

**TOWNSHIP OF LONG HILL  
ORDINANCE 576-25**

**AN ORDINANCE AMENDING SECTION 124.1 OF THE TOWNSHIP LAND USE ORDINANCE  
REGARDING APARTMENTS IN BUSINESS ZONES**

**WHEREAS**, in light of current dynamic market conditions, it is recommended that the Long Hill Township Land Use Ordinance (the "Ordinance") governing apartments in the Township's Village zones be amended to better reflect existing land use patterns and market demand for apartment living in walkable commercial areas; as well as enhance housing diversity and the vitality and character of Long Hill's villages.

**WHEREAS**, many existing buildings in the Village zones are currently in excess of the density permitted in the Ordinance and have living units on the lowest building story where such use is not permitted in the Ordinance.

**WHEREAS**, recent development applications in the Village zones required variances to permit density in excess of what is permitted in the Ordinance, as well as variances to allow apartment uses on the ground-floor of a building where such use is not permitted.

**WHEREAS**, the Long Hill Township 2023 Master Plan envisions zoning that reflects the realities of the built environment and encourages flexibility in land use to promote sustainable growth. Further, the Master Plan seeks to encourage more residents in the commercial areas, and specifically recommends that the standards for upstairs apartments in the Village zones be revised to increase the maximum permitted density and the maximum permitted square footage of units; as well as permit apartment units on the ground-floor so long as such units can be screened from street view by a retail, commercial use, or other use that will enliven the streetscape.

**WHEREAS**, the existing Ordinance imposes outdated standards that hinder adaptive reuse and reinvestment.

**WHEREAS**, the proposed ordinance recognizes existing conditions and seeks to legitimize and support both existing and future investment and redevelopment.

**NOW THEREFORE BE IT ORDAINED** by the Township Committee of the Township of Long Hill in the County of Morris, State of New Jersey, that the Township Land Use Ordinance is amended, supplemented, repealed, and revised as follows:

**Section 1.** Section LU-124.1, Apartments in Business Zones is amended, supplemented, repealed, and revised as follows:

**§ LU-124.1 Apartments in ~~Business~~ Village and Hamlet Zones.**

Apartments permitted in the ~~B-1-5-SV~~, ~~B-1-20-GV~~, MH and ~~M~~ MV zones shall be at least 500 square feet in gross floor area and shall be no more than ~~1,000~~ 1,500 square feet in gross floor area. Apartments shall ~~not be located on the~~ be permitted on the ground floor of any building, and the gross density of all apartments on the lot shall not exceed five units per acre—except in buildings containing more than eight (8) total dwelling units. Where more than eight (8) dwelling units exist, any ground-floor residential units shall be screened from street view by a permitted retail, commercial, or other active use that contributes to the streetscape. Ground floor shall mean the lowest floor having more than 50 percent of its wall exposed above grade.

**Section 2.** Any and all other ordinances or parts thereof in conflict or inconsistent with any of the terms hereof are hereby repealed to such extent as they are so in conflict or inconsistent.

**Section 3.** In case any article, section or provision of this ordinance shall be held invalid in any court of competent jurisdiction, the same shall not affect any other article, section or provision of this ordinance except insofar as the article, section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

**Section 4.** This ordinance shall take effect immediately upon final passage and publication as required by law.

ATTEST



Megan Phillips, RMC



Matt Dorfi, Mayor

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