

## LAND DEVELOPMENT ORDINANCES INTRODUCED: JULY 2023

**Municipality:** TOWN OF BOONTON

**Ordinance:** 12-23

**Public Hearing Date:** 8/14/23

**Summary:** Amend the Zoning and Land Development Regulations to establish the Ironworks Industrial Historic District and add it to the list of historic districts. This 47-acre district will run from Plane Street to the northeast to Essex Avenue to the northwest and is bounded by Main Street / County Route 624 to the north. The district is bisected by the Rockaway River. The vast majority of the new district is owned by the Town of Boonton. Much of the district is wooded and includes the remains of the historic ironworks that operated from 1747 to 1929 as well as historic railroad structures. It is also the site of the Boonton Recycling Center. Two privately owned industrial lots totaling 3.7 acres are also included. Historic districts function as overlays, while the underlying zoning remains unchanged. Applications for permits within historic districts are subject to review by the Town's Historic Preservation Commission.



**Municipality:** BOROUGH OF CHESTER

**Ordinance:** 2023-08

**Public Hearing Date:** 7/18/23

**Summary:** Amend the Land Development Regulations as they relate to the section establishing the required components of site plans. The changes include the following:

- This section shall be amended to delete all references to the Shade Tree Commission.
- The required landscape plans may now be prepared by an architect, planner, engineer, landscape architect or other person acceptable to the Land Use Board, instead of just a certified landscape architect as under existing regulations.

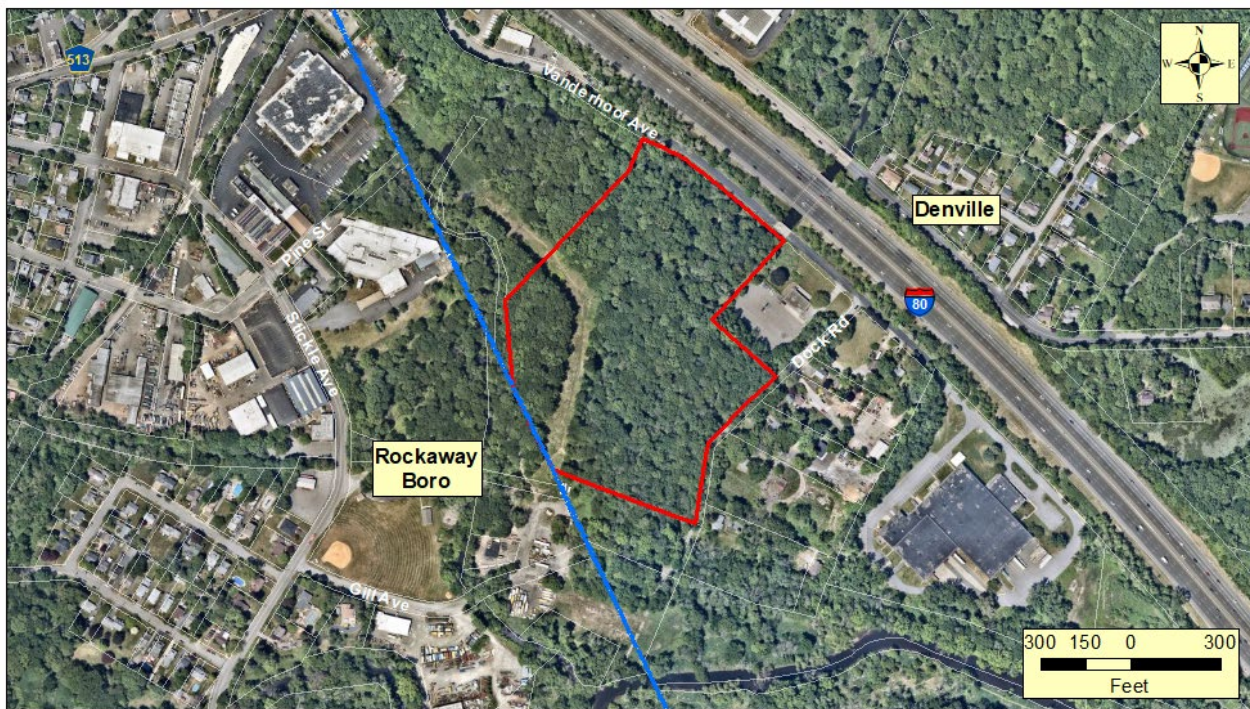
**Municipality: TOWNSHIP OF DENVILLE**

**Ordinance: 15-23**

**Public Hearing Date: 8/15/23**

**Summary:** Ordinance 15-23 adopts a Redevelopment Plan for Block 62002, Lot 1 (12-18 Vanderhoof Avenue). This parcel was designated a non-condemnation area in need of redevelopment by the Township Council on June 27, 2023. This 16.7-acre parcel is owned by the Township and has frontage on Vanderhoof Avenue to the north and Dock Road to the southeast. The parcel is vacant and wooded and traversed by Beaver Brook and bisected by an electric utility right-of-way. According to a report recommending the parcel for redevelopment area designation, it contains areas that are subject to flooding, while the location of Beaver Brook effectively precludes access to the parcel via Vanderhoof Avenue. Vacant wooded land is located to the northwest. Single-family homes are located to the east. Industrial uses are located to the west in Rockaway Borough. The parcel is currently in the I-2 - Industrial District and will be placed in a newly established zoning district, the DRR - Dock Road Redevelopment District. Standards for the new DRR District include the following:

- Permitted Uses: Offices, scientific and research laboratories, industrial, manufacturing and warehousing
- Maximum Height: 43 feet
- Maximum Floor Area Ratio: 25%





**Municipality: TOWN OF MORRISTOWN**

**Ordinance: O-22-2023**

**Public Hearing Date: 8/8/23**

**Summary:** Ordinance O-22-2023 adopts the 2-10 Washington Street Redevelopment Plan. The three parcels subject to the Redevelopment Plan, Block 5906, Lots 6, 7 and 8, were designated a condemnation area in need of redevelopment by the Town Council on March 23, 2021. They are located at the intersection of Washington Street / County Route 510 and Bank Street / US Highway 202 and total 15,515 square feet. The buildings currently on the site were most recently home to a law firm but have been vacant since 2010 and are reported to be in dilapidated condition. The Morristown Green is located to the immediate northeast. The larger surrounding area consists of retail, restaurants, multi-family housing, government facilities and parking garages. The Redevelopment Area is currently in the TC - Town Center District, Morristown Green Overlay District. The Zoning Map is amended to include the Redevelopment Plan. All provisions of the Redevelopment Plan will supersede the Land Development Regulations. Standards include the following:

- **Permitted Uses, All Floors:** Multi-Family (no ground floor residential units shall front Washington Street)
- **Permitted Uses, Ground Floor:** Retail, Restaurant (coffee shop/café), Restaurant (full service/sit down), Art Gallery, Childcare Center, Convenience Store, Market, Gaming, Coworking Facilities, Business or Personal Services, and Community Center
- **Conditional Uses:** Parking, Restaurant (carry out/fast food), Restaurant (liquor licensed), Bar/Nightclub, Breweries/Brewpubs, Outdoor Dining, Valet Parking, and Live/Work
- **Maximum Units:** 54
- **Affordable:** 15% rental / 20% for-sale (a minimum of 8 units)
- **Minimum Lot Area:** 15,000 square feet
- **Maximum Building Height:** 5 stories / 60 feet (a minimum 10 foot step-back is required at the fifth story)
- **Maximum Floor Area Ratio:** 4.5
- **Minimum Building coverage:** 60%; **Maximum Building coverage:** 85%
- **Minimum Improved coverage:** 75%; **Maximum Improved coverage:** 95%
- **Other:**
  - The Washington Street façade of the existing structure at Block 5906, Lot 6, shall be rehabilitated and incorporated into any proposed redevelopment project.
  - The new façade should be set back further from Washington Street than the old façade to create additional pedestrian area and/or outdoor space for use by the active ground floor use.
  - Vehicular access shall be provided on Bank Street. No vehicular access is permitted on Washington Street.



**LAND DEVELOPMENT ORDINANCES ADOPTED: JULY 2023**

**Municipality:** TOWNSHIP OF CHESTER

**Ordinance:** 2023-10

**Date Adoption Filed:** 7/20/23

**Summary:** Amend the Land Use Regulations as they pertain to stormwater detention. Examples of the changes include:

- Dry well overflows shall not be permitted to discharge to any impervious surface, adjacent properties or public rights-of-way and shall be setback a minimum of 25 feet from all property lines.
- Exemptions from the drywell requirements shall be granted in accordance with the following schedule:

Lot Area	New or additional building footprint area exempt from drywell installation	Min. Distance from all property lines for new building or addition *
Less than 1 acre	500 Sq. Ft.	25 Ft.
1 acre – 1.99 acres	800 Sq. Ft.	35 Ft.
2 acres – 4.99 acres	1,000 Sq. Ft.	35 Ft.
5 acres – 9.99 acres	1,200 Sq. Ft.	50 Ft.
10 acres or greater	1,500 Sq. Ft.	50 Ft.

\* The minimum distance from the rear property lines for a new building or addition in the R-1 Zone shall be 20 feet.

**Staff Comments:** *This ordinance was originally introduced in March 2023 but was then withdrawn. It has now been reintroduced with several changes, examples of which include the following:*

- *The standards for determining exemptions from the drywell requirements shall be applied at the site’s boundary to each abutting lot, roadway, watercourse, or receiving storm sewer system.*
- *Nothing in the standards for determining exemptions from the drywell requirements shall preclude the use of the applicable components of a farm conservation plan approved by the United States Department of Agriculture, National Resource Conservation Service, to demonstrate compliance with the requirements.*

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**Municipality:** TOWNSHIP OF LONG HILL

**Ordinance:** 499-22

**Date Adoption Filed:** 7/12/23

**Summary:** Amend the Land Use Regulations to permit outdoor speaker systems and outdoor music playing as part of an outdoor dining use, subject to the following conditions:

- No outdoor music playing shall be permitted after 9:00 pm.
  - The outdoor music shall not be unreasonably loud so as to disturb the neighbors of the facility.
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**Municipality: TOWNSHIP OF MONTVILLE**

**Ordinance: 2023-19**

**Date Adoption Filed: 7/20/23**

**Summary:** Amend the Land Use and Development Regulations to establish a maximum height of 20 feet for flagpoles in all zoning districts, unless a different flagpole height is otherwise permitted in the regulations. In addition, all flagpoles shall be subject to a new Schedule H, Flag Size Requirements Based on Pole Height, as follows:

<b>Flagpole Height</b>	<b>Required Flag Size</b>
6' House Pole	3' x 5'
20'	3' x 5' (min) 4' x 6' (max)
25'	4' x 6'
30'	5' x 8'
35'	6' x 10'
40'	8' x 12'
45'	8' x 12'
50'	10' x 15'
60'	12' x 18'
70'	15' x 25'
80'	20' x 30'

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

**Ordinance: 2023:09**

**Date Adoption Filed: 7/31/23**

**Summary:** Ordinance 2023:09 adopts the 20-30 Lanidex Plaza West Redevelopment Plan. The two parcels subject to the Redevelopment Plan, Block 226, Lots 3 and 3.2, were designated a non-condemnation area in need of redevelopment by the Township Council on May 16, 2023. The 10.5-acre Redevelopment Area has frontage on Lanidex Plaza West to the north and Parsippany Road / County Route 511 to the east. The southern lot contains a vacant office building while the northern lot contains additional parking. The 600-unit mixed use PARQ development is under construction to the east. The Eastlake Elementary School is located to the west. Single family detached homes are located to the south. The Redevelopment Area is currently in the ROL - Research, Office and Laboratory District. The Zoning Map is amended to include the Redevelopment Plan. All provisions of the Redevelopment Plan will supersede the Zoning Regulations. Standards include the following:

- Permitted Uses: Fulfillment centers and warehouses
- Minimum Lot: 10 acres
- Maximum Height: 50 feet
- Maximum Building Coverage: 40%
- Maximum Impervious Coverage: 75%





**Municipality:** TOWNSHIP OF PEQUANNOCK

**Ordinance:** 2023-10

**Date Adoption Filed:** 7/4/23

**Summary:** Amend the Zoning Map to rezone Block 4402, Lot 1.01 from the C-R - Conservation-Recreation District to the C-1 - Community Business District. This 6,625 square foot vacant lot is located at 121 Newark Pompton Turnpike / County Route 504 and is adjacent to an abandoned railroad right-of-way. This change will make the zoning of this small lot consistent with the zoning of the land to the east of the abandoned railroad.



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**PROPOSED ORDINANCES RECEIVED: 4**  
**ADOPTED ORDINANCES RECEIVED: 5**  
**TOTAL ORDINANCES PROCESSED: 9**