

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 19, 2018** 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 24, 2018** 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. 2018:12

**AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF
PARSIPPANY TROY-HILLS, MORRIS COUNTY, NEW JERSEY AMENDING AND
SUPPLEMENTING CHAPTER 430, ZONING, RELATED TO PERMITTED
ACCESSORY USES AND STRUCTURES IN THE RCW RECREATION,
CONSERVATION AND WILDLIFE DISTRICT**

WHEREAS, the Township of Parsippany-Troy Hills and Wildlife Preserves Inc. recently settled the litigation, Wildlife Preserves, Inc. v. Township of Parsippany-Troy Hills, Docket No. MRS-L-2704-16; and

WHEREAS, as part of this settlement, the Township agreed to amend the Recreation, Conservation and Wildlife (RCW) District standards set forth at Article XXVIII of the Code of the Township of Parsippany-Troy Hills to permit certain uses as accessory uses and structures in the RCW District; and

WHEREAS, the proposed accessory uses and structures are consistent with the purposes and objectives of the RCW District to maintain and operate 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 Council finds that this change is consistent with the Zoning Ordinance and Master Plan of the Township.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Parsippany-Troy Hills, in Morris County, State of New Jersey as follows:

SECTION 1. Chapter 430, Zoning, Article XXVIII, RCW Recreation, Conservation and Wildlife District, §430-201, Accessory Uses, of the Code of the Township of Parsippany–Troy Hills, is hereby amended to read in its entirety as follows:

§430-201, Accessory Uses

- A. Permitted accessory uses shall be accessory uses usually incidental to the above permitted principal uses.

- B. In addition, the following specific accessory uses and structures shall be permitted where a tract in common ownership consists of at least two hundred contiguous acres:
 - (1) One (1) environmental education center not exceeding a building coverage of 4,000 square feet provided any improvements associated with any such development shall be located at least 150 feet from any lot line of any residentially zoned property adjacent to the RCW District. The environmental education center may include, but is not be limited to, management offices, libraries, research facilities, classrooms, displays and other similar uses.

 - (2) One (1) maintenance garage not exceeding a building coverage of 1,000 square feet provided any improvements associated with any such development shall be located at least 150 feet from any lot line of any residentially zoned property adjacent to the RCW District.

 - (3) One (1) ranger relief station for staging of personnel and housing of incidental equipment associated with the maintenance, posting and patrolling of land not exceeding a building coverage of 850 square feet provided any improvements associated with such development shall be located at least 150 feet from any lot line of any residentially zoned property adjacent to the RCW District. Said station shall not be used for dwelling purposes.

 - (4) Nature observatory structures provided such structures shall be located at least 150 feet from any lot line of any residentially zoned property adjacent to the RCW District.

SECTION 2. Chapter 430, Zoning, Article XXVIII, RCW Recreation, Conservation and Wildlife District, of the Code of the Township of Parsippany–Troy Hills, is hereby amended to add new §430-207, Public Access, as follows:

§430-207 Public Access

Public access to any development in the RCW District Zone shall be made from Beverwyck Road or Troy Meadows Road.

SECTION 3. After introduction, the Township Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Township of Parsippany-Troy Hills for its review pursuant to N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Township Council, within thirty-five (35) days after referral, a report including identification of any provisions in the proposed Ordinance which are inconsistent with the Master Plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

SECTION 4. The Township Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this Ordinance to the Morris County Planning Board and to all other persons or entities entitled thereto pursuant to N.J.S.A. 40:55D-15, including to the Clerk of adjoining municipalities, as well as to all property owners within the RCW District and within 200’ of the RCW District boundaries in accordance with N.J.S.A. 40:55D-62.1.

SECTION 5. If any section or provision of this Ordinance shall be held invalid in any Court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

SECTION 6. All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 7. This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.