

# LAND USE PLAN

TOWNSHIP OF HANOVER

MASTER PLAN



**Township of Hanover Planning Board**

**January 27, 2021**

**ADOPTED  
February 9, 2021**



Hanover Township Planning Board  
2021

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*The original of this document has been signed  
and sealed on January 27, 2021 in accordance  
with N.J.A.C. 13:41-1.3(b)*



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## LAND USE PLAN

The Township of Hanover is an almost fully developed community. As such, its development pattern is well established, and future development will consist primarily of infill of scattered vacant or underdeveloped parcels or redevelopment of parcels that are already built upon. The land use plan seeks to preserve and strengthen the positive aspects of Hanover's residential neighborhoods and business districts, to ensure that any infill development is compatible with these areas, and to reduce or minimize any negative features. In some areas, the land use plan seeks to promote the redevelopment or adaptation of existing developments to new or different uses or layouts in order to improve upon substandard, obsolete or otherwise undesirable conditions.

The general land use and zoning proposals are shown on the LAND USE PLAN AND PROPOSED ZONING map. The map shows the generalized land use categories in the plan and the recommended zone classifications and boundaries. The land use categories and various zoning districts on the map are described in the following sections.

### **Single Family Detached Residential Use – R-10, R-15, R-21, R-25, R-30, R-40 and R-40N Zone Districts**

Single-family detached residential use is the predominant land use in the Township of Hanover, as in many suburban communities. The single-family residential zone districts are generally based upon the existing development pattern, including use, lot areas and dimensions, setbacks, intensity of use and other factors, and are designed to protect and enhance these patterns. Subdivisions, site plans and alterations that substantially depart from the zone pattern should not be permitted. The trend toward increasing home sizes may be incompatible with neighborhoods of smaller homes, and the zoning regulations should limit the size and scale of homes in such situations.

Seven zone districts are recommended primarily for single-family residential development: the R-10, R-15, R-21, R-25, R-30, R-40 and R-40N districts. These zones differ primarily in the lot and bulk standards that apply. The required minimum lot areas should vary from 10,000 to 40,500 square feet in these districts, as noted in the name of the zone. The required lot width, lot depth, and bulk regulations should vary by zone, with the requirements generally being more restrictive as the lot area increases. The following table sets forth the recommended standards for these zone districts:

*Single-Family Residential Zones – Summary of Recommended Lot and Bulk Standards*

<b>ZONE</b>	<b>MIN. LOT AREA</b>	<b>MIN. LOT WIDTH</b>	<b>MIN. LOT DEPTH</b>	<b>MIN. FRONT YARD</b>	<b>MIN. SIDE YARD</b>	<b>MIN. REAR YARD</b>	<b>MAX. BUILDING HEIGHT</b>
<b>R-40</b>	40,500 sf	150'	200'	75'	20'	50'	2½ st/35'
<b>R-40N</b>	40,500 sf	100'	200'	75'	15-18'	50'	2½ st/35'
<b>R-30</b>	30,000 sf	135'	200'	75'	20'	50'	2½ st/35'
<b>R-25</b>	25,000 sf	125'	160'	50'	15-18'	50'	2½ st/35'
<b>R-21</b>	21,000 sf	110'	150'	50'	15-18'	50'	2½ st/35'
<b>R-15</b>	15,000 sf	75'	120'	50'-a	15-18'	40'	2½ st/35'
<b>R-10</b>	10,000 sf	70'	120'	40'-a	10-15'	40'	2½ st/35'

a- Or existing neighborhood pattern.

b- Side yards to vary within specified ranges, depending upon building height, with greater requirements for taller buildings

In addition to the above lot and bulk standards, limitations on floor area ratio and coverage by above-grade structures and by improvements are recommended in order to preserve the suburban character of the Township and its neighborhoods. The standards should vary by the size of the property, with higher percentages permitted for smaller lots. The following standards are recommended:

<b>Lot Area (square feet)</b>	<b>Max. Building Coverage</b>	<b>Max. Improvement Coverage</b>	<b>Max. Floor Area Ratio</b>
0 - 14,999	20%, but not above 2,700 sf	40%, but not above 5,100 sf	30%, but not above 3,600 sf
15,000 - 19,999	18%, but not above 3,200 sf	34%, but not above 6,000 sf	24%, but not above 4,200 sf
20,000 - 24,999	16%, but not above 3,500 sf	30%, but not above 6,500 sf	21%, but not above 4,750 sf
25,000 - 29,999	14%, but not above 3,600 sf	26%, but not above 7,200 sf	19%, but not above 5,100 sf
30,000 - 34,999	12%, but not above 3,850 sf	24%, but not above 7,700 sf	17%, but not above 5,600 sf
35,000 - 40,499	11%, but not above 4,050 sf	22%, but not above 8,100 sf	16%, but not above 6,075 sf
40,500 and over	10%	20%	15%

In addition to single-family detached residences, these zones are intended to accommodate customary accessory uses, including residential recreational facilities (swimming pools, decks, play equipment, etc.), limited home occupations and family day care homes, subject to appropriate regulations. Other uses should be permitted in some or all of these districts, including but not limited to community residences and shelters, houses of worship, schools, parks and other public uses, etc., where appropriate and with appropriate regulations applicable to the use.

**Multi-Family Residential Use – R-10A, R-M, RM-2, RM-3, RM-4, RM-5, RM-6, RM-7, and AH-1 Zone Districts**

The Township of Hanover contains a variety of multi-family housing developments. In addition, this plan proposes additional areas for multi-family housing. The type of multi-



family housing permitted varies by zone district, as well as the lot and bulk regulations that apply. Some of the zones also permit single-family detached housing in addition to multi-family housing, subject to certain standards. Following is a description of the various zones recommended by this plan:

**R-10A District**

The R-10A zone is intended for development by either townhouses or single family detached dwellings in a single coordinated development, and is currently developed with these uses. Accessory buildings and structures should be prohibited or minimized to ensure coordinated development and preservation of the openness of yard areas. Following is a summary of the main standards for this zone:

USE	MAX. DENSITY (du/ac.)	MIN. LOT/TRACT AREA	MAX. BLDG. HEIGHT	MAX. BLDG. COVER.	MAX. IMPROVE. COVER.	MAX. FLOOR AREA RATIO	COMMON OPEN SPACE
townhomes	4.1	3.5 ac.	2½ st/35'	21%	38%	35%	yes
single-family	4.35	3.5 ac.	2½ st/35'	20%	40%	35%	yes

**R-M District**

The five R-M zones in the Township are developed with multifamily housing that resulted from affordable housing litigation during the 1980s, and include the Eden Mill Village, Hanover Hills, Oak Ridge at Hanover, Sterling Park and Sunrise at Hanover projects. The standards for these zones permit various types of residential units, including garden apartments, townhouses, two-family and single-family dwellings. The overall permitted density is 13 units per acre, with 22 percent of the dwellings required to be affordable. The zones also encourage the construction of age-restricted housing through a density bonus. These zones are fully developed and no significant further development is anticipated. Following is a summary of the main standards for this zone:

USE	MAX. DENSITY (du/ac.)	MIN. LOT/TRACT AREA	MAX. BLDG. HEIGHT	MAX. BLDG. COVER.	COMMON OPEN SPACE
garden apts. (family units)	13-14 -a	10 ac.	3 st/40 ft.	30%	20%
garden apts. (w/affordable senior units)			4 st/45 ft.		20%
townhomes					20%
two-family		6,000 sf	2½ st/35'	n.a.	
single-family		5,000 sf		n.a.	

a - Density applies to overall project, not individual lots. Permitted density above 13 du/ac. is 0.02 du/ac for each affordable senior-citizen unit.

## RM-2 District

The RM-2 zone is located east of the intersection of Route 10 and Jefferson Road, on the north side of Route 10. A portion of Stoney Brook (aka Malapardis Brook) runs along one side of the district. The zone is currently developed with a 160-unit multifamily housing project and a few single-family dwelling lots having frontage on Route 10. The zone is planned to permit primarily multifamily and single-family residential development. An overall density of 2.7 units per acre is planned for townhouse and apartment developments. In order to encourage the preservation of open space, any land in the adjacent PU district provided by the redeveloper in the R-M-2 district that is restricted as open space is included in the density calculation. Single family dwellings in the district should be subject to the same standards that apply in the R-25 zone district. Following is a summary of the main standards for this zone:

USE	MAX. DENSITY (du/ac.)	MIN. LOT/TRACT AREA	MAX. BLDG. HEIGHT	MAX. BLDG. COVER.	MAX. IMPROVE. COVER.	MAX. FLOOR AREA RATIO	COMMON OPEN SPACE
multi-family, townhomes	2.7 -a	50 ac. -a	2½ st/40'	20%	50%	n.a.	optional -a
single-family	as required for the R-25 zone district						n.a.

a - Density and lot area applies to overall townhouse/multi-family residence project, and includes area in both the RM-2 and adjacent PU districts reserved for open space.

## RM-3 District

The RM-3 zone is located on Horsehill Road between industrial and office uses to the south and residential areas to the north and east, and is intended to provide a transition between such uses. The zone is planned for age-restricted townhomes and for single-family dwellings, with appropriate accessory uses. Townhomes are limited to a density of no more than four dwelling units per acre. Single-family dwellings in the district should be subject to the same standards that apply in the R-15 zone district. The zone is developed with a 40-unit age-restricted townhouse project, as well as two group homes. Following is a summary of the main standards for this zone:

USE	MAX. DENSITY (du/ac.)	MIN. LOT/TRACT AREA	MAX. BLDG. HEIGHT	MAX. BLDG. COVER.	MAX. IMPROVE. COVER.	MAX. FLOOR AREA RATIO	COMMON OPEN SPACE
townhomes (age-restricted)	4	10 ac.	2½ st/35'	20%	50%	n.a.	n.a.
single-family	as required for the R-15 zone district						n.a.

**RM-4 District**

The R-M-4 zone is located on Cedar Knolls Road, immediately west of Route 287 and the Whippany River. The zone is planned and developed for an inclusionary multifamily housing development. Appropriate setbacks and buffers should ensure adequate separation of the development from Patriot’s Path and the Whippany River (on the east) and industrial development (on the west). Following is a summary of the main standards for this zone:

<b>USE</b>	<b>MAX. DENSITY (du/ac.)</b>	<b>MIN. LOT/TRACT AREA</b>	<b>MAX. BLDG. HEIGHT</b>	<b>MAX. BLDG. COVER.</b>	<b>MAX. IMPROVE. COVER.</b>	<b>COMMON OPEN SPACE</b>
multi-family, townhomes	8.5-9.4 -a	12 ac.	3 st/45'	25%	55%	n.a.

a - Density above 8.5 du/ac should be permitted in order to accommodate additional affordable units.

**RM-5 District**

The RM-5 District is currently developed with a 60-unit townhouse project. The development was originally part of a larger tract, but as part of the development the tract was subdivided into two parcels, one containing the townhomes and one containing a pond and related open space. Following is a summary of the main standards for this zone, which are based upon and intended to recognize the existing development:

<b>USE</b>	<b>MAX. DENSITY (du/ac.)</b>	<b>MIN. LOT/TRACT AREA</b>	<b>MAX. BLDG. HEIGHT</b>	<b>MAX. BLDG. COVER.</b>	<b>MAX. IMPROVE. COVER.</b>	<b>COMMON OPEN SPACE</b>
multi-family, townhomes	12	5 ac.	3 st/48'	25%	55%	n.a. -a

a - Existing development dedicated land for open space purposes.

**RM-6 District**

The purpose of the RM-6 Residence District is to promote and encourage the redevelopment of the zone for inclusionary multifamily rental development in accordance with the Township’s 2020 Housing Element and Fair Share Plan and the settlement agreement entered into between the Township and 25-35 Airport Road and 45 Airport Road, LLC, as amended in May 2020, and thereby help to address the fair share housing obligation of the Township of Hanover under the New Jersey Fair Housing Act (“FHA”), applicable Council on Affordable Housing (“COAH”) regulations, and the settlement agreement entered into between the Township and Fair Share Housing Center (“FSHC”) last amended on June 2, 2020.

Permitted uses should include multifamily residential buildings and accessory uses and structures customarily incidental to multifamily dwellings.

All multifamily residential developments constructed in the RM-6 Zone District should be required to set aside a minimum percentage of units for affordable housing. The minimum set aside should be 15% of the total number of units, which should be non-age-restricted affordable rental units.

Following is a summary of the main standards recommended for this zone:

USE	MAX. UNITS	MIN. LOT/TRACT AREA	MAX. BLDG. HEIGHT	MAX. BLDG. COVER.	MAX. IMPROVE. COVER.	COMMON OPEN SPACE
multi-family residential	325	24 ac.	4 st/60'	20%	50%	community building, outdoor rec. area

### RM-7 District

Like the RM-6 District, the RM-7 District is intended to promote and encourage the redevelopment of the zone for inclusionary multifamily rental development in accordance with the Township's Housing Element and Fair Share Plan and the settlement agreements entered into between the Township and Fair Share Housing Center and JMF Acquisitions, et al. The district is located on Park Avenue near its intersection with Columbia Turnpike.

The zone is intended to accommodate a total of 210 apartments, including 120 standard market-rate units (70 one-bedroom, 50 two-bedroom), 30 furnished apartment units (15 one-bedroom, 15 two-bedroom), and 60 age-restricted affordable units (one-bedroom). The affordable units are required in order to address the inclusionary set-aside for both the RM-7 district and the residential component of the redevelopment plan for the former Pine Plaza shopping center area.

Permitted uses in the RM-7 district should include multifamily residential buildings, furnished apartment units, and accessory uses and structures customarily incidental to multifamily dwellings.

Following is a summary of the main standards recommended for this zone:

USE	MAX. UNITS	MIN. LOT/TRACT AREA	MAX. BLDG. HEIGHT	MAX. BLDG. COVER.	MAX. IMPROVE. COVER.	COMMON OPEN SPACE
multi-family residential, furnished apartments	210	entire zone	70', excluding rooftop appurtenances	50%	75%	interior facilities and rooftop amenity deck

### AH-1 District

The AH-1 District is located between Horsehill Road and Ridgedale Avenue. The zone is developed with a 100% affordable housing project in accordance with the housing element of the master plan. Townhouses, multifamily dwellings and two-family dwellings

are permitted with appropriate standards. A recreational amenity should be provided for any housing development. Following is a summary of the main standards for this zone:

USE	MAX. DENSITY (du/ac.)	MIN. LOT/TRACT AREA	MAX. BLDG. HEIGHT	MAX. BLDG. COVER.	MAX. IMPROVE. COVER.	COMMON OPEN SPACE
multi-family, townhomes, two-family	8	10 ac.	3 st/45'	20%	50%	community building, outdoor rec. area

### AH-2 Overlay District

The AH-2 Overlay District in the plan is located on North Jefferson Road as depicted on the Proposed Land Use and Zoning Map. The district is intended to accommodate the development of 60 age-restricted affordable rental units as further described in the housing element, in order to address a portion of the Township’s fourth-round affordable housing obligation. The overlay is intended to apply only to that portion of the district actually developed for affordable housing; the I-P2 zone district standards are intended to apply to any portion of the overlay district not developed for housing.

Residential buildings should comply with the following setbacks:

- 75 feet from front lot lines.
- 75 feet from lot lines abutting an adjacent residential zone district.
- 40 feet from all other lot lines.

A planted buffer should be provided: a) along the site frontage, b) adjacent to any abutting residential zone district, and c) abutting any nonresidential zone. In addition, the following standards should apply to any residential development within the overlay district:

USE	MAX. DENSITY	MIN. LOT AREA	MAX. BLDG. HEIGHT	MAX. BLDG. COVER.	MAX. BLDG. COVER.	OUTDOOR RECREATION AMENITY
affordable multi-family apartments age-restricted	60 units	3 ac.	4 st/60'	20%	55%	yes

### **Retail, Office and Service Uses – B, B-10 and D-S Zone Districts**

The Township of Hanover has several areas developed with retail and general business uses. These areas are located along Route 10, along Ridgedale Avenue in Cedar Knolls and at the intersection of Ridgedale Avenue and Hanover Avenue. Three zones in these areas are planned for retail and/or related services development: the B, B-10, and D-S districts.

## B (Business) District

The B zone district is located on Ridgedale Avenue in the center of the Cedar Knolls section of the Township. The district is designed primarily for various retail and professional office uses, as well as other compatible uses, including child care centers. Except for certain uses identified below, uses that are conducted outside the confines of a building should be prohibited. Following is a list of uses that should be permitted in the district, either as of right or as conditional uses.

Paint, glass and wallpaper stores  
Hardware stores  
Retail nurseries and garden supply stores  
Department stores, variety stores and miscellaneous general merchandise stores  
Food stores  
Auto parts stores  
Apparel and accessory stores  
Home and office furniture, furnishings and equipment stores  
Eating and drinking places  
Drug stores and proprietary stores  
Liquor stores  
Miscellaneous shopping goods stores  
Banks  
Business, administrative and professional offices  
Laundry, cleaning and garment services  
Portrait photographic studios  
Beauty and barber shops  
Shoe repair  
Watch, clock and jewelry repair  
Video tape rental  
Advertising agencies  
Mailing, reproduction, commercial art and photography, and stenographic services  
Child care centers  
Business, professional, labor, civic, social and political associations  
Municipal buildings and uses, public safety uses and other governmental uses

Buildings should be fairly low in height with appropriate front, side and rear yards provided. The use of overlay zoning should be considered, whereby the acquisition of several properties is encouraged in order to provide a more coordinated form of development. Industrial, construction and wholesale type uses should be prohibited. The development regulations should seek to avoid a highway strip development pattern or appearance in these districts, as much as possible, by regulating front yard parking, the number of driveways and freestanding signs, and by requiring buildings and parking areas on adjacent lots to be separated by landscaped areas. The zone standards should also ensure adequate separation and buffers between incompatible uses. In

order to avoid clutter and overcrowding, only one principal building should be permitted on each lot.

### B-10 (Highway Business) District

In 2016, the land use plan was amended to include a “Route 10 Corridor Planning and Zoning Report,” prepared by Burgis Associates. The report identified a number of planning issues and included various planning and zoning recommendations for the Route 10 corridor. The following policies are based in part upon the Burgis report, as well as subsequent policy discussions conducted by the Board. This land use plan, however, contains more detailed and specific recommendations, and differs in certain respects from the recommendations in the Burgis report; therefore, in the event of any conflicts between the policies in this land use plan and the Burgis report concerning the B-10 zone, the policies in this land use plan shall supersede the Burgis report.

The B-10 zone district is located along both sides of Route 10 in the Township. In many locations in the district, a mix of incompatible business, residential and other uses exists. Many lots are small and narrow, with insufficient setbacks, excessive lot coverage, and excessive front yard parking. Due to the small lots, numerous driveways open onto Route 10, a heavily traveled roadway. In many locations, the roadway shoulders are limited in width or do not exist at all. Access is also limited by the existing highway barrier that separates eastbound and westbound traffic. The presence of the Whippany River in close proximity to Route 10 is also problematic, as it significantly limits the development or redevelopment potential of many properties, results in flooding, and increases the potential for water quality degradation and other stormwater runoff impacts. These issues are significant and suggest the need for long-term solutions involving redevelopment, stream restoration, transportation improvements, and other actions involving cooperation between the Township, Morris County and the State.

The intent of the land use plan for B-10 zone district is to:

- promote a strong and sustainable economic environment that encourages attractive commercial and business development, employment opportunities, an enhanced tax base, and convenient and quality facilities, services and amenities, for both residents and the business community;
- ensure that infill development and redevelopment is accomplished in a manner that complements the overall community and respects the general scale of development in the Township;
- ensure that development in the district is responsive to and preserves environmental features; in particular, steep slopes, wetlands, areas subject to flooding, streams and other water bodies and trees;
- enhance the appearance of the district, and of the Township as a whole;
- preserve and enhance retail commercial areas by defining their functional role in the Township and the region;

- encourage a community sense of place, offering uses that incorporate the highest standards of aesthetic design resulting in an attractive mixed-use, bicycle- and pedestrian-friendly corridor with improved access from the residential neighborhoods in the Township;
- promote redevelopment of under- or poorly-utilized or developed properties and the assembly of undersized or poorly configured parcels into larger and properly configured properties; and
- promote safe and efficient transportation design and improvements.

The permitted principal uses in the B-10 district should include the following:

- Retail trade uses, limited to:
  - Motor vehicle and parts dealers, limited to new car dealers, including used car dealers when an accessory use to a new car dealer on the same premises; motorcycle, atv, and all other motor vehicle dealers; automotive parts and accessories stores; tire dealers.
  - Furniture and home furnishings stores.
  - Electronics and appliance stores.
  - Building material and garden equipment and supplies dealers.
  - Food and beverage stores.
  - Health and personal care stores.
  - Clothing and clothing accessories stores.
  - Sporting goods, hobby, musical instrument, and book stores.
  - General merchandise stores.
  - Miscellaneous store retailers, limited to florists, office supplies and stationery stores, gift, novelty, and souvenir stores, and used merchandise stores.
  - All other miscellaneous store retailers, excluding manufactured (mobile) home dealers and live retail auctions.
  - Non-store retailers, limited to electronic shopping and mail-order houses, but excluding warehousing operations for such uses.
- Taxi and limousine services.
- Motion picture theaters.
- Banks, savings and loan institutions, credit unions, lending establishments and similar uses.
- Real estate and rental and leasing services, limited to passenger car rental and leasing, consumer goods rental, general rental centers, office machinery and equipment rental and leasing.
- Educational services, limited to business schools and computer and management training, technical and trade schools, other schools and instruction, educational support services.



- Health care and social assistance services, limited to ambulatory health care services, child and youth services, services for the elderly and persons with disabilities, other individual and family services, community food services, vocational rehabilitation services, child care centers as regulated by N.J.S.A. 40:55D-66.6.
- Arts, entertainment, and recreation services, limited to, performing arts, spectator sports, and related industries, museums, historical sites, and similar institutions, other amusement and recreation industries.
- Food services and drinking places.
- Personal care services, Dry cleaning and laundry services (excluding industrial laundriers), other personal services.
- Business, administrative and professional offices.
- Small scale food and beverage manufacturing establishments that engage in selling to the general public products made on the same premises from which they are sold, including but not limited to chocolate and confectionery manufacturing, ice cream and frozen dessert manufacturing, bread and bakery product manufacturing, perishable prepared food manufacturing, breweries, wineries, and distilleries.
- Small-scale storage buildings with an associated office and/or retail trade use permitted in the zone.
- Hotels.
- Research laboratories devoted exclusively to research design and experimentation, limited to those laboratories permitted in the OB-RL zone district.

Permitted conditional uses should include:

- Gasoline stations, with or without a convenience store.
- Motor vehicle repair or maintenance establishments, with or without a convenience store.
- Public utility buildings and structures.

Industrial, construction and wholesale type uses should be prohibited, except for those specific uses recommended above, as well as residential uses, to avoid conflicts between incompatible uses.

The lot and bulk standards for the district should encourage the assembly of smaller parcels into larger tracts in order to promote redevelopment, achieve a more coordinated, compatible and upgraded design, reduce the number of access points, and reduce the number of signs. The standards should accommodate both smaller- and larger-scale development in the zone, however, both existing and future.

Special standards should apply to certain uses, such as hotels, limited recreational and open-air uses, and conditional uses, recognizing the special characteristics of these uses and to ensure their compatibility with the intent of the zone.

### D-S (Designed Shopping Center) Districts

The D-S zone district recognizes the Morris County Mall/Cedar Knolls Plaza on Ridgedale Avenue and the existing Jewish Metrowest Community Center located behind the Pine Plaza shopping center on Route 10. Retail sales and services and professional offices are the primary uses permitted in the D-S districts. The community center is designated in the housing element as an affordable housing site. In addition to the community center, permitted uses should include the following, and/or similar uses:

- Paint, glass and wallpaper stores
- Hardware stores
- Retail nurseries and garden supply stores
- Department stores, variety stores and miscellaneous general merchandise stores
- Food stores
- Auto parts stores
- Apparel and accessory stores
- Home and office furniture, furnishings and equipment stores
- Eating and drinking places
- Drug stores and proprietary stores
- Liquor stores
- Miscellaneous shopping goods stores
- Banks
- Business, administrative and professional offices
- Laundry, cleaning and garment services
- Portrait photographic studios
- Beauty and barber shops
- Shoe repair
- Watch, clock and jewelry repair
- Video tape rental
- Advertising agencies
- Child care centers
- Community center (Metrowest)
- Municipal buildings and uses, public safety uses and other governmental uses

The standards for the D-S district should require a planned and coordinated design for shopping centers, including building facades and signage. Large parking areas should be interspersed with landscaped islands. Access should be carefully designed to avoid undue traffic impacts. Buildings should be relatively low in height.

The following table summarizes the various recommended development standards for the B, B-10 and D-S zone districts:

*Retail, Office and Service Zones - Summary of Recommended Development Standards*

ZONE	SCALE & INTENSITY OF USE	MAX. FLOOR AREA, MAX. PARKING	MIN. LOT AREA	MAX. BLDG. HEIGHT	MAX. FLOOR AREA	MAX. BLDG. COVER.	MAX. IMPROVE. COVER.
B	small scale/low-intensity	4,000 sf, 22 spaces	10,000 sf	2 st./28 ft.	20%	20%	70%
	medium scale/medium-intensity	9,000 sf, 50 spaces	20,000 sf	2 st./28 ft.	22.5%	22.5%	75%
	large scale/high-intensity	n.a.	40,000 sf	2 st./28 ft.	25%	25%	80%
B-10	small scale	n.a.-a	20,000 sf	3 st./45 ft.	30%	20%	n.a.-b
	large scale	n.a.-a	5 ac.	75 ft.	40%	25%	n.a.-b
D-S	large scale/high-intensity	n.a.	10 ac.	2 st./28 ft.	25%	25%	90%
	community center	n.a.	29 ac.	6 st./75 ft. -c	25% -d	25%	90%

- Notes
- a - Floor area and number of parking spaces limited indirectly by other regulations, including height, setbacks, building coverage, etc.
  - b - Improvement coverage limited indirectly by other regulations, including setbacks, building coverage, floor area ratio, etc.
  - c - Building heights should be lower than indicated near residential zones.
  - d - No floor area requirement should apply to community center containing permitted housing development.

**Mixed Use - Retail, Office, Residential Uses - WC District**

The WC zone district is located at the intersection of Route 10 and Troy Hills Road. This district is intended to promote the redevelopment of the district with a mixed use planned commercial development. The planned commercial development will not only result in the redevelopment of an obsolete and underutilized property, but provide a coordinated development with shared access and unified design themes appropriate to its location.

The permitted uses in the zone should include traditional small- to medium-scale retail sales establishments, professional offices and other commercial uses that provide goods and services to the Township and, to a lesser extent, adjacent municipalities. A mixture of these uses with residential uses should also be permitted, which should include an affordable component.

The development standards for the district should recognize and address existing problems in the district, including a mix of incompatible uses, insufficient lot areas and setbacks, excessive lot coverage, access constraints and flooding and water quality issues related to area watercourses. The standards should encourage the assembly of

smaller land parcels into larger lots that can accommodate development without resulting in excess coverage, insufficient setbacks or undue environmental impacts.

The regulations should also avoid creation of a "highway strip" development pattern and appearance and prevent access and circulation problems by restricting the location of parking and other paved areas, limiting the number and spacing of driveways, limiting freestanding signs and by requiring buildings and parking areas on adjacent lots to be separated by landscaped areas.

USE	MIN. TRACT/LOT AREA	MAX. BUILDING HEIGHT	MAX. FLOOR AREA RATIO	MAX. BUILDING COVER.	MAX. IMPROVE. COVER.	MAX. DENSITY	MIN. OPEN SPACE
planned commercial development	8 ac.	2 st./37 ft., or 3 st./52 ft. w/greater setbacks from streets and resid. zones)	35% -a	25% -a	75%-a	5.25 du/ac., 46 units	4,000 sf
conventional commercial or mixed use	20,000 sf	2 st./37 ft.	25% (small lots)	25% (small lots)	65% (small lots)	2 du/lot	n.a.
			35% (larger lots)	35% (larger lots)	70% (larger lots)		

Note:

a – Percentage based upon net developable tract area for the planned commercial development.

Where lot assemblage is not achievable, the zone standards should also permit conventional development with appropriate standards. The standards should encourage, to the extent feasible, a design that is compatible with any planned development in the district.

**Office, Service and Multi-Family Residential Uses - B-P2 (Business-Professional) District**

The B-P2 zone district is located at and near the intersection of Parsippany Road and Whippany Road. The zone is presently developed with a mixture of uses, including the Corporate Mailings facility, a house of worship, a child care center, funeral home, some small office buildings, a bank, a gasoline station/convenience store and several single-family dwellings. The B-P2 zone designation is intended to promote a limited range of smaller office and service uses. Should the Corporate Mailings facility be redeveloped, the plan envisions multi-family housing with an affordable housing component. As part of part of its efforts to address its fair share affordable housing obligation, the Township has entered into a settlement agreement that calls for the Township to permit multifamily residential development at a maximum density of 11 units per acre, consistent with this land use plan and the proposed housing element. The Township’s

Board of Adjustment has also granted a density variance and site plan approval to allow a 129-unit inclusionary development, including 20 affordable family rental units. The zoning regulations should be amended to be substantially consistent with the site plan approval.

The zone should also allow single-family dwellings in recognition of the existing dwellings in the area and since a number of smaller lots in the area may not be suitable for office or service uses. The permitted uses in the B-P2 district should be limited to the following uses, and/or similar uses:

- Business, administrative and professional offices
- Banks
- Barber shops, beauty salons, hair and nail salons
- Diet and weight reducing centers, tanning salons and saunas, electrolysis
- Funeral homes
- Dry cleaning pickup establishments (off-site cleaning) and garment services
- Portrait photographic studios
- Child-care centers
- Multi-family housing units (large tracts only)
- Single-family detached dwellings
- Institutional uses that are permitted in all zone districts
- Municipal buildings and uses, public safety uses and other governmental uses

Conditional uses in the district should include the following, all subject to specific standards to ensure compatibility with and to mitigate negative impacts upon other uses in and adjacent to the district:

Restaurants other than fast-food restaurants;

Retail sales establishments limited to pharmacies and drug stores, paint, glass and wallpaper stores, automotive parts and accessories stores excluding tire dealers, hardware stores, food and beverage stores, convenience stores, clothing and clothing accessories stores, sporting goods, hobby, and musical instrument stores, and general merchandise stores; and video rental stores.

Gasoline stations, alone or on the same lot as other permitted retail uses.

Different development standards should apply to different uses, recognizing that not all sites in the district are appropriate for every permitted use. Parking should be prohibited in front yards or at least within the required front yard setback. Following is a summary of several key standards for different uses in the district:

USE	MIN. LOT AREA	MAX. BLDG. HEIGHT	MAX. FLOOR AREA	MAX. DENSITY	MAX. BLDG. COVER.	MAX. IMPROVE. COVER.
offices, personal services	15,000 sf	35 ft.	25%	n.a.	25%	70%
			25,000 sf			
multi-family, townhomes	10 ac.	3 st./49 ft.	n.a.	11 du/ac.	20%	50%
single-family resid.	as required by R-10 zone district standards					

### Office, Research, Retail and Service Uses – OB-DS Zone District

The OB-DS District is located in the northwest corner of the Township, north of Route 10 and west of Route 287, abutting the Mack-Cali Business Campus in Parsippany. The Business Campus in Parsippany is comprised of corporate office buildings, day care facilities and a hotel. The OB-DS district in Hanover Township also contains a hotel and a shopping center. Much of the district is restricted by conservation easements for existing wetlands and State open waters. The OB-DS zone is intended to promote development with a variety of uses that are compatible with and/or support, or are supported by, the remainder of the business campus and which are compatible with the location of the zone at the intersection of Route 287 and Route 10. The following uses should be permitted in the district:

- Business, administrative and professional offices
- Research labs
- Hospitals and nursing homes
- Retail shopping center – supermarket, restaurants, office supply, convenience goods, banks, personal services and similar uses
- Hotels
- Conference centers
- Child care centers
- Computer and data processing services
- Commercial communications towers and antennas
- Indoor physical fitness facilities

Retail uses should only be permitted as part of a large-scale designed center having coordinated access, parking, drainage and signs. Different development standards should apply to different uses, recognizing that not all sites in the district are appropriate for every permitted use, but generally the following development regulations are recommended:

USE	MIN. LOT AREA	MAX. BLDG. HEIGHT	MAX. FLOOR AREA	MAX. IMPROVE. COVER.	MIN. FRONT YARD
Conference centers, shopping centers, hospitals	10 ac.	6 stories 85 feet	30%	70%	100 ft. (Rt. 10); 75 ft. (other)
Other uses	5 ac.	6 stories 85 feet	30%	70%	100 ft. (Rt. 10); 75 ft. (other)

## **Office, Research, Limited Industry and Service Uses –OB-RL, OB-RL3, O-LI and O-S Zone Districts**

Several areas within Hanover Township have developed primarily with office and compatible service uses and these areas are recognized in the land use plan. In other areas, this plan seeks to promote office development in areas of existing mixed land use. The types of offices to be permitted vary, including professional, business and administrative offices. In some locations, limited industrial uses compatible with office use should be allowed, as described below.

### OB-RL (Office Building – Research Laboratory) District

This district is located near the intersection of South Jefferson Road and Cedar Knolls Road and at the rear of properties located partially in Florham Park and fronting upon Columbia Turnpike. The zone is designed for high-quality professional, executive and administrative offices, as well as limited laboratory uses devoted to research design and experimentation. The zoning of the properties fronting upon Columbia Turnpike is intended to recognize and to be compatible with the existing zoning of the portions of the properties in Florham Park. Lot and bulk requirements should be designed to ensure adequately-sized lots that maintain the pattern of the zone, with large yard areas. Larger, medium height buildings are anticipated in this district.

### OB-RL3 (Office Building – Research Laboratory) District

This district includes the Bayer campus and Met Life offices on Whippany Road, as well as a school, an office building, and two nursing homes. The zone is designed primarily to recognize the existing office and laboratory development in this zone, as well as other existing uses. Given its uniqueness, separate standards should be provided for the Bayer site. The standards for other sites in the district should reflect existing conditions in the district.

### O-LI (Office – Limited Industry) District

The O-LI zone includes the properties located on Saddle Road and some properties located near the intersection of Hanover Avenue and Horsehill Road, on South Jefferson Road and in the area on Wing Drive and along Malapardis Road and Ridgedale Avenue. The district is designed to recognize and encourage office and service uses and compatible light industrial uses, and to preclude incompatible industrial development. The standards for the district should reflect the lot size and other existing development conditions.

### O-S (Office – Services) Districts

The O-S districts are located on North Jefferson Road and along Park Avenue and Columbia Turnpike, west of the Morristown Airport. These areas are developed primarily

with office uses, a hotel, a banquet facility, some utility uses and with other uses. The O-S district is intended to promote this pattern and to preclude incompatible industrial and retail development. Along major highways, the regulations should prohibit the proliferation of a strip pattern of development, with generous setbacks and limitations on the amount of pavement in the front yard. Permitted uses should include the following:

- Business, administrative and professional offices.
- Data processing centers.
- Hotels.
- Conference centers.
- Banquet facilities.
- Educational services
- Health care and social assistance services
- Houses of worship.
- Libraries.

Public utilities should be permitted and regulated as a conditional use.

The following table summarizes the various recommended development standards for these districts:

*Office, Research, Limited Industry and Service Use Zones - Summary of Recommended Development Standards*

<b>ZONE</b>	<b>USE</b>	<b>MIN. LOT AREA</b>	<b>MAX. BLDG. HEIGHT</b>	<b>MAX. FLOOR AREA</b>	<b>MAX. BLDG. COVER.</b>	<b>MAX. IMPROVE. COVER.</b>
OB-RL	offices, labs	5 ac.	75 ft.	25%	n.a.	65%
OB-RL3	corporate office/lab campus	50 ac.	75 ft.	20%	20%	60%
	other offices	2 ac.	3 st./45 ft.	20%	20%	60%
O-LI	offices, limited industry	55,000 sf	3 st./45 ft.	25%	25%	65%
O-S	offices, services	3 ac.	75 ft.	25%	25%	65%
	hotels	3 ac.	75 ft.	75%	25%	65%
	banquet facilities, conference centers	10 ac.	75 ft.	25%	25%	65%

**Industry, Office, Research, Retail and Service Uses – I-B2 and I-B3 Zone Districts**

I-B2 (Industrial – Business) District

The I-B2 district consists of a small area at the intersection of Routes 10 and 287. The site is surrounded by the cloverleaf ramps for this interchange, and as such is affected



by the high traffic volumes in the area and limited access. The zone is intended to promote development of the property for industrial, retail and service uses that generate low volumes of traffic and fewer numbers of turning movements into the site. The development standards reflect the unique conditions at the site. The zone is currently developed with a self-storage facility, which should continue to be a permitted use.

### I-B3 (Industrial – Business District)

The I-B3 district is located along Hanover Avenue and Ridgedale Avenue in the southwestern portion of the Township. The zone contains a number of older, obsolete industries, along with some newer industries and offices, and a mix of other uses. With the decline of industry in the region, a number of the older industrial uses and buildings have redevelopment potential. The zone in the plan is intended to promote development for industrial, office and related service uses, with an option for larger scale retail development. Development of small-scale retail, unless adjacent to and coordinated with large-scale retail, or highway strip retail should not be permitted. Permitted uses should include the following:

#### Industrial uses

Research laboratories

Administrative, business and professional offices

Larger-scale retail sales and related commercial establishments containing one or more of the following:

- Automotive parts and accessories stores, excluding tire dealers

- Furniture and home furnishings stores

- Electronics and appliance stores

- Paint and wallpaper stores

- Hardware stores

- Home improvement superstores

- Garden centers

- Food, beverage and liquor stores

- Supermarkets

- Health and personal care stores, including but not limited to pharmacies and drug stores.

- Clothing and clothing accessories stores

- Sporting goods, hobby, and musical instrument stores

- General merchandise stores

- Convenience stores

- Motor vehicle service stations

- Banks

- Personal services establishments limited to:

  - Laundry, cleaning and garment services

  - Portrait photographic studios

  - Beauty salons, nail salons and barber shops

  - Shoe repair and shoe shine establishments

Rental and leasing services limited to rental of formal wear, costumes, and video tapes and discs

- Eating and drinking establishments, such as but not limited to restaurants and bars
- Child-care centers
- Indoor physical fitness facilities
- Self-service storage facilities
- Conference centers
- Governmental buildings and uses and public parks and playgrounds

Following is a summary of several key standards for different uses in the district:

<b>ZONE</b>	<b>USE</b>	<b>MIN. LOT AREA</b>	<b>MAX. BLDG. HEIGHT</b>	<b>MAX. FLOOR AREA</b>	<b>MAX. BLDG. COVER.</b>	<b>MAX. IMPROVE. COVER.</b>
I-B2	limited industry, retail and services	5 ac.	28 ft.	47%	35%	70%
I-B3	industry, office, research	60,000 sf -a	3 st./45 ft.	35%	as per F.A.R.	75%
	retail, services, conference centers	10 ac. (3 ac. if adjacent) -a	3 st./45 ft.	25%	as per F.A.R.	75%

Note:

a - Net developable area

The standards in the district should encourage the redevelopment of outdated uses and buildings for upgraded uses structures. Where possible, the standards should encourage the assembly of small, undersized parcels into larger tracts in order to provide a more coordinated development pattern and reduce the number of driveway openings.

### **Industry, Research, Office Uses, with Retail, Services Overlay – B-10 Overlay Zone**

#### B-10 Overlay – I Zone District

A B-10 zone overlay is recommended for an area of the I – Industrial zone district located between Troy Hills Road, the Morristown and Erie Railroad lines, and the northerly boundary of the B-10 zone (see Land Use Plan and Proposed Zoning Map). In this area, the proposed overlay should allow development under the I – Industrial zone standards or development under the B-10 zone standards.

Recently, the Township of Parsippany-Troy Hills designated the land occupied by the office building as an area in need of redevelopment, and the Hanover Township Committee has also designated the land in the I-P zone district as a redevelopment area. The redevelopment plan for the Parsippany-Troy Hills calls for a mixed use redevelopment, including a range of retail, office, and service uses, as well as high density multifamily residential development. The Township of Hanover redevelopment plan has also been adopted, and the plan for the Hanover Township area is supportive

and compatible with the Parsippany-Troy Hills plan, but without residential dwellings. As is the case in the Parsippany-Troy Hills plan, the redevelopment plan is an overlay on/alternative to the existing zoning.

## **Industry, Research, Office, and Service Uses - I, I-2, I-4, I-5, I-6, I-P and I-P2 Zone Districts**

### I Industrial District

The I districts are located along Algonquin Parkway and Melanie Lane, and along South Jefferson Road. The zone is intended for a broad range of industrial uses, with some exceptions, subject to various performance standards. This zone is also intended to accommodate uses permitted in the OB-RL district as discussed above. The lot and bulk standards are designed to ensure adequate lots for modern industrial development, to limit buildings to medium heights, and to ensure large yard areas.

### I-2 Industrial District

The I-2 district consists of a single property located at the intersection of Whippany Road with the Whippany River, currently developed with a variety of industrial and related uses. The land uses permitted in this district should be similar to those in the I district, with the development standards based upon the unique conditions existing at this site. The standards should be designed to ensure protection of the stream corridor for the Whippany River, which abuts the site.

### I-4 Industrial District

The I-4 district is comprised of a single property on Parsippany Road developed as an office/distribution center on the site of a former landfill. The standards for this district are designed to promote this type of development and to ensure that adequate setbacks from the residential areas along Parsippany Road are maintained.

### I-5 Industrial District

The I-5 district is located along Ridgedale Avenue, East Frederick Place, and Jori Lane. The district is developed with a variety of industrial and office uses. The land uses permitted in this district should be similar to those in the I district, with the development standards based upon the existing development pattern.

### I-6 Industrial District

The I-6 zone is located on private lands adjacent to the Morristown Airport and is currently vacant. Much of this land is wetlands and regulated against most forms of development. Although the land use plan provides for industrial and office development in this area in recognition of the adjacent airport use, the standards should be more restrictive than in other industrial zones, in recognition of the wetlands constraints, and

in order to avoid negative impacts to the water quality and other environmental features in the area.

I-7 Industrial Overlay District

The intent of the I-7 industrial overlay zone is to recognize the presence of two industrial properties on Troy Hills Road, adjacent to the M&E railroad line. One lot is developed with an asphalt emulsion manufacturing facility, and the other is developed with a construction dumpster service and contractor for earthwork and installation of utility and drainage structures. These uses have existed for many years and predate the Township’s zoning regulations. The properties are currently located in the R-10 and R-21 single-family residential zones. Given the unlikelihood of either of these uses terminating in the foreseeable future, the overlay zone for these properties should establish standards that would provide guidance to the Planning Board or Board of Adjustment for any future modifications to these existing uses, and promote upgraded conditions from those which now exist. At such time, if any, that these properties are redeveloped, the underlying residential zoning would apply.

I-P (Industrial Park) District

The I-P district is limited to one location along Route 10, west of the Dryden Way jug-handle. The zone is currently developed with parking for an office building located in Parsippany-Troy Hills on the same tract of land. The land uses permitted in this district should be similar to those in the I district, with the development standards based upon the existing development pattern, compatible with the existing zoning in Parsippany-Troy Hills, as follows:

<b>USE</b>	<b>MIN. LOT AREA</b>	<b>MAX. BLDG. HEIGHT</b>	<b>MAX. FLOOR AREA</b>	<b>MAX. BLDG. COVER.</b>	<b>MAX. IMPROVE. COVER.</b>
industry, research, office, services	3 ac.	45 ft.	25%	25%	65%

I-P2 (Industrial Park) District

The I-P2 district is located along Eastmans Road in the northwest corner of the Township, and on North Jefferson Road. These areas are developed primarily with industrial land uses. The land uses permitted in this district should be similar to those in the I district, with the development standards based upon the existing development pattern.

*Industry, Research, Office and Service Zones - Summary of Recommended Development Standards*

<b>ZONE</b>	<b>USE</b>	<b>MIN. LOT AREA</b>	<b>MAX. BLDG. HEIGHT</b>	<b>MAX. FLOOR AREA</b>	<b>MAX. BLDG. COVER.</b>	<b>MAX. IMPROVE. COVER.</b>
I	industry, research, office, services	60,000 sf	45 ft.	25%	25%	65%
I-2	industry, research, office, services	14 ac.	45 ft.	25%	25%	65%
I-4	industry, research, office, services	3 ac.	45 ft.	25%	25%	65%
I-5	industry, research, office, services	5 ac.	45 ft.	25%	25%	65%
I-6	industry, research, office, services	10 ac.	28 ft.	20%	15%	50%
I-7 Overlay	industrial	50,000 sf	25 ft.	22%	25%	80%
I-P2	industry, research, office, services	2.5 ac.	45 ft.	25%	25%	65%

### **Industry, Research, Office, Recreation and Service Uses – I-R Zone District**

#### I-R Industrial – Recreation District

The I-R district is located on Melanie Lane and is currently developed with a soccer training facility. The zone is intended to permit this type of development, as well as the same industrial, research, office and service uses permitted in the I zone district, with special standards for the training facility, given its unique characteristics, as summarized in the following table:

<b>USE</b>	<b>MIN. LOT AREA</b>	<b>MAX. BLDG. HEIGHT</b>	<b>MAX. FLOOR AREA</b>	<b>MAX. BLDG. COVER.</b>	<b>MAX. IMPROVE. COVER.</b>
industry, research, office, services	60,000 sf	75 ft.	25%	as per F.A.R.	65%
sports training facility	15 ac. -a	75 ft.	10%	as per F.A.R.	15% -b

Note:

a - net developable area

b - excluding athletic fields

### **Airport Use – A District**

The A Airport district is designed to recognize the large area utilized by the existing Morristown Airport in the southeastern portion of the Township as well as the airport clear zone on adjacent properties. Use, lot and bulk standards are based upon requirements of the Air Safety and Hazardous Zoning Act of 1983.

## **Public Use – PU District**

The PU - Public Use District is intended to recognize those various large scale public or quasi-public uses in the Township, including but not limited to County and Township buildings, schools, parks and open space and major utility operations. The zone is to include lot and bulk standards appropriate for the type of uses involved.

## **Redevelopment Areas**

The Township has designated three redevelopment areas. These areas are summarized below:

### 1515 Route 10

The Hanover Township Committee has designated the land in the I-P zone district west of Dryden Way as a redevelopment area, and has adopted a redevelopment plan for the area. The plan is designed to be compatible with and supportive of the redevelopment plan for the TC-1 Town Center Redevelopment Area Overlay Zone District in Parsippany-Troy Hills, adopted on July 16, 2019, while simultaneously providing for commercial development consistent with the existing and future Route 10 corridor in the Township of Hanover. Although the plan supports and is compatible with the plan for the adjacent redevelopment area in Parsippany-Troy Hills, the plan does not include residential dwellings. As is the case in the Parsippany-Troy Hills plan, the Hanover Township redevelopment plan does not replace the existing zoning, but is an overlay on/alternative to the existing I-P zoning.

### Pine Plaza Redevelopment Area

The Township has designated a portion of the B-10 zone, as well as a portion of the R-15 zone along Route 10 and at the western end of Mount Pleasant Avenue, as a non-condemnation area in need of redevelopment and has adopted a redevelopment plan for the area. This area includes the existing Pine Plaza shopping center and some additional properties, as indicated on the Proposed Land Use and Zoning Map. The shopping center has for many years been stagnant, with high percentage of vacant stores. As stated in the housing element of the master plan, the Township entered into a settlement agreement as part of its efforts to address its fair share affordable housing obligation. Subsequently the Township had additional negotiations and reached an amended settlement agreement. As a result of these additional negotiations, the Redevelopment Plan for the area, summarized below, was amended and provides for the affordable housing component of the redevelopment plan to be developed offsite.

The land use plan intent is for the area to redevelop with a mixture of retail/commercial and residential uses. The retail/commercial component, located in the central and western portion of the area, should include those commercial uses permitted in the B-10 zone district. The residential component, located in the eastern portion of the area, should be developed with market-rate townhouses. As stated above, age-restricted

rental affordable housing units are intended to be a requirement of the development, only located offsite in the RM-7 District described above.

Development within the retail/commercial component should be substantially in accordance with the standards for large scale commercial development in the B-10 zone district, except that the minimum front yard depth should be 65 feet and the minimum rear yard depth should be 20 feet. The commercial component should include a planted buffer adjacent to the residential component within the redevelopment area.

Development within the residential component should be limited to a maximum of 60 townhouses. Bulk standards should include the following:

Maximum building height: 3 stories/45 feet, or 47.5 feet for buildings located at least 125 feet from the adjacent R-15 zone, in order. to accommodate walk out basements.

Minimum setbacks:

- From single-family residential zone: 35 feet (patios and decks 25 feet).
- From commercial component of redevelopment area: 25 feet (patios and decks 15 feet).
- From interior roads: 20 feet (if no street sidewalk), 25 feet (with street sidewalk).
- From Mount Pleasant Avenue: 50 feet.

Maximum building coverage: 40 percent of the residential tract area.

Maximum improvement coverage: 80 percent of the residential tract area.

The residential component should also include an open space amenity for the townhouse residents, as well as a planted buffer between the townhouses and the adjacent single-family residential zone boundary.

### River Park Redevelopment Area

As discussed in the housing plan, the Township has entered into a settlement agreement for the River Park property, as well as one adjacent lot, as part of part of its efforts to address its fair share affordable housing obligation. Under the terms of the agreement, the Township has designated the entire area as a non-condemnation area in need of redevelopment, and has adopted a redevelopment plan for the property. The Township subsequently agreed upon an amended settlement agreement which would allow the area to be redeveloped with mixed-use development, including 1,467 units of multifamily housing, including 215 affordable family rental units and 32 bedrooms of affordable special needs/supportive housing.

The overall intent of the settlement agreement and the forthcoming redevelopment plan is to: 1) provide for a range of commercial, retail, residential, hotel and community uses to function as a mixed-use town center in the eastern portion of the area, 2) provide for residential and office uses in the western portion of the area, which uses support the adjacent mixed-use town center, and 3) to serve as a component of the Township's Housing Element and Fair Share Plan by to creating affordable and alternative housing options in the community.

The planned redevelopment is intended to be designed in accordance with a comprehensive plan with regard to the location of buildings, parking and circulation, open space, utilities, storm water management and related site improvements. Smart growth and green building principles should be integrated into the Redevelopment Plan to the extent practicable in order to encourage a more efficient form of development and preserve and enhance natural resources. A compact pedestrian-oriented configuration is intended to promote health and well-being of the area residents and the community by encouraging physical activity and greater social interaction.

The redevelopment plan for the area should supersede the prior zoning (TC and PU zones).

### **Additional Affordable Housing Land Use Recommendations**

As indicated in the proposed housing element, the Township's development regulations should include the following additional items, consistent with the housing element and court-approved settlement agreements:

- A Township-wide mandatory set-aside ordinance that requires that any additional sites, other than those specifically identified in the housing plan, which develop five or more housing units restrict a percentage of the total as affordable units.
- An accessory apartment program and regulations permitting affordable accessory apartments in the residential zone districts.

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