

**LAND DEVELOPMENT ORDINANCES INTRODUCED: NOVEMBER 2023**

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

**Municipality: TOWNSHIP OF CHESTER**

**Ordinance:** 2023-25

**Public Hearing Date:** 12/5/23

**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.

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**Municipality: TOWNSHIP OF EAST HANOVER**

**Ordinance:** 09-2023

**Public Hearing Date:** 12/4/23

**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.

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**Municipality: TOWNSHIP OF MORRIS**

**Ordinance:** 28-23

**Public Hearing Date:** 12/20/23

**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.

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**Municipality:** TOWNSHIP OF MOUNT OLIVE

**Ordinance:** 35-2023

**Public Hearing Date:** 12/19/23

**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.*



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**Municipality:** BOROUGH OF NETCONG

**Ordinance:** 2023-23

**Public Hearing Date:** 12/14/23

**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

**Public Hearing Date:** 12/14/23

**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.
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<b>LAND DEVELOPMENT ORDINANCES ADOPTED: NOVEMBER 2023</b>
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**Municipality:** BOROUGH OF CHESTER

**Ordinance:** 2023-08

**Date Adoption Filed:** 11/27/23

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

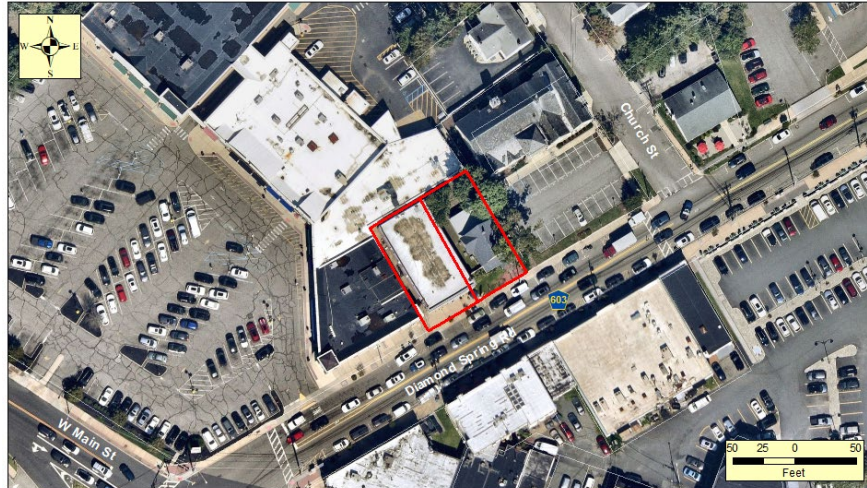
- This section shall be amended to delete all references to the Shade Tree Commission.
  - The required landscape plans may now be prepared by an architect, planner, engineer, landscape architect or other person acceptable to the Land Use Board, instead of just a certified landscape architect as under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

**Ordinance: 21-23**

**Date Adoption Filed: 11/20/23**

**Summary:** Amend the Zoning Map to rezone Block 50412, Lots 19 and 20 on Diamond Spring Road / County Route 603 from the B-4 - Neighborhood Shopping Center District to the B-1 - Central Business District. Lot 19 (23 Diamond Spring Road) is a 4,453 square foot parcel with retail and office uses. Lot 20 (27 Diamond Spring Road) is a 4,308 square foot parcel with a single-family detached structure that has been converted to allow for commercial uses. A notable difference between the B-4 and B-1 Districts is that the B-1 District prohibits health clubs, educational facilities, recreational facilities and social services from being located on the first floor while the B-4 District does not have such a prohibition.



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**Municipality: TOWN OF DOVER**

**Ordinance: 19-2023**

**Date Adoption Filed: 11/22/23**

**Summary:** Block 2017, Lot 17 is currently a split-zoned lot, with a portion in the R-3 - Double Family Residential District and a portion in the C-2 General Commercial District. The Zoning Map is amended to place the entire lot in the R-3 District. This 8,336 square foot lot, located at 137 King Steet, has a single-family detached home.



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

**Ordinance: 2023:22\***

**Date Adoption Filed: 11/28/23**

**Summary:** Ordinance 2023:22 adopts the 6 Sylvan Way Redevelopment Plan. Block 202, Lot 1.9 was designated a non-condemnation area in need of redevelopment by the Township Council on August 22, 2023. This 18.6-acre Redevelopment Area includes an office building in the southern half and a parking lot and baseball fields in the northern half. Office buildings are located to the east, west and south. Single-family detached homes are located to the north. The Redevelopment Area is currently in the ROL - Research, Office and Laboratory District. All provisions of the Redevelopment Plan will supersede the Zoning Regulations. The Plan calls for the establishment of two Redevelopment Districts: a 9.7-acre North Parcel and an 8.9-acre South Parcel. The standards for development include the following:

North Parcel	South Parcel
• Permitted Uses: Multifamily, Open Space and Recreation	Permitted Uses: Luxury Health and Fitness Centers
• Minimum Lot: 9 acres	• Minimum Lot: 8 acres
• Maximum Height: - Principal Building: 5 stories / 70 feet - Parking Garage: 7 levels / 80 feet	• Maximum Height: - Principal Building: 3 stories / 50 feet • - Parking Garage: 6 levels / 80 feet
• Maximum Building Coverage: 30%	• Maximum Building Coverage: 30%
• Maximum Impervious Coverage: 50%	• Maximum Impervious Coverage: 65%
• Maximum Units: 280	

- There is a Township easement at the north end of the property that is developed with baseball fields. Any redevelopment of the North Parcel shall maintain pedestrian access to the fields via an access path through the wooded area connecting the parking lot to the fields.
- Access to the Redevelopment Area shall be via Sylvan Way.
- All multifamily developments shall set-aside 20% of the units as affordable units or credits. The affordable housing requirement may be fulfilled, in part, through the provision of on-site special needs housing.



**Municipality: BOROUGH OF RIVERDALE**

**Ordinance: 07-2023**

**Date Adoption Filed: 11/17/23**

**Summary:** Amend the Zoning Map to rezone Block 9, Lot 9 at 4 Paterson Hamburg Turnpike from the CRD - Community Redevelopment District to the R-7.5 - Residential District. This 22,973 square foot lot is located at the corner of Morris Avenue and Paterson Hamburg Turnpike / County Route 511 and is the site of a single-family detached home.



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**Municipality: BOROUGH OF RIVERDALE**

**Ordinance: 09-2023**

**Date Adoption Filed: 11/17/23**

**Summary:** Amend the Subdivision Regulations to change the definition of “Minor Subdivision” so that it refers to a subdivision of land that does not involve the creation of more than three lots (up from two lots under existing regulations). In addition, add language stating that there shall be only one minor subdivision of a parcel of land within a period of five years. All subsequent subdivisions shall be classed major subdivisions.

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**PROPOSED ORDINANCES RECEIVED: 7**  
**ADOPTED ORDINANCES RECEIVED: 6**  
**TOTAL ORDINANCES PROCESSED: 13**