

**TOWNSHIP OF ROCKAWAY
COUNTY OF MORRIS, STATE OF NEW JERSEY**

ORDINANCE NO. O-26-26

**AN ORDINANCE AMENDING CHAPTER 54 ENTITLED "LAND USE AND
DEVELOPMENT" OF THE CODE OF THE TOWNSHIP OF ROCKAWAY
ADOPTING A NEW ZONING MAP AND RE-LOCATING SPECIFIC ORDINANCE
SECTIONS**

WHEREAS, the Township has over the years made multiple changes to its Zoning Ordinance to accommodate legal requirements and to amend the ordinance consistent with its Master Plan; and

WHEREAS, in so doing the Township has renamed specific zones and has altered their locations and the allowable uses in each; and

WHEREAS, it has always been the Township's intention to update it's the Official Township Zoning Map to reflect the zoning changes aforesaid; and

WHEREAS, pursuant to that end, the Township commissioned Burgis Associates, Inc. to prepare an updated zoning map which reflects the Township's current zoning status by name and location; and

WHEREAS, by map dated June 23, 2026, which is entitled "Township of Rockaway Zoning Map", and which is submitted herewith and made a part hereof by reference, Burgis Associates, Inc. has supplied the Township with a zoning map that has been reviewed and approved by the Township Planner and Township Engineer for accuracy as to location and nominal zoning status; and

WHEREAS, the Township wishes to amend its zoning ordinance by formal acceptance of the Township of Rockaway Zoning Map that has been supplied by Burgis Associates, Inc. and by the re-location of the provisions of certain sections within the ordinance, which are hereinafter specified.

Now therefore be it ordained by the Township Council of the Township of Rockaway as follows:

Section 1. Section 54-30.2, Zoning Map and schedules, of Chapter 54 of the Code of the Township of Rockaway, Land Use and Development, is hereby amended as follows. Added text is underlined, and text being eliminated is ~~struck through~~.

- A. Zoning Map; boundaries. The Zoning Map of the Township of Rockaway, as prepared by Burgis Associates, Inc., Community Planning and Development Consultants, dated June 23, 2026 ~~May, 1999 and revised to August 3, 1999~~, is hereby declared to be a part of this chapter. The district boundary lines are intended generally to follow roadway and railroad rights-of-way. ~~The CWR district is intended to include lands designated as the "Recharge-Zone" of the Unconsolidated Quaternary Aquifer in the Rockaway River Basin and a portion of the Black River Basin as set forth~~

~~in the Federal Register Volume 49 Number 16, Tuesday January 24, 1984, as indicated on the Zoning Map. Where a district boundary line does not coincide with any such lines as above set forth, its location or relation to another boundary line indicated on the Zoning Map by means of figures expressing distance in feet from a street sideline or other boundary line. In cases of uncertainty or disagreement as to the true location of any district boundary line, the determination thereof shall lie with the Board of Adjustment pursuant to NJSA 40:55D-70.b of the Municipal Land Use Law.~~

B. Amendments to the Zoning Map. Amendments to the Zoning Map depict in name and location prior zoning ordinance amendments, which include but are not limited to, the following.

- (1) Creation of the OR1-EH District. The Zone District for Lots 15 and 16 in Block 11303; Lots 48 through 51 in Block 11302, and Lots 54, 55, and 72 in Block 11301 was changed from OR1 to OR1-EH and the Zoning Map of the Township as prepared by Robert Catlin and Associates, City Planning Consultants, dated November, 1995, was amended and revised to disclose that the above referenced Lots and Blocks are included in the new zone, OR1-EH. Lot 10 in Block 11301 is hereby changed from R-20 to OR1-EH, ~~as shown on the Zoning Map prepared by Burgis Associates, Inc., Community Planning and Development Consultants, dated May, 1999 and revised to August 3, 1999.~~
- (2) Amendments to the R-20 District. The Zone District for Block 11302 Lots 43 through 47 was changed from OR-1 to R-20, Medium Density Residential (20,000 square feet) and the Zoning Map of the Township of Rockaway as prepared by Robert Catlin and Associates, City Planning Consultants, dated November, 1995, was amended and revised to disclose that the above referred Lots and Block were included in the R-20 District. All properties previously designated in the R-20M, Residential District, are hereby changed to R-20, Medium Density Residential (20,000 square feet), ~~as shown on the Zoning Map prepared by Burgis Associates, Inc., Community Planning and Development Consultants, dated May, 1999 and revised to August 3, 1999.~~
- (3) Amendment to the R-5AC Single-Family Detached Residential District. All properties previously designated in the PRD-2, Planned Residential Development District — Lots 3, 4, 5, 5.05 and 6 in Block 20001 — are hereby changed to R-5AC ~~as shown on the Zoning Map prepared by Burgis Associates, Inc., Community Planning and Development Consultants, dated May, 1999 and revised to August 3, 1999.~~
- (4) Amendments to the R-P Residential/Professional District. The Zone District for Lot 6 in Block 22102 is hereby changed from I, Industrial, to R-P as shown on the Zoning Map ~~prepared by Burgis~~

~~in the Federal Register Volume 49 Number 16, Tuesday January 24, 1984, as indicated on the Zoning Map. Where a district boundary line does not coincide with any such lines as above set forth, its location or relation to another boundary line indicated on the Zoning Map by means of figures expressing distance in feet from a street sideline or other boundary line.~~ In cases of uncertainty or disagreement as to the true location of any district boundary line, the determination thereof shall lie with the Board of Adjustment pursuant to NJSA 40:55D-70.b of the Municipal Land Use Law.

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- (3) Amendment to the R-5AC Single-Family Detached Residential District. All properties previously designated in the PRD-2, Planned Residential Development District — Lots 3, 4, 5, 5.05 and 6 in Block 20001 — are hereby changed to R-5AC ~~as shown on the Zoning Map prepared by Burgis Associates, Inc., Community Planning and Development Consultants, dated May, 1999 and revised to August 3, 1999.~~
- (4) Amendments to the R-P Residential/Professional District. The Zone District for Lot 6 in Block 22102 is hereby changed from I, Industrial, to R-P as shown on the Zoning Map ~~prepared by Burgis~~

~~Associates, Inc., Community Planning and Development Consultants, dated May, 1999 and revised to August 3, 1999.~~

- (5) Amendment to the R-13 Single Family Detached Residential District. The Zone District for Lots 44, 45, 46, 46.01 and 47 in Block 11116 is hereby changed from RMF-8 to R-13 ~~as shown on the Zoning Map prepared by Burgis Associates, Inc., Community Planning and Development Consultants, dated May, 1999 and revised to August 3, 1999.~~
- (6) Creation of the O-3 District. The Zone District for Lot 42 in Block 11116 is hereby changed from RMF-5 to O-3 Office District ~~as shown on the Zoning Map prepared by Burgis Associates, Inc., Community Planning and Development Consultants, dated May, 1999 and revised to August 3, 1999.~~
- (7) Creation of the R-40 Single-Family Detached Residential District. The Zone District for Lots 2 and 2.01 in Block 10001 and for a portion of Lot 40 in Block 11403 is hereby changed from PRD-1 to R-40 ~~as shown on the Zoning Map prepared by Burgis Associates, Inc., Community Planning and Development Consultants, dated May, 1999 and revised to August 3, 1999.~~
- (8) Amendment to the R-20AC Single-Family Detached Residential District. The Zone District for Lot 3 in Block 10001 is hereby changed from PRD-1 to R-20AC, ~~as shown on the Zoning Map prepared by Burgis Associates, Inc., Community Planning and Development Consultants, dated May, 1999 and revised to August 3, 1999.~~
- (9) Creation of the RMF-8A District. The Zone District for Lots 3.06 and 3.07 in Block 22401 is hereby changed from PED to RMF-8A.
- (10) Creation of the R-B MFO District. Lots 1, 2, 3, 4, 5, 6.01, 6.02, 7, 8, 8.01, 9, 10, 11.01, 11.02, 11.03, and 11.04 in Block 11001 are placed in the R-B Regional Business Multifamily Overlay District.
- (11) Creation of the B-2 MFO District. Lots 27 and 28 in Block 10202 are placed in the B-2 MFO Highway Business Multifamily Residential Overlay District.
- (12) Creation of the RMFO-10 District. Lots 2, 11, and 12 in Block 11509 are placed in the RMFO-10 Multifamily Residential Overlay District.
- (13) Creation of the RMFO-12 District. Lot 43 in Block 11116 is placed in the RMFO-12 Multifamily Residential Overlay District.
- (14) Creation of the RMFO-12A District. Lot 39 in Block 11501 is placed in the RMFO-12A Multifamily Residential Overlay District.

- (14) Creation of the RMFO-15 District. Lots 7, 9, 11, 12, 14, 19, 20, 21, and 22 in Block 21502 are placed in the RMFO-15 Multifamily Residential Overlay District.
- (15) Creation of the RMFO-15A District. Lots 14, 15, 16, and 17 in Block 10303 are placed in the RMFO-15A Multifamily Residential Overlay District.
- (16) Creation of the RMFO-12B District. Lot 39 in Block 11501 is placed in the RMFO-12B Hospitality and Affordable Multifamily Residential Overlay District.
- (18) Creation of the RMF-14 District. The Zone District for Lot 5.02 in Block 22102 is hereby changed from the I District to the RMF-14 District.
- (19) Creation of the RMFO-15B District. Lot 2 in Block 22102 is placed in the RMFO-15B Multifamily Residential Overlay District.
- (20) Creation of the RMFO-15C District. Lot 12.01 in Block 11001 is placed in the RMFO-15C Multifamily Residential Overlay District.

Section 2. Section 54-30.53, RMFO-10 Multifamily Residential Overlay District, of Chapter 54 of the Code of the Township of Rockaway, Land Use and Development, is hereby corrected and amended to read "B-2 MFO District Highway Business Multifamily Residential Overlay District."

Section 3. The provisions of section 54-30.56.1, O-3 Office District, of Chapter 54 of the Code of the Township of Rockaway, Land Use and Development, are hereby moved under the heading of Section 54-30.58.

Section 4. The provisions of section 54-30.58, OB-RL Office Building-Research Laboratory District, of Chapter 54 of the Code of the Township of Rockaway, Land Use and Development, are hereby moved under the heading of Section 54-30.59.

Section 5. 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 6. This Ordinance shall take effect immediately upon final passage and publication as required by law.

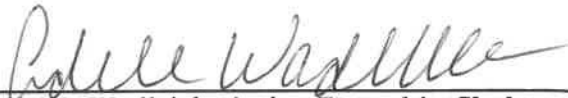
ATTEST

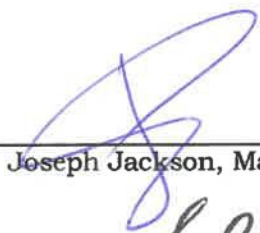
TOWNSHIP OF ROCKAWAY

STATE OF NEW JERSEY

CERTIFICATION

I, Adele Wadleigh, Acting Township Clerk of the Township of Rockaway, County of Morris, State of New Jersey, do hereby certify that the foregoing is a true and accurate copy of an Ordinance introduced by the Township Council of the Township of Rockaway at a duly convened meeting held on July 14, 2026, and adopted at a duly convened meeting held on August 18, 2026.


Adele Wadleigh, Acting Township Clerk


Joseph Jackson, Mayor


Howard Morrison, Council President

PURPOSE

The purpose of this Ordinance is to update the Rockaway Township Zoning Map so that it depicts the current locations and nominal designations of the various zones within Rockaway Township

