

ORDINANCE NO. 32-2026

AN ORDINANCE OF THE TOWNSHIP OF HANOVER, MORRIS COUNTY, NEW JERSEY, AMENDING ARTICLE XXI, CONDITIONAL USES, IN ORDER TO AMEND THE CONDITIONAL USE REQUIREMENTS FOR MOTOR VEHICLE REPAIR OR MAINTENANCE ESTABLISHMENTS IN THE I-B3 ZONE DISTRICT

WHEREAS, the I-B3 zone district is located along East Hanover Avenue and various streets that intersect with East Hanover Avenue in the southwestern portion of the Township; and

WHEREAS, the I-B3 zone district permits motor vehicle repair or maintenance establishments as a conditional use; and

WHEREAS, the conditional use requirements for motor vehicle repair or maintenance establishments require that the establishment lot shall have frontage on State Highway Route 10; and

WHEREAS, there is no property in the I-B3 zone district that has frontage State Highway Route 10, resulting in a contradiction; and

WHEREAS, the aforesaid contradiction was created due to an omission in Ordinance 24-2026; whereas it was the intent of Ordinance 24-2026 to permit various uses, including motor vehicle repair or maintenance establishments, on individual lots and not only as part of a large-scale retail; and

WHEREAS, the Township Committee intends by this ordinance to correct that omission;

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Hanover, as follows:

Section 1. Paragraph (1) in Subsection K of Section 166-150, Conditional use requirements for specific uses, in Article XXI, Conditional Uses, is hereby amended to read as follows:

- (1) In the D-S and OB-DS Zones, the establishment shall be located within and be attached to the main building in a designed shopping center development or other development designed and used for retail sales, retail banks, personal services, rental and leasing establishments, eating and drinking establishments, or a combination of any of the foregoing, which developments contain a minimum floor area of 75,000 square feet. In other zones, except for the I-B3 zone, the establishment lot shall have frontage on State Highway Route 10.

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 (if required). 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
COUNTY OF MORRIS
STATE OF NEW JERSEY


Thomas "Ace" Gallagher, Mayor

Attest:

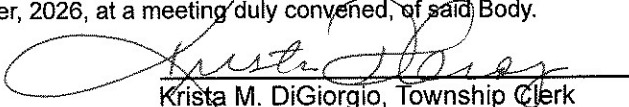

Krista M. DiGiorgio, Township Clerk

DATE OF INTRODUCTION: August 13, 2026

DATE OF ADOPTION: September 10, 2026

CERTIFICATION

I, Krista M. DiGiorgio, Township Clerk of the Township of Hanover, in the 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 September, 2026, at a meeting duly convened, of said Body.


Krista M. DiGiorgio, Township Clerk