

ORDINANCE NO. 29-2022

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HANOVER IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 166 OF THE CODE OF THE TOWNSHIP ENTITLED LAND USE AND DEVELOPMENT LEGISLATION BY AMENDING THE TOWNSHIP'S ZONING MAP TO CHANGE THE ZONE CLASSIFICATION OF LOT 22 IN BLOCK 5901, AS IDENTIFIED ON THE TAX MAPS, FROM THE OB-RL3 DISTRICT TO THE I-2 DISTRICT, AND TO CHANGE THE ZONE CLASSIFICATION OF LOT 23 IN BLOCK 5901, AS IDENTIFIED ON THE TAX MAPS, FROM THE B-10 DISTRICT TO THE PU DISTRICT

WHEREAS, Block 5901, Lot 22, as identified on the Township tax maps, is currently located within the OB-RL3 office building-research laboratory zone district as indicated on the Township's Zoning Map; and

WHEREAS, Block 5901, Lot 22 is owned by the same entity as, and is being used in common with, adjacent Lot 21 in the same block, which adjacent lot is located in the I-2 industrial zone district; and

WHEREAS, when the I-2 zone district was created, Lots 21 and 22 were not in common ownership; and

WHEREAS, Lot 22 has no frontage upon a public street, and the most logical means of access to such lot is through adjacent Lot 21; and

WHEREAS, Lot 21 is currently developed for industrial and related uses; and

WHEREAS, the use, ownership, and access to Lot 22 all indicate that it is appropriate to designate Lot 22 in the same zone I-2 zone district as adjacent Lot 21; and

WHEREAS, Block 5901, Lot 23, as identified on the Township tax maps, is currently located within the B-10 zone district as indicated on the Township's Zoning Map; and

WHEREAS, Lot 23 is a vacant parcel owned by the Township of Hanover, and not in common with any adjacent lots; and

WHEREAS, Lot 23 has no frontage upon a public street, and access to such lot through the balance of the B-10 zone is impractical due to the absence of a bridge across the Whippany River in this location; and

WHEREAS, the use, ownership, and access to Lot 23 all indicate that the lot should be designated in the PU – Public Use zone district on the zoning map;

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Hanover, County of Morris, State of New Jersey, as follows:

Section 1. Subsection A of Section 166-108, "*Zoning Map*," in Article XVIII, "*Districts and Zoning Map*," shall be amended to read as follows:

A. The Zone Map delineating the zone districts within the Township, entitled "Zoning Map, Township of Hanover, Morris County, New Jersey," dated November 2022, is hereby declared to be a part of this chapter.

Section 2. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

Section 3. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Township of Hanover, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Revised General Ordinances of the Township of Hanover are hereby ratified and confirmed, except where inconsistent with the terms hereof.

Section 4. The Township Clerk is hereby directed to give notice at least ten days prior to hearing on the adoption of this Ordinance to the County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15 and N.J.S.A. 40:55D-63. Upon the adoption of this Ordinance after public hearing thereon, the Township Clerk is further directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Morris County Planning Board as required by N.J.S.A. 40:55D-16. The Clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Township Tax Assessor as required by N.J.S.A. 40:49-2.1.

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

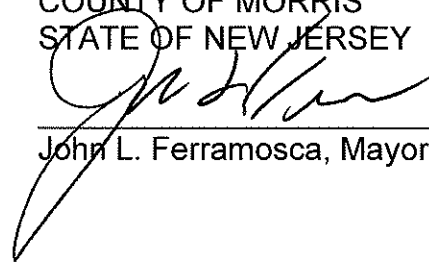
TOWNSHIP COMMITTEE
TOWNSHIP OF HANOVER

ATTEST:

COUNTY OF MORRIS
STATE OF NEW JERSEY



Krista M. DiGiorgio, Township Clerk

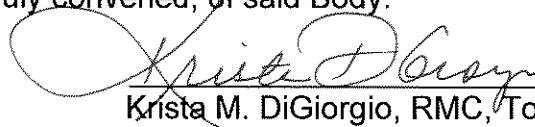


John L. Ferramosca, Mayor

DATE OF INTRODUCTION: October 13, 2022
DATE OF ADOPTION: November 10, 2022

C E R T I F I C A T I O N

I, Krista M. DiGiorgio, Township Clerk of the Township of Hanover, County of Morris and State of New Jersey, do hereby certify the foregoing to be a true copy of an Ordinance adopted by the Township Committee of said Township on the 10th day of November, 2022 at a meeting duly convened, of said Body.



Krista M. DiGiorgio, RMC, Township Clerk

ZONING MAP

TOWNSHIP OF
HANOVER
MORRIS COUNTY, NEW JERSEY
NOVEMBER 2022

