

**MINE HILL TOWNSHIP
ORDINANCE NO. 04-2026**

Notice is hereby given that the following ordinance was read by title for the second time and given a hearing at the meeting of the Township Council of Mine Hill Township, County of Morris, State of New Jersey, on April 16, 2026 and passed at final reading. This ordinance was approved and signed by Mayor Morris on April 16, 2026. Copies of said Ordinance are available on the Township's website at <https://ecode360.com/MI3185/documents/Ordinances> and in the office of the Township Clerk during regular office hours.

DATED: April 16, 2026

BY ORDER OF THE TOWNSHIP COUNCIL
Marcia H. Istvan, Township Clerk

**AN ORDINANCE AMENDING CHAPTER 310 OF THE REVISED GENERAL ORDINANCES
OF MINE HILL TOWNSHIP AND PROVIDING EXCEPTIONS TO LIMITATIONS
ON THE EXPANSION ON NONCONFORMING LOTS IN THE TOWNSHIP LAND USE ORDINANCE**

BE IT ORDAINED, by the Township Council of Mine Hill Township, in the County of Morris, and State of New Jersey as follows:

SECTION 1. Chapter 310 of the Revised General Ordinances of Mine Hill Township, Section 310-164 entitled "Nonconforming lots", shall be amended to read in its entirety as follows:

§ 310-164 **Nonconforming lots.**

A. Any isolated parcel of land which existed prior to the adoption of land use regulations in the Township governing lot size, or for which subdivision approval was granted by a municipal agency prior to the effective date of this chapter, may be used for any purpose permitted in the zone, provided that building setbacks for that zone can be met.

B. To expand or improve any existing residence in any zone or any existing nonconforming lot on which a residence now exists or a building permit has been issued prior to the date of adoption of this chapter, the applicant must meet setback requirements of the zone in which the building is located unless one of the following exceptions applies:

1. In all existing residences which encroach upon minimum setback requirements for side and rear yards, second story additions shall be allowed if those setback requirements are not more than 30% from requirements for each residential district. In addition, such expansions shall not exceed the square footage of the first floor.
2. Existing conforming one-family use may extend to the 35' height limitation, the front yard setback notwithstanding. The new structure must conform to the minimum side and rear setbacks and may not exceed the existing front yard setback of the dwelling.

Section 2. This Ordinance may be renumbered for codification purposes.

Section 3. All Ordinances of Mine Hill Township which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

Section 4. If any 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.

Section 5. This Ordinance shall take effect upon final publication and in accordance with law.