

# **Table of Contents**

## **PART A. ZONING**

### **CHAPTER 1. PRACTICE OVERVIEW: ZONING**

- § 1:1 Form versus substance
- § 1:2 Client interview
- § 1:3 Twenty first century land use and planning
- § 1:4 Posture of the case
- § 1:5 Applicable law
- § 1:6 Hearing
- § 1:7 Appeal to the courts

### **CHAPTER 2. LAND USE CONTROL IN CONTEXT**

- § 2:1 Concept of private property
- § 2:2 Correcting aberrant decisions: common law nuisance
- § 2:3 Preventing aberrant private decisions: restrictive covenants and equitable servitudes
  - § 2:4 —Restrictive covenants and property tax assessments
  - § 2:5 Standard State Zoning Enabling Act
  - § 2:6 Supreme Court toleration of regulatory interference
  - § 2:7 Unaffordable housing: zoning out of control
  - § 2:8 Nonzoning in America: proposals for change
  - § 2:9 —Increased judicial scrutiny of zoning decisions
  - § 2:10 —Streamlining the zoning process
  - § 2:11 —Redrafting the enabling act
  - § 2:12 —Proposed model state land use enabling statute
  - § 2:13 —Performance zoning

### **CHAPTER 3. MAKEUP OF A TYPICAL ZONING ORDINANCE**

- § 3:1 Content of zoning ordinances
- § 3:2 Subjects of regulation
  - § 3:3 —Use
  - § 3:4 —Height and bulk
  - § 3:5 —Height and the regulation of communication reception devices
  - § 3:6 —Setbacks and yards

- § 3:7 —Flood plains
- § 3:8 —Size of lots
- § 3:9 —Parking
- § 3:10 —Signs
- § 3:11 —Home occupations
- § 3:12 —Public regulation
- § 3:13 —Private restrictive covenants and home occupations
- § 3:14 —Child care
- § 3:15 —Road frontage
- § 3:16 Methods of regulation
- § 3:17 —Performance standards, including floor-area ratio
- § 3:18 —Exclusive industrial zones
- § 3:19 —Interim zoning—holding zones
- § 3:20 —Overlay zones
- § 3:21 —Planned unit development
- § 3:22 —Municipal annexation
- § 3:23 Ordinance administration and enforcement

## **CHAPTER 4. RELEVANT DECISION-MAKING BODIES**

- § 4:1 Generally
- § 4:2 Local planning commissions
- § 4:3 —Functions
- § 4:4 —Personnel
- § 4:5 Local planning commissions and other representatives—Disqualification for conflict of interest
- § 4:6 Local planning commissions—Legal effect of planning commission action
- § 4:7 —Sunshine laws
- § 4:8 County, state, and regional planning bodies
- § 4:9 —County planning
- § 4:10 —State and regional planning
- § 4:11 —Geographic scope
- § 4:12 —Legal scope of planning bodies
- § 4:13 —Legal challenges
- § 4:14 Board of zoning appeals
- § 4:15 —Functions
- § 4:16 —Personnel
- § 4:17 —Legal effect of board actions
- § 4:18 Local legislature
- § 4:19 —Delegation of authority to administrative bodies
- § 4:20 —Delegation to neighboring owners
- § 4:21 State zoning bodies
- § 4:22 Special purpose zoning authority

TABLE OF CONTENTS

- § 4:23 —Protecting coastal zones
- § 4:24 Electorate
- § 4:25 —Zoning or rezoning by initiative
- § 4:26 —Review of legislative decisions by referenda

## CHAPTER 5. ZONING OBJECTIVES AND METHODS

- § 5:1 Legitimate and illegitimate reaches of police power
- § 5:2 Health and safety
- § 5:3 —Flood plain zoning
- § 5:4 —Fire safety
- § 5:5 —Traffic congestion
- § 5:6 —Density
- § 5:7 Welfare
- § 5:8 —General welfare of municipality
- § 5:9 —Expanded concepts of general welfare (to areas outside municipality)
- § 5:10 —General welfare and rent control
- § 5:11 Preservation of property values or neighborhood character
  - § 5:12 —Minimum lot size
  - § 5:13 —Minimum and maximum building size
  - § 5:14 —Express exclusion of manufactured housing
  - § 5:15 —Manufactured home park closures
  - § 5:16 —Express exclusion of apartments or condominiums
  - § 5:17 —Limitations on single-family use
  - § 5:18 Local land use regulation and Airbnb and short term rentals
  - § 5:19 Preservation of property values or neighborhood character—Limitations on single-family use—Group homes and “quasi-family” uses
    - § 5:20 ——Group homes and the Fair Housing Act
    - § 5:21 ——Neighborhood opposition to group homes, First Amendment and Fair Housing Act considerations
    - § 5:22 ——Accessory apartments
    - § 5:23 —Review of architectural design
    - § 5:24 —Special case of historic preservation
    - § 5:25 —Sign controls
    - § 5:26 —Newspack displays
    - § 5:27 Growth and density controls
    - § 5:28 —Permit or public facility moratoria
    - § 5:29 —Timing or staged development regulation
    - § 5:30 —Permit quotas
    - § 5:31 —Compensable land use regulation; transfer development rights
    - § 5:32 —Inclusionary zoning

- § 5:33      Fiscal zoning; exclusion of expensive uses
- § 5:34      —Downzoning in anticipation of public acquisition
- § 5:35      ——Related issue of condemnation blight
- § 5:36      ——Alternative actions for recovery
- § 5:37      ——Recoverable losses
- § 5:38      —Zoning for economic growth; enterprise zones
- § 5:39      —Restraint on competition
- § 5:40      Preservation of environmental amenities
- § 5:41      —Farmland preservation
- § 5:42      —Open space and wetlands preservation
- § 5:43      ——State open space and wetland taking claims
- § 5:44      ——Wetlands regulation and the Claims Court—generally
- § 5:45      ——Claims Court assessment of regulatory means and end
- § 5:46      ——Claims Court assessment of economic viability
- § 5:47      ——Tree and vegetation preservation
- § 5:48      —Cluster zoning
- § 5:49      —Elimination of nonconforming uses
- § 5:50      ——Activities which qualify as nonconforming uses
- § 5:51      ——Repair
- § 5:52      ——Change in use
- § 5:53      ——Abusive administrative delay
- § 5:54      ——Abandonment
- § 5:55      ——Amortization
- § 5:56      —Solid waste management plans
- § 5:57      ——Effect of the Commerce Clause on transportation of waste
- § 5:58      —Endangered Species Act
- § 5:59      ——Endangered Species Act and private land use activity
- § 5:60      Alternative energy
- § 5:61      Conflicts in zoning and private restrictive covenants
- § 5:62      —Application of concurrent zoning and private restrictions
- § 5:63      —State abrogation of private restrictions
- § 5:64      —“Reasonableness” limitation on application of private restrictive covenants

## **CHAPTER 6. ADMINISTRATIVE AND LEGISLATIVE ZONING ACTIONS**

- § 6:1      Right to participate in administrative or legislative process
- § 6:2      Necessity of notice and opportunity to be heard
- § 6:3      —Sufficiency of notice
- § 6:4      —Sufficiency of hearing

TABLE OF CONTENTS

- § 6:5 —Multiple hearings
- § 6:6 —Right to cross-examine witnesses
- § 6:7 Area and use variances
- § 6:8 —Practical difficulty
- § 6:9 —Unnecessary hardship
- § 6:10 —Effect on neighboring property
- § 6:11 —Conditional grant of variance
- § 6:12 —Temporary variances (conditions as to time)
- § 6:13 Special exception (conditional use)
- § 6:14 Legislative zone amendments
- § 6:15 —Pending ordinance doctrine
- § 6:16 —Retroactive effect of zone amendments on pending permit applications
- § 6:17 Jurisdictional disputes
- § 6:18 —Between a municipality and another governmental entity
- § 6:19 —Within municipalities—between administrative and legislative bodies

# Table of Contents

## PART A. ZONING (CONTINUED)

### CHAPTER 7. ZONING LITIGATION

- § 7:1 Procedural considerations
- § 7:2 —Exhaustion of remedies
- § 7:3 ——Legislative vs. administrative remedies
- § 7:4 ——Prior to civil rights action
- § 7:5 ——Different finality requirements for substantive due process and taking actions
- § 7:6 ——Related doctrine of abstention
- § 7:7 ——Prior to direct constitutional attack
- § 7:8 —Standing
- § 7:9 ——Right to represent housing consumers
- § 7:10 ——In federal court
- § 7:11 ——In state court
- § 7:12 —Ripeness
- § 7:13 —Finality requirement
- § 7:14 —Denial of just compensation requirement
- § 7:15 ——Different ripeness requirements for different causes of action—The First Amendment and RLUIPA
- § 7:16 Substantive considerations
- § 7:17 The Supreme Court’s three big questions: What is property? When is it taken? How much, if any, compensation is due?
- § 7:18 Denial of due process—Defective proceedings below
- § 7:19 ——Inadequate rational basis—Illegitimate regulatory end
- § 7:20 ——Irrational application of zoning classification—Substantive due process and taking admixture
- § 7:21 ——Eminent domain and “public use”
- § 7:22 ——Substantive due process and taking admixture—Appellate court review of “as applied” challenges
- § 7:23 —Regulatory takings
- § 7:24 ——Economic viability—Interference with reasonable investment-backed expectations
- § 7:25 ——Partial takings
- § 7:26 ——Involving physical occupancy
- § 7:27 ——“Rough proportionality”—Nexus between landowner activity and regulatory need

- § 7:28 ——The special problem of legislative exactions
- § 7:29 ——State and federal taking legislation
- § 7:30 ——Denial of equal protection—Nonuniform treatment
- § 7:31 ——Explicit racial intent
- § 7:32 ——Discriminatory intent vs. discriminatory effect or impact
- § 7:33 ——Exclusion of low- and moderate-income housing—*Mt. Laurel*
- § 7:34 ——Exclusion on the basis of age
- § 7:35 ——Fair Housing Amendments Act of 1988
- § 7:36 ——Fair Housing Act and handicapped
- § 7:37 ——Americans with Disabilities Act of 1990
- § 7:38 ——Regulation of public entities
- § 7:39 ——Existing facilities
- § 7:40 ——New construction and alterations to existing facilities
- § 7:41 ——Compliance procedures
- § 7:42 ——Regulation of private entities
- § 7:43 ——Existing facilities
- § 7:44 ——New construction
- § 7:45 ——Alterations to existing facilities
- § 7:46 ——Compliance procedures
- § 7:47 ——Exclusion on the basis of marital status
- § 7:48 ——Infringement of civil liberties
- § 7:49 ——Zoning and free speech
- § 7:50 Regulating Homeless encampments—An 8<sup>th</sup> amendment violation?—The characterization of police power ordinances regulating homeless encampments on public property as invalid impositions of cruel and unusual punishment where no adequate shelters exist for every homeless person who needs one
- § 7:51 Denial of due process—Defective proceeding below—Infringement of civil liberties—Zoning, free speech, prior restraint, adult and other institutional uses
- § 7:52 —Defective proceedings below—Infringement of civil liberties—Zoning and the religious use
- § 7:53 ——Religious use of public property
- § 7:54 ——Antitrust actions
- § 7:55 ——Zoning estoppel
- § 7:56 Remedies
- § 7:57 —Injunctive relief
- § 7:58 —Declaratory judgment
- § 7:59 —Mandamus
- § 7:60 —Damages for regulatory taking—Immunity principles
- § 7:61 ——Governmental immunity from damages awards
- § 7:62 ——Calculation of interim and permanent damages

## TABLE OF CONTENTS

- § 7:63 ——immunity principles—Calculation of interim and permanent damages—Difference between substantive due process and taking damages
- § 7:64 ——Related civil rights actions
- § 7:65 ——Immunity principles—Related civil rights actions—Jury and land-use litigation
- § 7:66 ——Attorney's fees under the Civil Rights Act
- § 7:67 ——Recovery for frivolous neighbor litigation
- § 7:68 ——“SLAPP” suits

## **PART B. SUBDIVISION CONTROL**

### **CHAPTER 8. PRACTICE OVERVIEW: SUBDIVISION CONTROL**

- § 8:1 Client interview
- § 8:2 Hearing
- § 8:3 Applicable law

### **CHAPTER 9. SCOPE OF SUBDIVISION CONTROL**

- § 9:1 Statutory definitions of subdivisions
- § 9:2 Vertical subdivisions: condominiums and cooperatives
- § 9:3 Overview of the subdivision process

### **CHAPTER 10. BASIC STRUCTURE OF SUBDIVISION CONTROL**

- § 10:1 Submission of preliminary plat to planning commission
- § 10:2 Consistency with planning requirements
- § 10:3 Compliance with zoning
- § 10:4 Review and comment by utility and other service providers
- § 10:5 Imposition of design conditions on subdivision approval
- § 10:6 Imposition of design conditions on site plan approval
- § 10:7 Statutory timetable for preliminary plat review
- § 10:8 Approval or disapproval of preliminary plat
- § 10:9 —Common statutory standards
- § 10:10 —Appeal to legislative body or court
- § 10:11 Construction of subdivision improvements; performance bond
- § 10:12 Binding effect of preliminary plat approval during specified time limit
- § 10:13 Submission of final plat to local legislative body
- § 10:14 Dedication of public improvements

§ 10:15 Recordation

## **CHAPTER 11. OBJECTIVES OF SUBDIVISION CONTROL**

- § 11:1 Promotion of accurate land titles
- § 11:2 Coordination of streets
- § 11:3 —Relationship to official map
- § 11:4 —Compensation for official map designations
- § 11:5 Statutory authority pertaining to on-site improvements
- § 11:6 Statutory authority pertaining to off-site dedications or exactions
- § 11:7 Judicial standards for reviewing dedications or exactions
- § 11:8 Constitutional limits to dedications or exactions
- § 11:9 Developer recoupment of external benefits on surrounding landowners (reimbursement agreements)
- § 11:10 Duress as defense to dedication or exaction requirements
- § 11:11 General construction taxes
- § 11:12 —Linkage of development to social goals
- § 11:13 Development agreements

## **CHAPTER 12. FAILURE TO COMPLY WITH SUBDIVISION CONTROLS**

- § 12:1 Prohibited transactions
- § 12:2 Remedies available to local government
- § 12:3 Remedies available to lot purchasers
- § 12:4 Remedies available to neighbors

## **CHAPTER 13. MUNICIPAL DUTY TO PROVIDE SERVICE TO NEW SUBDIVISIONS**

- § 13:1 Furnishing equal services
- § 13:2 Refusal to provide services
- § 13:3 Ability of landowner to compel services
- § 13:4 Ability of landowner to recover damages for service refusal
- § 13:5 Ability of municipality to compel connection to services
- § 13:6 Benefit assessment districts

## **PART C. LAND USE PLANNING**

### **CHAPTER 14. PRACTICE OVERVIEW: LAND USE PLANNING**

- § 14:1 Client interview

## TABLE OF CONTENTS

§ 14:2 Challenging validity of plan

## CHAPTER 15. PLANNING THEORY

- § 15:1 Evolution of planning—Methods and objectives
- § 15:2 Planning's reliance on adequate information
- § 15:3 Planning traditional towns for the twenty-first century

## CHAPTER 16. ADOPTION OF COMPREHENSIVE PLAN

- § 16:1 Formulation of goals and plan for implementation
- § 16:2 Elements of a comprehensive plan
- § 16:3 Mandatory state planning requirements
- § 16:4 Procedure for plan adoption
- § 16:5 Plans for implementation
- § 16:6 Restrictions on plan amendments
- § 16:7 Judicial review of planning
- § 16:8 —Standing
- § 16:9 —Plan designations as form of “regulatory taking”
- § 16:10 —Mandamus review of planning actions

## CHAPTER 17. LEGAL SIGNIFICANCE OF PLANNING

- § 17:1 Advisory only
- § 17:2 Plan as evidentiary support for other land use controls
- § 17:3 Cases finding planning to be insufficient evidentiary support
- § 17:4 Consistency with planning—Judicial view
- § 17:5 —Statutory duties

**Table of Laws and Rules**

**Table of Cases**

**Index**