

ORDINANCE NO. 20-2011

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER AMENDING AND SUPPLEMENTING CHAPTER 166 OF THE CODE OF THE TOWNSHIP ENTITLED, LAND USE AND DEVELOPMENT LEGISLATION, BY AMENDING THE REGULATIONS FOR PARKING IN THE AH-1 OVERLAY ZONE DISTRICT, AND BY AMENDING THE REGULATIONS FOR SIGNS IN THE RM, RM-2, RM-3, RM-4 AND AH-1 ZONE DISTRICTS

WHEREAS, the Township created the AH-1 zone district in Ordinance 22-2010, which zone district permits townhouse and multifamily housing development; and

WHEREAS, in adopting Ordinance 22-2010, the Township inadvertently imposed a requirement for parking areas to be separated from buildings by at least 20 feet, whereas in every other multifamily residential zone, the setback requirement is only 10 feet; and

WHEREAS, the Township Committee believes there is no reasonable basis for the different requirements for separating parking from buildings in the various multifamily housing zones; and

WHEREAS, the current sign regulations for multifamily housing developments do not provide for directory signs or building signs; and

WHEREAS, such signs are reasonably necessary for proper orientation of visitors, delivery personnel and emergency response personnel;

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Hanover in the County of Morris and State of New Jersey that Chapter 166 of the Code of the Township of Hanover, Land Use and Development Legislation, is hereby amended as follows:

Section 1. Section 166-143., *Signs in the RM, RM-2, RM-3 and RM-4 Zone Districts*, is hereby amended and supplemented to read as follows:

§ 166-143. Signs in the RM, RM-2, RM-3, RM-4 and AH-1 Zone Districts.

- A. In the RM, RM-2, RM-3, RM-4 and AH-1 zone districts, each multifamily or townhouse development shall be entitled to one freestanding sign at each vehicular entrance to the development, provided that such signs comply with the following requirements; provided, further, that if the RM or RM-2 Zone is developed for residential use other than multifamily housing, the provisions of § 166-142. shall apply. Signs in the RM-2 zone district for permitted nonresidential uses shall comply with the provisions of § 166-147.

- (1) The area of each sign shall not exceed eight square feet.
 - (2) The height of each sign shall not exceed six feet.
 - (3) All such signs shall be set back at least 10 feet from any street right-of-way.
 - (4) Said sign shall be an identification sign only, limited to the name of the development or project on site.
 - (5) The design and location of all such signs shall be subject to the review and approval of the Planning Board.
- B. In the case of multifamily or townhouse developments having multiple buildings, each development shall be permitted to have a directory sign or signs. Such signs shall be designed to direct visitors to the various buildings in the development, and shall comply with the following, in addition to all other applicable requirements of this chapter:
- (1) The area of each sign shall not exceed four square feet.
 - (2) The height of each sign shall not exceed five feet.
 - (3) All such signs shall be set back at least 10 feet from any street right-of-way.
 - (4) The design and location of all such signs shall be subject to the review and approval of the Planning Board.
- C. In the case of multifamily or townhouse developments having multiple buildings, each building shall be permitted to have one sign on each building. Such signs shall be designed to identify the various buildings for visitors, mail delivery and emergency response personnel, and shall comply with the following, in addition to all other applicable requirements of this chapter:
- (1) The area, size and location of each sign shall be as required by the various emergency service agencies.
 - (2) In the case of a community center, clubhouse or similar building designed to serve residents and guests of the development, the sign area shall not exceed four square feet and shall be mounted on the building.

Section 2. Subsection J. in Section 166-180.23, *Lot, bulk and intensity of use standards*, in Article XXIXE, *AH-1 Affordable Housing Overlay District*, is hereby amended and supplemented to read as follows:

- J. Minimum distance between buildings and parking areas and driveways: 10 feet, except that no setback shall be required between garages and driveways designed and intended to provide direct access to said garages.

Section 3. All ordinances or parts of ordinances in conflict or inconsistent with the provisions of this ordinance are, to the extent of such inconsistency, hereby repealed.

Section 4. In case, for any reason, any section or provision of this Ordinance shall be held to be unconstitutional or invalid, the same shall not affect any other section or provision of this Ordinance, except so far as the section or provision so declared unconstitutional or invalid shall be severed from the remainder or any portion thereof.

Section 5. This ordinance shall take effect in accordance with the law.

TOWNSHIP COMMITTEE
TOWNSHIP OF HANOVER
COUNTY OF MORRIS
STATE OF NEW JERSEY

DATE OF INTRODUCTION: May 12, 2011

DATE OF ADOPTION: June 9, 2011

NOTICE OF INTRODUCTION

NOTICE IS HEREBY GIVEN, That the foregoing Ordinance was submitted in writing at a meeting of the Township Committee of the Township of Hanover, in the County of Morris and State of New Jersey, held on the 12th day of May, 2011, introduced and read by title and passed on first reading and the Governing Body will further consider the same for second reading and final passage thereof at a meeting to be held on the 9th day of June, 2011, at 8:30 o'clock in the evening prevailing time, at the Municipal Building, 1000 Route 10, Whippany, in said Township of Hanover, at which time and place a public hearing will be held thereon by the Governing Body and all persons and citizens in interest shall have an opportunity to be heard concerning same.

JOSEPH A. GIORGIO, TOWNSHIP CLERK
TOWNSHIP OF HANOVER
COUNTY OF MORRIS
STATE OF NEW JERSEY

DATED: May 19, 2011