

LEGAL NOTICE

**TOWNSHIP OF PARSIPPANY-TROY HILLS
MUNICIPAL ORDINANCES**

NOTICE OF INTRODUCTION

NOTICE IS HEREBY GIVEN, that the following Ordinance was submitted in writing at a Meeting of the Township Council of the Township of Parsippany-Troy Hills, in the County of Morris and State of New Jersey, held on **June 8, 2017** introduced and passed on first reading and the governing body will further consider the same for second reading and final passage thereof at a Meeting to be held on **July 11, 2017** at 7:30 p.m., prevailing time, or as soon thereafter as the matter may be reached, at the Municipal Building in said Township at which time and place a Public Hearing will be held thereon by the governing body, and all persons and citizens in interest shall have an opportunity to be heard concerning same. A copy of this ordinance has been posted on the Bulletin Board in the Municipal Building. During the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's Office in said Municipal Building to the members of the general public who shall request the same.

KHALED MADIN
Township Clerk

**TOWNSHIP OF PARSIPPANY-TROY HILLS
MORRIS COUNTY, NEW JERSEY**

ORDINANCE NO. 2017:10

AN ORDINANCE OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS, COUNTY OF MORRIS AND STATE OF NEW JERSEY AMENDING THE ZONING ORDINANCE OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS IN ORDER TO RE-ZONE CERTAIN PROPERTIES TO THE RCW RECREATION, CONSERVATION, AND WILDLIFE ZONE DISTRICT.

WHEREAS, it is the intent and purpose of the Municipal Land Use Law to encourage municipal action to guide the appropriate use or development of all lands in the State, in a manner which will promote the public health, safety, morals, and general welfare; and

WHEREAS, it is also the intent of the Municipal Land Use Law to promote the conservation of open space and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land; and

WHEREAS, the Glacier Hills Association ("GHA") has requested that two (2) privately-owned undeveloped parcels of land located in the Glacier Hills Development (the "Open Space Parcels") and identified as Block 170, Lot 49 and Block 171, Lot 69 on the official Tax Map of

the Township of Parsippany-Troy Hills (the “Township”) be re-zoned from the existing R-3 Residential District designation to the RCW Recreation Conservation and Wildlife designation; and

WHEREAS, the Open Space Parcels are owned by GHA and are part of the open space and recreation areas maintained by GHA as part of the Glacier Hills Development; and

WHEREAS, Block 170, Lot 49 encompasses 3.27 acres of undeveloped wetlands, uplands and detention basins, and is entirely surrounded by residential lots; and

WHEREAS, Block 171, Lot 69 encompasses 18.30 acres of undeveloped wetlands, uplands and detention basins, and is entirely surrounded by residential lots; and

WHEREAS, both of the Open Space Parcels are currently located within the R-3 Zoning District, which permits principal permitted uses of single-family detached house and public community center building, public auditorium, public library, public museum, public art gallery, public park or playground or other like place of public assembly not conducted for gain or profit; and

WHEREAS, the proposed zoning amendment will change the zoning designation of the Open Space Parcels to the RCW Recreation Conservation and Wildlife District, which has the specific purpose of maintaining and operating property as a preserve or preserves for the maintenance of wildlife and its natural habitat and to reasonably limit any other activities that might adversely affect the environment or the animal population and to provide an opportunity and facilities for observation and study of the various types of flora and fauna that are indigenous to the respective area; and

WHEREAS, the Township Planning Board convened in open session on May 22, 2017 and indicated on the record its recommendation that the Township Council consider the re-zoning of the Open Space Parcels as set forth in this Ordinance; and

WHEREAS, the Township Council relies upon that certain Memorandum dated May 8, 2017 from Township Planner, Edward Snieckus, Jr., PP. LLA, ASLA, to Mayor James R. Barberio recommending the re-zoning of the Open Space Parcels as set forth in this Ordinance, a copy of which is attached hereto as **Exhibit A**; and

WHEREAS, the Township Council finds and declares that it is in the best interest of the Township to re-zone Block 170, Lot 49 and Block 171, Lot 69 that are designated for the R-3 Zoning District to a zone that would provide for recreation, conservation, and wildlife purposes in order to protect the area’s environmentally sensitive wetlands, uplands and wildlife, thereby furthering the goal of the Master Plan to protect the environmentally sensitive areas of the

Township.

NOW, THEREFORE, it is hereby duly ordained by the Township Council of the Township of Parsippany-Troy Hills, County of Morris, State of New Jersey, that the following amendments and revisions are made to the Revised General Ordinances of the Township of Parsippany-Troy Hills, Chapter 430 entitled “Zoning”:

Section 1. §430-5. Zoning Map is hereby amended as follows:

- a. Rezone the following property from the R-3 Residential Zone District to the RCW Recreation, Conservation, and Wildlife Zone District: Block 170, Lot 49;
- b. Rezone the following property from the R-3 Residential Zone District to the RCW Recreation, Conservation, and Wildlife Zone District: Block 171, Lot 69;

Section 2. Severability. The provisions of this ordinance are hereby declared to be severable. Should any section, paragraph, subparagraph, provision, sentence, or part hereof be declared invalid or unconstitutional, said finding shall not affect any other section, paragraph, subparagraph, provision, sentence, or part thereof.

Section 3. Repealer. All ordinances or parts of ordinances of the Township of Parsippany-Troy Hills which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

Section 4. Effective Date. This Ordinance shall take effect immediately upon final passage and publication according to law.