

LAND DEVELOPMENT ORDINANCES INTRODUCED: SEPTEMBER 2021

Municipality: TOWNSHIP OF CHATHAM

Ordinance: 2021-19

Public Hearing Date: 10/14/21

Summary: Amend the Zoning Regulations to permit fire houses and emergency squads (which may include sleeping quarters) in the R - Residence Districts. Such uses may be erected or expanded on lots of at least ½ acre with a maximum lot coverage of 60%.

Municipality: TOWNSHIP OF CHATHAM

Ordinance: 2021-22

Public Hearing Date: 10/28/21

Summary: Amend the Zoning Regulations as they relate to standards for Stormwater Control Systems in the Great Swamp Watershed Overlay District, so that within that overlay, a “Major Development” shall mean a development that disturbs five thousand sq. ft. or more of land. This differs from the standard definition of “Major Development” as a development that disturbs one acre or more of land (for purposes of applying Stormwater Control regulations).

Municipality: TOWNSHIP OF JEFFERSON

Ordinance: 21-23

Public Hearing Date: 10/6/21

Summary: Amend the Zoning Regulations to permit apartment units above ground floor commercial uses as conditional uses in the C-1 and C-2 Districts. Examples of the conditions applicable to this type of use include the following:

- Only studio, one-bedroom and two-bedroom units are permitted.
 - The residential units shall have a separate and direct entrance via an unobstructed passageway from the ground.
 - The residential use shall be incidental to the commercial use, shall be located in the principal building and shall only be available above the ground floor of the permitted commercial use.
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Municipality: BOROUGH OF MENDHAM

Ordinance: 13-2021

Public Hearing Date: 9/27/21

Summary: Amend the Zoning Regulations to permit and establish standards for outdoor dining and outdoor seating. Examples of the standards for this use include the following:

- Outdoor dining and outdoor seating shall be permitted as an accessory use to restaurants and food and beverage service establishments in the Historic District and East Business District.
- A permit for this use must be obtained from the Zoning Officer. If a permit is denied, the applicant may file an appeal with the Zoning Board.
- Permits shall be issued for the period commencing March 1 and ending November 30.

- No furniture or apparatus used in connection with the operation of this use shall be placed within 50 feet of any fire hydrant, plug or standpipe without the specific written authorization of the chief of the Fire Department.
- The maximum outdoor seating capacity shall not increase the total seating capacity (inside and out) of the eating establishment by more than 20%. For food or beverage service establishments that have no indoor seating, up to 12 seats may be added for an outdoor seating area.

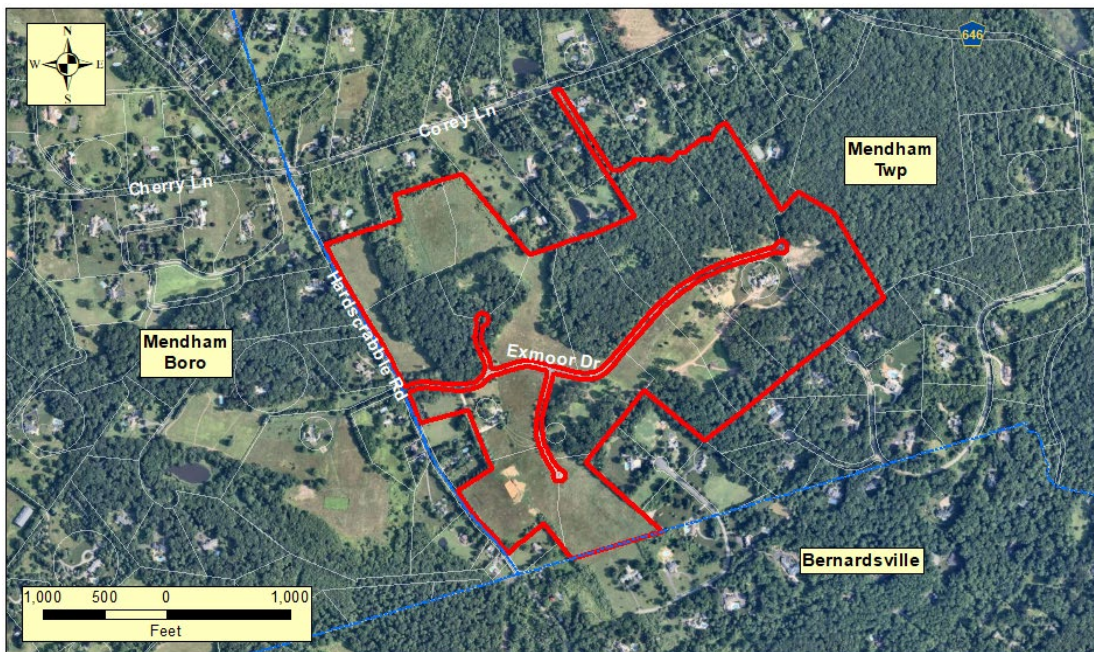
Municipality: TOWNSHIP OF MENDHAM

Ordinance: 15-2021

Public Hearing Date: 10/13/21

Summary: Amend the Zoning Regulations to rezone Block 147, Lots 42.01 through 42.16 from R-10 (permits single-family detached on 10-acre lots) to R-5 (permits single-family detached on 5-acre lots). These 16 lots, located on Exmoor Dr. and Hardscrabble Rd., total 175.3 acres and range in size from nine acres to 13.6 acres. All of the lots are farm assessed in tax records. One lot has a single family detached home. Fourteen of the lots are in common ownership. The surrounding neighborhood consists predominantly of single-family detached homes.

Staff Comments: *With a minimum lot size of five acres under R-5 zoning, these 175.3 acres could accommodate a maximum of 35 units, pending potential reductions for other physical or environmental constraints.*



Municipality: BOROUGH OF RIVERDALE

Ordinance: 07-2021

Public Hearing Date: 10/27/21

Summary: Amend the Zoning Regulations to permit laboratories within the CRD - Community Redevelopment District. The CRD District is situated along the Paterson Hamburg Turnpike and permits retail, office and packaging uses.

LAND DEVELOPMENT ORDINANCES ADOPTED: SEPTEMBER 2021

Municipality: TOWNSHIP OF DENVILLE

Ordinance: 25-21

Date Adoption Filed: 9/16/21

Summary: Amend the Land Use Regulations to permit Portable Storage Containers in residential districts, subject to various conditions. Examples of these conditions include the following:

- Portable Storage Containers may be placed on a property within a residential district for no more than 15 days in a calendar year unless used in conjunction with a validly issued construction permit, in which case such container shall be permitted to remain for the active duration of the construction permit, but in no event for more than one year.
- No portable storage container shall be placed or located in the rear and side yard setback requirements for accessory buildings in the zone district.
- There shall be a limit of one portable storage container per property.

Municipality: TOWNSHIP OF JEFFERSON

Ordinance: 21-21

Date Adoption Filed: 9/15/21

Summary: Amend the Zoning Regulations to make various revisions to the sign regulations. Examples of these amendments include the following:

- Add signs for political speech purposes to the list of permitted signs.
- Add festival, exhibition, special event and show signs to the list of permitted temporary signs.

Municipality: TOWN OF LONG HILL

Ordinance: 455-20

Date Adoption Filed: 9/14/21

Summary: The Land Use Ordinance is amended to make a variety of changes, examples of which include the following:

- A definition for “Accessible Parking Space” is added to the List of Terms, which is defined as: “A parking space for use by persons who have been issued special identification cards, plates or placards by the NJ Motor Vehicle Commission, or a temporary placard issued by the Chief of Police.”
- Various generalized zoning categories are added to the List of Terms. The categories are defined by the specific zones included. For example, “Business Zone” includes the B-D, B-1-5, B-1-20, M, M-H, O, LI-2 and P Zones, and the VIO, PSO, PVO, RAHO and MU-O Overlay Zones, while “Mixed Use Zone” includes the B-1-5, B-1-20, M and M-H Zones, and the RAHO and MU-O Overlay Zones.
- The zones that were added by Ordinance 413-18 in 2018 are listed by block and lot in the section of the Land Use Ordinance that references the Zoning Map.

Municipality: TOWN OF LONG HILL

Ordinance: 460-20

Date Adoption Filed: 9/14/21

Summary: Amend the Land Use Ordinance as it relates to the RMF-4 - Multi Family Residential 4 District, an inclusionary district that consists of Block 10801, Lot 3, on the south side of Valley Rd., east of Mountain Ave. Examples of the changes include the following:

- The maximum density of 12 units per acre is amended to provide for an exception if “a higher number is set forth in the Township’s September 27, 2017 settlement agreement with the Fair Share Housing Center.”
- The standard maximum height of three stories or 45 feet is replaced with a maximum height of three residential stories over parking or 50 feet, whichever is less, for pitched roof structures, and three residential stories over parking or 45 feet, whichever is less, for non-pitched roof structures.
- Eliminate the 2.5 stories / 35 feet height limit for buildings facing Valley Rd.
- Reduce the minimum side yard from 30 feet to 20 feet.

Staff Comments: The September 27, 2017 settlement agreement calls for 62 units on this 5.15-acre site, which equates to a density of 12.04 units per acre, just slightly above the previous maximum.

Municipality: TOWNSHIP OF MENDHAM

Ordinance: 12-2021

Date Adoption Filed: 9/20/21

Summary: Amend the Zoning Regulations to establish a new zoning district, the M-1 - Municipal Uses District, and amend the Zoning Map to rezone Block 137, Lot 17.01 from the R-10 - Single Family Residential District to the newly established M-1 District. The new M-1 District is the site of the Municipal Building, the Police Station and the Emergency Services Building, at the corner of Cherry Ln. and West Main St. A new police station is proposed for this site as well. The standards for the new M-1 District include the following:

- Permitted Uses:
 - Structures accommodating the administration of municipal government.
 - Structures accommodating Police, Fire, and Emergency Medical Services.
 - Library uses.
 - Such accessory structures deemed necessary and advisable to support the principal permitted uses.
 - Places of public assembly.
 - Such other uses of a public nature as may be deemed appropriate by the Township Committee.
- Design Standards of the Land Use Ordinance shall not be deemed applicable to the M-1 - District.



Municipality: TOWNSHIP OF MINE HILL

Ordinance: 07-20

Date Adoption Filed: 9/13/21

Summary: Amend the Land Use Regulations so that canopies, eaves, bay windows, chimneys, and air conditioning equipment may project up to five feet into any required or pre-existing non-conforming yard area. Porticos and cornices over landings and other pedestrian ways leading into a detached single-family dwelling in an SF District may project up to five feet in a permitted or pre-existing non-conforming yard area.

Municipality: TOWNSHIP OF MONTVILLE

Ordinance: 2021-22*

Date Adoption Filed: 9/29/21

Summary: This ordinance amends the Route 46 Condemnation Redevelopment Plan for Block 162, Lots 4, 6 and 7 and further amends the related sections of the Land Use and Development Regulations that implement the plan. The three parcels total 5.4 acres with frontage on Route 46, Bloomfield Ave., and Changebridge Rd. / County Rt. 621. The various commercial buildings on the site, including the former Pine Brook Motel, are reported to be in such serious disrepair that they are no longer viable for use in their present condition. This site was designated a Redevelopment Area in 2015. The original Redevelopment Plan was adopted in 2016 and the related land use regulations placed these parcels in the PBR - Pine Brook Redevelopment Zone, which permitted retail, personal service, eating and drinking establishments, banks, instructional studio spaces, hotels, banquet halls, and sales of new motor vehicles on minimum 5-acre lots. In the five years since adoption of the Redevelopment Plan, no redevelopment activity has occurred. As a result, the Redevelopment Plan and related land use regulations are being amended to provide further incentives for the development of motor vehicle sales. Examples of the changes applicable to the PBR Zone include the following:

- Add parking garages to the list of permitted principle uses, provided that a parking garage shall only be permitted if it is developed with an adjacent motor vehicle sales use as an integrated whole.
- Add the following to the list of permitted accessory uses: 1) Electric vehicle charging stations, retail and non-retail; 2) Accessory uses normally incidental to motor vehicle sales, including parking garages, outdoor display of vehicles for sale, vehicle inventory storage within a parking garage, and retail sales.
- Motor vehicle sales shall be subject to alternative development regulations, such as the following:
 - Minimum Lot Size: 5 acres (if a motor vehicle sales use is developed with an adjacent motor vehicle sales use or an adjacent parking garage use as an integrated whole, each individual lot area may be less than five acres, provided the totality of all lots meets or exceeds the five acre minimum).
 - Building Coverage: 37% (remains 25% for other uses); Imp. Coverage: 85% (remains 80% for other uses)



Municipality: TOWNSHIP OF MONTVILLE

Ordinance: 2021-20

Date Adoption Filed: 9/15/21

Summary: Amend the section of the Land Use and Development Regulations pertaining to mobile retail food establishments in order to permit such establishments on Township owned property.

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

PROPOSED ORDINANCES RECEIVED: 7

ADOPTED ORDINANCES RECEIVED: 8

TOTAL ORDINANCES PROCESSED: 15