



**BOROUGH OF FLORHAM PARK
ORDINANCE # 15-11**

**AN ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH
OF FLORHAM PARK IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY TO
AMEND CHAPTER 250, ZONING, OF THE CODE OF THE BOROUGH OF
FLORHAM PARK**

WHEREAS, the Planning Board and Borough Planner have recommended certain changes to the Zoning Ordinance to permit multi-family zoning on certain property along Passaic Avenue that is currently zoned for commercial use; and

WHEREAS, the Borough Council has reviewed the proposed changes to the Zoning Ordinance and determined that the changes should be incorporated into the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Florham Park, County of Morris, State of New Jersey, as follows:

SECTION 1 – The Zoning Map referenced in Section 250-4, “Zoning Map,” of Chapter 250, entitled “Zoning” of the Code of the Borough of Florham Park is hereby amended to allow Block 4201, Lots 32, 33 and 34 which are currently zoned C-1, shall now be zoned MF-4.

SECTION 2 – Subsection H of Section 250-69 “General Provisions and Requirements” of Chapter 250 “Zoning” of the Code of the Borough of Florham Park is hereby amended to read in its entirety as follows:

A space shall be provided for storage in each unit,
at least 250 cubic feet in size.

SECTION 3 – Subsection D of Section 250-80 “General Provisions and Requirements” which regulates the MF-4 Zone of Chapter 250 “Zoning” of the Code of the Borough of Florham Park, is hereby amended to read in its entirety as follows:

All development within the MF-4 Residential Zone provided subsequent to the adoption of this ordinance shall provide for low- and moderate income housing set-asides of twenty (20%) percent of the total number of units proposed within the development pursuant

to the provisions of N.J.A.C. 3:97-6.4(b). This amendment shall not change the number or status of low and moderate income housing units provided in the zone prior to the adoption of his ordinance.

SECTION 4 – Subsection E of Section 250-80 “General Provisions and Requirements” which regulates the MF-4 Zone of Chapter 250 “Zoning” of the Code of the Borough of Florham Park is hereby amended by the addition of a new Subsection E to read in its entirety as follows:

All market-rate units constructed subsequent to the adoption of this ordinance shall have only one (1) bedroom.

SECTION 5 – All ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistencies.

SECTION 6 - If any article, section, subsection, paragraph, phrase or sentence of this ordinance is for any reason declared to be invalid, such declaration shall not affect the remainder of the ordinance.

SECTION 7 - This ordinance shall take effect upon final publication as provided for by law.

I HEREBY CERTIFY this to be a true and correct Ordinance of the Mayor and Borough Council of the Borough of Florham Park introduced on June 11, 2015 and will be further considered for adoption after Public Hearing held on July 16, 2015 at 7:00 p.m. in the Municipal Building located at 111 Ridgedale Avenue.

INTRODUCED: June 11, 2015

ADOPTED:

Mark Taylor, Mayor

ATTEST:

Sheila Williams, Borough Clerk