** 1/22/24

**Summary:** Amend the Zoning Regulations as they pertain to the CBD-1 and CBD-2 Central Business Districts. Examples of the changes include the following:

- Business, medical, professional, executive and administrative offices shall no longer be principal permitted uses when located on the ground floor in the CBD-1 District (they continue to be principal permitted uses when located on upper floors in the CBD-1 District and all floors in the CBD-2 District).
- Below grade and at-grade parking accessory to principal permitted uses are added to the list of accessory uses in the CBD-1 and CBD-2 Districts.
- Ground floor, at-grade parking shall be enclosed within the principal structure along public street frontages, shall count towards the building's maximum permitted height in feet and shall be considered a story in the CBD-1 and CBD-2 Districts.

**Municipality:** TOWNSHIP OF MINE HILL

**Ordinance:** 02-2024\*

**Date Adoption Filed:** 1/19/24

**Summary:** Amend the Land Use Regulations as they pertain to storage sheds of the type that do not require the issuance of a building permit and that may be located in accordance with the district requirements for accessory buildings, in order to increase the maximum size of such sheds from 100 square feet in area and 10 feet in height to 200 square feet in area and 12 feet in height.

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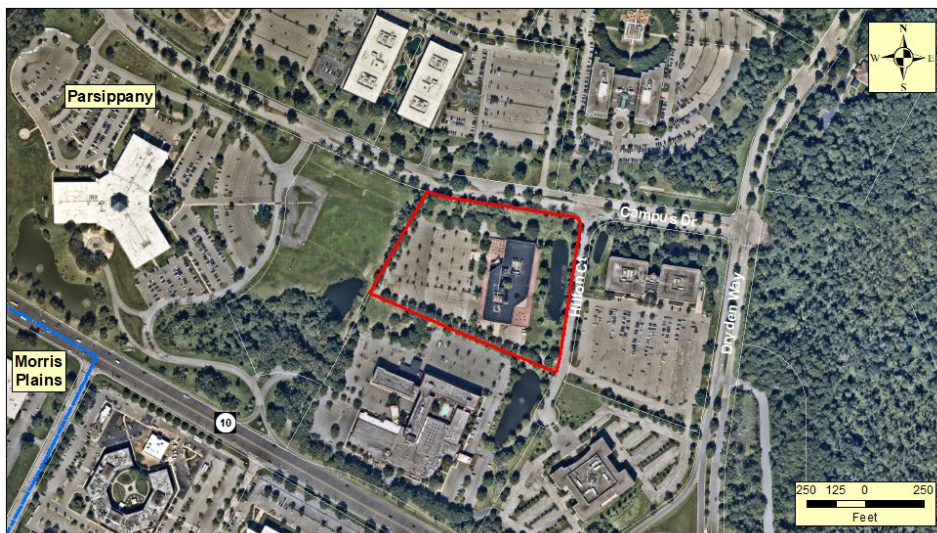
**Municipality:** TOWNSHIP OF PARSIPPANY-TROY HILLS

**Ordinance:** 2023:26

**Date Adoption Filed:** 1/4/24

**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



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