



BOROUGH OF FLORHAM PARK
ORDINANCE #17-5

AN ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF FLORHAM PARK IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING CHAPTER 250-123, “PLANNED UNIT DEVELOPMENT IN THE POD-N AND POD-S ZONES” OF THE BOROUGH CODE

WHEREAS, there have been recent amendments to the POD (Planned Office District) chapter of the Code of the Borough of Florham Park; and

WHEREAS, the Borough’s land use professionals have determined that Subsections 250-123.E(2) and 250-123.E(3) of Chapter 250-123, “Planned Unit Development in the POD-N and POD-S Zones” were inadvertently omitted from the Code and that they should be restored in their entirety.

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. Subsections 250-123.E(2) and 250-123.E(3) are hereby added to Section 250-123, to read in their entirety as follows:

(2) Single family detached age-restricted housing units shall comply with the following additional requirements:

(a) Such housing units may be located on private streets, provided that such streets meet minimum requirements of the Residential Site Improvement Standards (“RSIS”).

(b) Minimum lot area: 5,500 square feet.

(c) Minimum lot width: 55 feet.

(d) Minimum lot depth: 110 feet.

(e) Minimum front yard: 20 feet, provided that:

(1) Open, covered porches, balconies, stoops and uncovered patios and decks may extend seven feet into the required front yard;

(2) Notwithstanding the provisions defining setback lines in section 250-2.2 of this chapter, uncovered steps may extend up to two feet from the street sidewalk, measured from the sidewalk edge closest to the building; and

(3) Planter boxes may extend up the street sidewalk edge located closest to the building.

(f) Minimum rear yard; 20 feet, provided that open, covered porches, uncovered steps, balconies, stoops and uncovered patios and decks may extend six feet into the required 20 foot rear yard; and where the rear yard abuts a garage accessway, the minimum setback shall be 8.5 feet measured from the garage accessway curbline.

(g) Minimum side yards: six feet (one), 15 feet (both). Walls attached to a dwelling unit, up to six feet in height, are permitted within a minimum side yard.

(h) Maximum height: 2 ½ stories/35 feet.

(i) Accessory buildings and swimming pools are not permitted on any lot containing a single-family detached age-restricted housing unit.

(3) Multifamily age-restricted housing units shall comply with the following additional requirements:

(a) Minimum distance between buildings: 24 feet between townhouse buildings; 30 feet between other multifamily buildings; and 30 feet between a townhouse building and another (nontownhouse) multifamily building. Porches, balconies, stoops and walls up to six feet in height attached to a building may project up to eight feet into minimum required distances between buildings, provided that no two adjoining townhouse buildings with an allowable projection between them shall be less than 16 feet apart. As used in this subsection, “townhouse” shall mean a multifamily dwelling unit with no dwelling units above or below it. Uncovered steps shall be permitted within minimum distances between buildings.

(b) Maximum building height: three stories/45 feet for buildings without parking underneath; three stories/55 feet for buildings with parking underneath. All multifamily age-restricted housing units within the PUD must be constructed with a gable, hip, gambrel, mansard or other similar style pitched roof.

SECTION 2. All ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistencies.

SECTION 3. 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 4. 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 March 23, 2017 and will be further considered for adoption after Public Hearing held on April 20, 2017 at 7:00 p.m. in the Municipal Building located at 111 Ridgedale Avenue.

INTRODUCED: March 23, 2017

ADOPTED:

Mark Taylor, Mayor

Attest:

Sheila A. Williams, R.M.C.
Borough Clerk