

ORDINANCE 29-2026

ORDINANCE OF THE BOROUGH OF MADISON AMENDING AND SUPPLEMENTING CHAPTER 195 OF THE BOROUGH CODE, ENTITLED "LAND DEVELOPMENT"

WHEREAS, the Borough of Madison (the "Borough") has determined that it would be appropriate to undertake amendments in the Land Development Ordinance to fulfill recommendations in the Borough's 2020 Master Plan; and

WHEREAS, the Borough's 2020 Master Plan Land Use Plan Element recommends modifying the supplemental bulk and design regulations, including the siting of attached garages and the list of architectural design features considered for variation in design, among other things; and

WHEREAS, the proposed revisions will provide certainty in the regulation of property development within the Borough reduce ambiguity and will promote the uniform application of the Land Development Ordinance; and

WHEREAS, the Borough Council believes that amending the Land Development Ordinance is in the best interest of the Borough.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Borough of Madison, in the County of Morris and State of New Jersey, as follows:

SECTION 1. The aforementioned recitals are incorporated in their entirety, as if restated herein.

SECTION 2: Chapter 195 of the Borough Code entitled "Land Development", subsection 32(E) entitled "Supplemental Bulk and Design Regulations" is hereby amended and supplemented as follows (additions ****between asterisks and/or in bold****, deletions ~~{within brackets and/or struck through}~~):

§ 195-32 R-1, R-2, R-3, Single-Family Residential Zones; R-4 Two-Family Residential Zone regulations.

...

E. Supplemental bulk and design regulations.

...

(3) Attached garages.

...

**** (e) In no case shall any attached garage extend beyond five feet from the front building line of a home, regardless of whether the garage opens onto a public street. ****

(4) Where more than one single- or two-family home is proposed, building plans and elevations shall show a variation in design to be achieved by types of roofs, heights of eaves and peaks, building materials, and architectural treatment of the building facades. ****Reversing the layout of the same dwelling without substantial architectural changes as set forth below does not satisfy the requirements of this subsection. The floor plans of the affected dwellings**

need not be different; however, the dwellings shall differ substantially in features such as the following:

- (a) Orientation of house on the lot (e.g., garage location);
- (b) Landings, porches or other prominent ornamentation on street façade;
- (c) Color and style of all exterior walls, to include but not be limited to siding, stucco and brick;
- (d) The relative location or type of windows and doors on street elevation;
- (e) Color and design of front entry doors;
- (f) Color and design of window treatments, such as shutters, keystones, arches and panels;
- (g) The type of pitch of roof, including roof lines and roof appurtenances such as dormers, parapet, belfries, skylights and roof windows;
- (h) The type of roofing material, or the color thereof, or the pattern.**

. . .

SECTION 3. The Borough Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this Ordinance to the Borough of Madison Planning Board and to all other persons or entities entitled thereto 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 Borough Council, within thirty-five (35) days after referral, a report including identification of any provisions in the proposed Ordinance that are inconsistent with the Borough Master Plan and recommendations concerning any inconsistencies and any other matter as deemed appropriate.

SECTION 4. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be judged invalid, such adjudication shall apply only to that section, paragraph, subdivision, clause or provision, and the remainder of this Ordinance shall be deemed valid and effective.

SECTION 5. All ordinances or parts of ordinances inconsistent with or in conflict with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 6. This Ordinance shall take effect according to law.

ADOPTED AND APPROVED
June 22, 2026

JOHN J. FORTE, Acting Mayor

Attest:

ELIZABETH OSBORNE, Borough Clerk

Introduced and passed: June 8, 2026

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