

ORDINANCE NO. 14-2021

AN ORDINANCE OF THE TOWNSHIP OF EAST HANOVER, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING THE TOWNSHIP CODE CHAPTER 95 “LAND USE AND ZONING,” ARTICLE VII “ZONING,” SECTION §95-53.6 “SED (SPECIAL ECONOMIC DEVELOPMENT) INDUSTRIAL DISTRICT REGULATIONS,” SECTION §95-55 “BUSINESS B-2 ZONE REGULATIONS,” SECTION §95-55.1 “HIGHWAY BUSINESS B-2B ZONE REGULATIONS,” SECTION §95-59 “LIGHT INDUSTRY I-3 ZONE REGULATIONS,” AND SECTION §95-60 “LIGHT INDUSTRY I-1 ZONE REGULATIONS”

WHEREAS, the Land Use Planning Board has received several applications for warehouse facilities and there is a need to clarify the use where permitted in the Code; and

WHEREAS, Township of East Hanover Township Planner has reviewed the Township of East Hanover Code and determined that the Code should be revised to clarify the permitted uses, maximum site coverage, and required affordable housing fees in the SED District due to the recent subdivision of the properties within that District; and

WHEREAS, the Mayor and Council for the Township of East Hanover reviewed the recommendation of the Township Planner and desire to amend and supplement the Township Code Chapter 95 “Land Use and Zoning”.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Township Council that:

SECTION 1. The Township Code, Chapter 95 “Land Use and Zoning,” Article VII “Zoning,” Section §95-53.6 “SED (Special Economic Development) Industrial District regulations,” shall be amended to read as follows:

B. Permitted uses shall be as follows:

- (1) Business campus uses primarily related to the pharmaceutical industry, including but not limited to:
 - (a) Research and development laboratories.
 - (b) Chemical and pharmaceutical manufacture, warehousing, processing and distribution.
 - (c) Business, corporate and professional offices for executive and administrative purposes.
- (2) Permitted principal uses in the I-3 Light Industry Zone.

F. Coverage and height requirements.

- (3) Maximum impervious surface coverage: 70%

L. Development within the SED District shall comply with the Township’s Affordable Housing Development Fee Ordinance found in §95-68.1.

SECTION 2. The Township Code, Chapter 95 “Land Use and Zoning,” Article VII “Zoning,” Section §95-55 “Business B-2 Zone regulations,” shall be amended to read as follows:

A. Uses. In the Business B-2 Zone, no lot shall be used and no building shall be erected, altered or occupied for any purpose other than the following:

(1) Permitted uses.

(d) Restricted industrial uses as follows:

[1] Automated and non-automated wholesale, warehouse storage and distribution facilities, and wholesale distribution centers, provided such activities and inventories are conducted entirely within an enclosed structure.

SECTION 3. The Township Code, Chapter 95 “Land Use and Zoning,” Article VII “Zoning,” Section §95-55.1 “Highway Business B-2B Zone regulations,” shall be amended to read as follows:

B. Uses. In the Highway Business B-2B Zone, no lot shall be used and no building shall be erected, altered or occupied for any purpose other than the following:

(1) Permitted uses.

(a) Automated and non-automated wholesale, warehouse storage and distribution facilities, and wholesale distribution centers, provided such activities and inventories are conducted entirely within an enclosed structure.

SECTION 4. The Township Code, Chapter 95 “Land Use and Zoning”, Article VII “Zoning”, Section §95-59 “Light Industry I-3 Zone regulations,” shall be amended to read as follows:

A. Uses. In the Light Industry I-3 Zone, no lot shall be used and no building shall be erected, altered or occupied for any purpose other than the following:

(1) Permitted uses.

(a) Automated and non-automated wholesale, warehouse storage and distribution facilities, and wholesale distribution centers, provided such activities and inventories are conducted entirely within an enclosed structure.

SECTION 5. The Township Code, Chapter 95 “Land Use and Zoning,” Article VII “Zoning,” Section §95-60 “Light Industry I-1 Zone regulations,” shall be amended to read as follows:

A. Uses. In the Light Industry I-1 Zone, no lot shall be used and no building shall be erected, altered or occupied for any purpose other than the following:

(1) Permitted uses.

- (a) Automated and non-automated wholesale, warehouse storage and distribution facilities, and wholesale distribution centers, provided such activities and inventories are conducted entirely within an enclosed structure.

SECTION 6. All ordinances or parts of ordinances inconsistent herewith are hereby repealed as to such inconsistencies.

SECTION 7. If any article, section, subsection, paragraph, phrase, or sentence is for any reason held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase or sentence shall be deemed separable.

SECTION 8. This Ordinance shall take effect upon final publication as provided by law.

Attest:

TOWNSHIP OF EAST HANOVER

Paula A. Massaro, Township Clerk

Joseph Pannullo, Mayor

Introduced: November 1, 2021

Adopted: December 6, 2021

I, Paula A. Massaro, Township Clerk of the Township of East Hanover, County of Morris, hereby certify the foregoing to be a true copy of an Ordinance adopted by the Township Council at a duly convened meeting held on December 6, 2021.

Paula A. Massaro, RMC, Township Clerk