

ORDINANCE NO. 22-17

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 THE OB-RL ZONE DISTRICT, BY AMENDING THE COVERAGE REGULATIONS FOR ACCESSORY BUILDINGS IN NONRESIDENTIAL ZONE DISTRICTS AND BY AMENDING THE MINIMUM DIMENSIONS FOR PARKING SPACES IN PARKING STRUCTURES

**WHEREAS**, the Township Planning Board has reviewed certain regulations applicable within the OB-RL zone district and within nonresidential zone districts in general, and based upon its review has recommended certain amendments to those regulations; and

**WHEREAS**, the Township Committee has reviewed the Planning Board's recommendations and is in agreement that the amendments would promote the public interest;

**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*, is hereby amended as follows:

**Section 1.** Subsection A. in Section 166-192., *Required conditions*, in Article XXXIII, *OB-RL Office Building and Research Laboratory District*, is hereby amended to read as follows:

- A. No building shall exceed a maximum of 75 feet in height, exclusive of roof tanks and supports, chimneys or head houses or similar enclosures for elevators or air-conditioning machinery, dish antennas or other apparatus. The foregoing roof structures shall not exceed 10 feet in height, except for enclosures for elevators and stairwells, which shall not exceed 16 feet in height, nor shall the total area of rooftop appurtenances that exceed the permitted building height exceed 5% of the roof area to which they are attached.

**Section 2.** Paragraph (2) of Subsection L. in Section 166-192., *Required conditions*, in Article XXXIII, *OB-RL Office Building and Research Laboratory District*, is hereby amended to read as follows:

- (2) No building or structure shall exceed a maximum of 55 feet in height, exclusive of roof tanks and supports, chimneys or head houses or similar enclosures for elevators or air-conditioning machinery, dish antennas or other apparatus. The foregoing roof structures shall not exceed 10 feet in height, except for enclosures for elevators and stairwells, which shall not exceed 16 feet in height, nor shall the total area of rooftop appurtenances that exceed the permitted building height exceed 5% of the roof area to which they are attached; provided, however, that parking structures shall not exceed a maximum of 46 feet in height, or the height of the principal building or buildings to which they are accessory, whichever results in the lesser parking deck height.

**Section 3.** Paragraph (6) of Subsection C. in Section 166-114., *Accessory buildings*, in Article XIX, *General Provisions*, is hereby amended to read as follows:

(6) The cumulative building coverage of all detached accessory buildings or other roofed structures accessory to a nonresidential use, except for parking decks, shall not exceed one-fourth of the permitted maximum building coverage on the same lot.

**Section 4.** Subsection P. in Section 166-104., *Site plans*, in Article XV, *Design Standards*, is hereby amended to read as follows:

P. Notwithstanding the provisions of § 166-104.I.(1) above, parking spaces within a parking deck, where permitted, shall comply with the following minimum dimension standards, provided that such spaces are utilized for low-turnover parking. For purposes of administering this provision, low-turnover spaces are designed to serve employees of office or industrial uses, commuters and other establishments where vehicles normally occupy parking spaces for long time periods. In the event that there is proposed a mixture of low-turnover and high-turnover parking utilization spaces in the same parking area, the required dimensions for high-turnover spaces shall apply, unless the applicant can demonstrate that the low-turnover usage of the spaces will be properly enforced.

Parking Space Design	Space Width (feet)	Space Length (feet)
Less than 2-foot curb overhang	9	18

**Section 5.** 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 6.** All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are, to the extent of such inconsistency, hereby repealed.


**Section 7.** This ordinance shall take effect in accordance with the law.

TOWNSHIP OF HANOVER  
COUNTY OF MORRIS  
STATE OF NEW JERSEY

ATEST:

  
Ronald F. Francioli, Mayor

By:

  
Joseph A. Giorgio, Township Clerk

DATE OF INTRODUCTION: September 14, 2017

DATE OF ADOPTION: October 12, 2017

I hereby certify the foregoing to be a true copy of a Resolution/Ordinance adopted by the Township Committee of the Township of Hanover at a Regular/Special Meeting held on the 12<sup>th</sup> day of OCTOBER, 2017.

  
Joseph A. Giorgio, Township Clerk, R.M.C.

TOWNSHIP COMMITTEE VOTE	AYE	NAY	ABSTAINED	ABSENT
GALLAGHER	✓			
FERRAMOSCA	✓			
BRUENO	✓			
COPPOLA	✓			
FRANCIOLI	✓			
TOTAL	5	0		