

LAND DEVELOPMENT ORDINANCES INTRODUCED: JUNE 2024

Municipality: BOROUGH OF BUTLER

Ordinance: 2024-16

Public Hearing Date: 7/16/24

Summary: This ordinance implements various amendments to the Land Use Regulations, examples of which include the following:

- Establish off-street parking requirements for Hair/Nail Salons and Barber Shops at one space per 150 square feet of gross floor area.
- Storage sheds must meet the design criteria of the principle use and may not be constructed of cloth, canvas, or similar type material.
- Dog Houses must be approved by the Animal Control Officer to assure that they are in compliance with the State Code.
- Increase the maximum accessory building coverage from 4% to 6% in the R-1 through R-7 Districts.

Municipality: TOWNSHIP OF CHESTER

Ordinance: 2024-13

Public Hearing Date: 7/16/24

Summary: Amend the Land Use Regulations to establish standards for Sober Living Residences, examples of which include the following:

- Sober Living Residences shall be permitted as a conditional use in the R-1, R-2, R-3, R-5 and R-10 Districts.
- Occupancy shall not exceed nine individuals, exclusive of the operator.
- Shall be on a lot of not less than five acres.
- Sober Living Residences shall be located not less than 1,000 feet from each other.
- A Zoning application is to be submitted to the Township Zoning Officer with proof of a valid "F" license issued by the New Jersey Department of Community Affairs.

Note: A Class F license is required to own or operate a cooperative sober living residence pursuant to N.J.A.C 5:27-1.6.

Municipality: TOWNSHIP OF HANOVER

Ordinance: 16-2024

Public Hearing Date: 7/11/24

Summary: Amend the Land Use and Development Regulations to remove all references to the T-C - Town Center District, because this district was effectively superseded by the Riverpark Amended And Restated Redevelopment Plan, adopted by Ordinance 27-2020 in October 2020.

LAND DEVELOPMENT ORDINANCES ADOPTED: JUNE 2024

Municipality: BOROUGH OF CHATHAM

Ordinance: 24-09

Date Adoption Filed: 6/5/24

Summary: Amend the Land Development Regulations to repeal and replace the Stormwater Management and Control section with a new version based on the NJDEP model ordinance for stormwater control.

Municipality: TOWNSHIP OF CHESTER

Ordinance: 2024-09

Date Adoption Filed: 6/21/24

Summary: Amend the Land Use Regulations as they pertain to accessory apartments in the R-1, R-2, R-3, R-5 and R-10 Districts. The accessory occupancy agreement to be recorded with the Morris County Clerk shall be in the form provided by the Township Zoning Officer. The owner of the property shall record the agreement and provide the Township Zoning Officer with the original recorded agreement.

Municipality: BOROUGH OF FLORHAM PARK

Ordinance: 24-14

Date Adoption Filed: 6/18/24

Summary: Amend the Zoning Regulations to establish a new zoning district, the MU - Mixed-Use District, and amend the Zoning Map to rezone Block 902, Lots 3, 4, 5, 6 and 7 from the PB-2 Professional and Business Office District to the newly created MU District. The new district totals four acres in size and has frontage on Columbia Turnpike / County Route 510, Hanover Road / County Route 609 and Ridgedale Avenue / County Route 632. Four of the five lots are vacant. One lot has an office building. The Florham Park Plaza shopping center is located 450 feet to the west. The Crossroads Plaza strip mall is located 500 feet to the southwest and just west of that is the Florham Village shopping center. The Afton of Morris townhomes are located to the southeast. Standards applicable to the new MU District include the following:

- Permitted Uses: Multifamily and B-1 - Business District and PB-2 Professional and Business Office District uses.
- Minimum Site Area: 2 acres
- Maximum Units: 55
- Affordable Set-Aside: 20%
- Max. Building Coverage: 30% / Max. Impervious Coverage: 70%
- Maximum Height:
Residential: 3 stories over podium parking / 55 feet
Non-Residential: 30 feet, except that roof projections such as chimneys, spires, cupolas, towers, clocks and flagpoles shall be permitted to extend to 50 feet.



Municipality: BOROUGH OF FLORHAM PARK

Ordinance: 24-15

Date Adoption Filed: 6/18/24

Summary: Amend the Zoning Regulations to eliminate the MF-8 - Multifamily Residential District and amend the Zoning Map to rezone Block 801, Lot 4 from the MF-8 District to the PB-2 - Professional and Business Office District. This 2.7 acre parcel is located at 215 Ridgedale Avenue / County Route 632 and features an office building.

This property was placed in the MF-8 District in 2018 in order to permit an inclusionary development that would help the Borough meet its affordable housing obligation as part of a settlement agreement with the Fair Share Housing Center. However, since that time it has been determined that the property has environmental encumbrances that make development of affordable housing unfeasible, but that the property remains appropriate for its prior zoned uses under the PB-2 District. The affordable housing obligation that would have been satisfied via this property will instead be addressed via the new MU - Mixed-Use District, to be created by Ordinance 24-14 and summarized elsewhere in this report.



Municipality: TOWNSHIP OF HARDING

Ordinances: 14-2024, 15-2024 and 16-2024

Date Adoption Filed: 6/11/24

Summary: Amend the Land Use Regulations via three ordinances in order bring them into compliance with the NJDEP's new stormwater management regulations:

- 14-2024: Private Storm Drain Inlet Retrofitting
 - 15-2024: Tree Conservation
 - 16-2024: Stormwater Management
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Municipality: TOWNSHIP OF MOUNT OLIVE

Ordinance: 19-2024

Date Adoption Filed: 6/28/24

Summary: Amend the Land Use Regulations to permit Cannabis Retailer Establishments holding both a valid license issued by the New Jersey Cannabis Regulatory Commission and a valid local annual license issued by the Township. The existing prohibition on all other classes of cannabis establishments remains. A prohibition on Cannabis Consumption Areas is added as well.

A new Chapter 394, Local Cannabis Licensing and Regulations (not a part of the Land Use Regulations), is added to the Township Code. This chapter permits the issuance of one Cannabis Retailer License by the Township. Such a license shall be restricted to a Cannabis Retailer Establishment located within the indoor confines of a building located in the C-1 - Commercial District or the C-2 Commercial District.

Municipality: TOWNSHIP OF MINE HILL

Ordinance: 05-24

Date Adoption Filed: 6/1/24

Summary: Amend the Land Use Regulations so that Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready Parking Spaces shall be provided as required by N.J.S.A. 40:55D-66.20 and shall be located outdoors rather than within parking garages.

Municipality: TOWNSHIP OF RANDOLPH

Ordinance: 12-24

Date Adoption Filed: 6/21/24

Summary: Amend the Land Development Regulations as they relate to car and truck dealers and shopping centers. The changes include the following:

- New car and truck dealerships and accessory used car and truck sales and service as part of a conditionally approved shopping center shall be permitted in the B-4 - General Business District.
 - New car and truck dealerships are prohibited from storing the following materials, unless said materials are located in the rear or side yard and are screened so that no article shall be visible from the front of the premises or to any adjacent premises: wrecked, damaged or disassembled motor vehicles, used automotive parts or used supplies.
 - All outdoor display or storage areas for cars and trucks shall be approved by the Planning Board or Board of Adjustment as part of site plan approval.
 - Storage of used cars and trucks shall not exceed 50% of the total outdoor display and storage area of cars and trucks.
 - A maximum of 40% of the site parking for shopping centers (when permitted as a conditional use) shall be permitted in the front yard along Route 10.
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Municipality: TOWNSHIP OF ROXBURY

Ordinance: 13-24

Date Adoption Filed: 6/12/24

Summary: Amend the Land Development Regulations to repeal and replace the Stormwater Management section.

PROPOSED ORDINANCES RECEIVED: 3

ADOPTED ORDINANCES RECEIVED: 9

TOTAL ORDINANCES PROCESSED: 12