



**BOROUGH OF FLORHAM PARK
ORDINANCE #15-12**

**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 WITH
RESPECT TO THE POD-S ZONE**

WHEREAS, Borough Planner, Robert Michaels, P.P., and the Planning Board have reviewed certain aspects of the Zoning Ordinance with respect to POD-S zone, regulation of corporate hotel suites, and recommended certain amendments to the existing ordinance; and

WHEREAS, the Borough Council has reviewed the proposed changes to the Zoning Ordinance and found that they are appropriate and 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 – Subsection (1) of Subsection A of Section 250-117 entitled “Permitted Uses in POD-S Zone,” of Chapter 250, Zoning, of the Code of the Borough of Florham Park, is hereby amended to read in its entirety as follows:

(1) General business offices and medical offices. Provided that medical offices shall not exceed twenty-eight percent (28%) of the maximum floor area permitted in this section (830,000 square feet).

SECTION 2 – Subsection A of Section 250-117 entitled “Permitted Uses in POD-S Zone,” of Chapter 250, Zoning, of the Code of the Borough of Florham Park, is hereby amended to include a new Subsection 6, to read in its entirety as follows:

(6) Ancillary surface parking lot for no more than 150 vehicles that services and is provided sole access from the adjacent directly contiguous to Lot 2, Block 40 in the Borough of Madison and as generally depicted on Exhibit A.

SECTION 3 - Subsections (6) and (7) of Subsection A of Section 250 – 119 entitled “Conditional Uses in the POD-S Zone, of Chapter 250, Zoning of the Code of the Borough of Florham Park, are hereby amended to read in their entireties as follows:

(6) No more than three (3) restaurants in two (2) buildings and no more than 18,000 square feet of freestanding restaurant space are permitted. The restaurants may be located in separate buildings, but must be located on the same lot or contiguous lot to the hotel. Stores, shops, and service facilities, primarily for the use and convenience of hotel guests and/or patrons of other uses within the hotel building are permitted as accessory uses, if located within the hotel building.

(7) Only one (1) hotel shall be permitted in the POD-S Zone, which hotel shall be limited to 165 guest rooms and 200,000 square feet of total floor area within the building, exclusive of freestanding restaurant space that is described in Subsection (6) above.

SECTION 4 - Subsection (1) of Subsection D of Section 250 – 121 entitled “Area, Yard Setback and Building Height and Coverage Requirements in POD-S Zone” of Chapter 250, Zoning of the Code of the Borough of Florham Park, is hereby amended to read in its entirety as follows:

(1) Parking shall be permitted in the front yard with buffering and subject to a setback of 150 feet from Park Avenue and 50 feet from all other streets. Parking serving the hotel and restaurants may be set back 90 feet from Park Avenue.

SECTION 5 – Subsection (d) of Subsection 1 of Subsection A entitled “Required Components of PUD” of Section 250-123 entitled “Planned Unit Development in POD-N and POD-S Zones,” of Chapter 250, Zoning, of the Code of the Borough of Florham Park, is hereby amended to read in its entirety as follows:

An age-restricted residential housing component consisting of single-family detached and/or multifamily age-restricted housing units at a density not exceeding 2.00 units per acre. Density shall be computed on the basis of all land area within the PUD, except land area included within the commercial use component or the commercial athletic training facilities component. Notwithstanding the foregoing, the residential housing component shall not contain more than 425 age-restricted housing units.

SECTION 6 – Subsection (a) of Subsection (2) of Subsection C entitled “Requirements for Commercial Use Component,” of Section 250-123, “Planned Unit Development in POD-N and POD-S Zones,” of Chapter 250, Zoning, of the Code of the Borough of Florham Park, is hereby amended to read in its entirety as follows:

No more than 256 corporate suites units shall be permitted within the POD-S Zone.

SECTION 7 – Section 199-38 entitled “Signs in the POD-S Zone,” is hereby amended to read in its entirety as follows:

Signs permitted for commercial development in the POD-S Zone shall be as follows:

A. Any sign permitted by §199-33. Notwithstanding anything to the contrary elsewhere in this chapter in regard to freestanding ground signs permitted by §199-33, one (1) freestanding ground sign shall be permitted for each 300 feet of street frontage abutting the lot on which the sign is located, up to a maximum of two (2) such freestanding ground signs per lot. These signs shall not be located on Park Avenue frontage. These signs shall be in addition to any freestanding sign identifying the name of the planned development in which such lot is located. For purposes of this section, "street" shall be deemed to include both Park Avenue and any Park Avenue connector street as defined in §250-121 B(1).

B. Wall signs identifying a principal occupant of a building, subject to the following regulations:

(1) Maximum number: two (2) per building, provided that no more than one (1) sign shall be erected on each façade (i.e., side) of the building

Restaurants shall be permitted no more than two (2) signs per restaurant provided that no more than one (1) sign shall be erected on each façade (i.e., side) of the building.

(2) Maximum area: An area equal to two percent (2%) of the area of the side of the building upon which the sign is mounted or 125 square feet, whichever is less. Restaurants shall be permitted the same sign area as permitted in the B-1 zone per Section 199-24 B(1). Hotels shall be permitted a maximum single sign area of 160 square feet.

(3) Illumination: Such signs may be illuminated by internal lighting, backlighting behind opaque letters, or external lighting.

C. Wall signs identifying the street address of the building subject to the following regulations:

(1) Maximum number: one (1) per building.

(2) Maximum area: Fifteen (15) square feet.

(3) Illumination: Such signs may be illuminated by internal lighting, backlighting behind opaque letters, or external lighting.

D. Directional signs subject to the following regulations:

(1) Location and number: As determined by the Planning Board during the course of site plan review in order to insure efficient on-site vehicular and pedestrian circulation and clear directions for pedestrians and motorists.

(2) Content: Directional signs that display the street address of the property on which they are located may display the name of the businesses at such address where the Planning Board finds that display of the business names will facilitate efficient vehicular or pedestrian circulation and/or improved directional information for visitors and guests.

(3) Maximum area: Twenty-four (24) square feet.

(4) Illumination: Such signs may be illuminated by internal lighting, backlighting behind opaque letters, or external lighting.

SECTION 8 – Subsections (3) and (4) of Subsection A of Section §199-39 entitled “Signs in the POD-S and C-4 Zones for Commercial Uses” of Chapter 250, Zoning, of the Code of the Borough of Florham Park, is hereby amended to read in its entirety as follows:

(3) Wall signs identifying the principal occupant(s) of a building, subject to the following regulations:

(a) Maximum number: Two (2) per building provided that no more than one (1) sign shall be erected on each facade (i.e., side) of the building, subject to the same limitations for restaurants as stated in Section 199-38 B(1).

(b) Maximum area: Each sign shall be no more than 2% of the area of the side of the building upon which the sign is mounted, or 125 square feet, whichever is less, subject to the same limitations for restaurants and hotels as stated in Section 199-38 B(2).

(c) Illumination: Such signs may be illuminated by (i) internal lighting, (ii) backlighting behind opaque letter, or (iii) external lighting.

(4) Wall signs identifying the street address of the building, subject to the following regulations:

(a) Maximum number: One (1) per building.

(b) Maximum area: Fifteen (15) square feet.

(c) Illumination: Such signs may be illuminated by (i) internal lighting, (ii) backlighting behind opaque letter, or (iii) external lighting.

SECTION 9 – All ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistencies.

SECTION 10 - 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 11 - 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