Table of Contents

Volume 1

CHAPTER 1. INTRODUCTION: PUBLIC CONTROL OF PRIVATE LAND

I. OVERVIEW OF TREATISE

§ 1:1 Scope of treatise; arrangement of sections

II. INTRODUCTION

§ 1:2 Public control of private land
§ 1:3 Historical development

III. PLANNING

§ 1:4 Planning defined
§ 1:5 The development of urban planning; the early years
§ 1:6 The Sanitary Reform Movement
§ 1:7 The "City Beautiful" movement
§ 1:8 The "City Practical" period
§ 1:9 Planning during the 1930's
§ 1:10 Contemporary urban planning

IV. THE LEGAL CONTEXT OF EARLY COMPREHENSIVE ZONING

§ 1:11 Determination of validity—Generally
§ 1:12 —Early zoning
§ 1:13 Common law nuisance
§ 1:14 Restrictive covenants
§ 1:15 Eminent domain
§ 1:16 The police power

V. IMPLEMENTING PLANS FOR COMMUNITY DEVELOPMENT

§ 1:17 Generally
§ 1:18 Zoning defined
§ 1:19 Development of zoning
§ 1:20 Subdivision control; definition and development
§ 1:21 Official maps; definition and development
§ 1:22 Other devices for controlling the use of land

Appendix 1A. Standard City Planning Enabling Act
Appendix 1B. Standard State Zoning Enabling Act
Appendix 1C. ABA Model Land Development Code

CHAPTER 2. AUTHORITY TO ENACT LAND USE REGULATIONS

I. INTRODUCTION

§ 2:1 Nature and source of the power to zone

II. STATE ZONING POWER

§ 2:2 Effect of state constitutions
§ 2:3 State guidelines for local regulation

III. MUNICIPAL ZONING POWER; HOME RULE

§ 2:4 Generally
§ 2:5 Inherent home-rule powers
§ 2:6 Constitutional home-rule powers
§ 2:7 Legislative home-rule powers
§ 2:8 Municipal charters

IV. DELEGATION OF POWER; THE ENABLING ACTS

§ 2:9 Authority to delegate
§ 2:10 General delegation of power
§ 2:11 The Standard State Zoning Enabling Act
§ 2:12 The grant of power
§ 2:13 —Districts
§ 2:14 —Purposes
§ 2:15 —Adoption, amendment, and repeal
§ 2:16 —Administration; board of adjustment
§ 2:17 —Remedies
§ 2:18 —Conflicts
§ 2:19 Fragmentation of power

V. EARLY ZONING RESTRICTIONS—JUDICIAL APPRAISAL

§ 2:20 The first comprehensive zoning ordinances
§ 2:21 The early state decisions
§ 2:22 *Village of Euclid v. Ambler Realty Company*
§ 2:23 *Nectow v. City of Cambridge*
§ 2:24 Comprehensive zoning after Euclid and *Nectow*
§ 2:25 Constitutionality of new regulations applied to specific property
§ 2:26 The intersection of constitutional litigation and community planning

CHAPTER 3. INTERJURISDICTIONAL DYNAMICS IN LAND USE CONTROL

§ 3:1 Introduction
§ 3:2 Federal role in land use planning and zoning
§ 3:2.10 The Fire Island National Seashore Act of 1964
§ 3:3 The Coastal Zone Management Act of 1972
§ 3:3.10 The Endangered Species Act of 1973
§ 3:4 American with Disabilities Act of 1990
§ 3:5 Federal Fair Housing Act and the Fair Housing Act Amendments of 1988
§ 3:6 The Telecommunication Act of 1996
§ 3:7 The Religious Land Use and Institutionalized Person Act of 2000
§ 3:8 Disaster Mitigation Act of 2000
§ 3:8.10 Energy Policy Act of 2005
§ 3:9 State role in planning
§ 3:10 Interstate planning compacts
§ 3:11 Regional planning

CHAPTER 3A. SUNSHINE ACTS: OPEN MEETINGS AND FREEDOM OF INFORMATION LAWS

I. INTRODUCTION

§ 3A:1 Importance of Sunshine Acts to land use planning

II. OPEN MEETINGS LAWS

§ 3A:2 Open meetings laws, generally
§ 3A:3 Statutory construction of open meetings laws
§ 3A:4 Public policy of open meetings laws
§ 3A:5 Definition of a meeting
§ 3A:6 Quorum
§ 3A:7 Entities subject to open meetings laws
§ 3A:8 Notice of open meetings
§ 3A:9 Timing of meetings
§ 3A:10 Subject matter of meetings
§ 3A:11 Location of meetings
§ 3A:12 Public participation at meetings
§ 3A:13 Use of recording devices at meetings
§ 3A:14 Minutes of meetings
§ 3A:15 Voting at Open Meetings
§ 3A:16 Executive sessions
§ 3A:17 Enforcing open meetings laws
§ 3A:18 Cures for violations of open meetings laws
§ 3A:19 Defenses for Open Meetings violations
§ 3A:19.50 Remote participation and live-streaming public meetings

III. FREEDOM OF INFORMATION LAWS

§ 3A:20 Freedom of Information Laws, generally
§ 3A:21 Statutory construction of Freedom of Information Laws
§ 3A:22 Public policy of freedom of information laws
§ 3A:23 Entities subject to Freedom of Information Laws
§ 3A:24 Records subject to Freedom of Information Laws
§ 3A:25 Geographical Information System data and access to records
§ 3A:26 Records exempt from Freedom of Information Laws
§ 3A:27 Grounds for denying a Freedom of Information request
§ 3A:28 Requests and responding, generally
§ 3A:29 Access, storage, and fees for records disclosure
§ 3A:30 Appealing a denial of access
§ 3A:31 Defending a denial of access
§ 3A:32 Remedies for a wrongful denial of access

IV. SPECIAL CONSIDERATIONS

§ 3A:33 Use of social media in land use planning and decision-making

CHAPTER 4. PLAYERS IN THE LAND USE GAME

§ 4:1 Introduction
§ 4:2 Professional planners—Generally
§ 4:3 Regulation and certification of professional planners
§ 4:4 Professional planners—Training requirements
§ 4:5 Local legislative bodies—Generally
§ 4:6 Planning board and commission members
§ 4:7 Zoning boards of appeal and boards of adjustment members
§ 4:8 Required training for planning and zoning board members
§ 4:9 Building inspector
§ 4:10 Zoning administrator
§ 4:11 Other professionals

CHAPTER 5. MUNICIPAL PLANNING AND THE COMPREHENSIVE PLAN

§ 5:1 Introduction and history of comprehensive planning
§ 5:2 Requirement of a comprehensive plan as a prerequisite to zoning
§ 5:3 Planning agencies
§ 5:4 Authority of the planning board
§ 5:5 Planning procedures
§ 5:6 Elements of the comprehensive plan
§ 5:7 Agricultural element plans
§ 5:8 Community facilities element plans
§ 5:9 Economic development element plans
§ 5:10 Environmental conservation element plans

§ 5:11 Housing element plans
§ 5:12 Infrastructure element plans
§ 5:13 Land use element plans
§ 5:14 Safety element plans
§ 5:15 Transportation element plans
§ 5:16 Regional and state planning
§ 5:17 Subplans *[Reserved]*
§ 5:18 Comprehensive plan consistency
§ 5:19 Comprehensive plan implementation
§ 5:20 Amendment and review of the comprehensive plan
§ 5:21 Referenda *[Reserved]*
§ 5:22 Appeals
§ 5:23 Ethics

CHAPTER 6. ANNEXATION

§ 6:1 Annexation
§ 6:2 Annexation procedures
§ 6:3 Annexation; reasonableness
§ 6:4 Annexation; contiguous boundaries
§ 6:5 Annexation; urban areas
§ 6:6 Zoning annexed land
§ 6:7 Extraterritorial zoning
§ 6:8 Conflicting zoning jurisdictions

CHAPTER 6A. SPOT ZONING AND OTHER REZONING ISSUES

§ 6A:1 Spot zoning; generally
§ 6A:2 Spot zoning; size of rezoned property
§ 6A:3 Spot zoning; comprehensive plan consistency
§ 6A:4 Spot zoning; benefits to property owners and the general public
§ 6A:5 Spot zoning; consistency with surrounding uses
§ 6A:6 Spot zoning; standard of review and burden of proof
§ 6A:7 Reverse spot zoning
§ 6A:8 The change or mistake rule
§ 6A:9 Exceptions to the change or mistake rule
§ 6A:10 Variations of the change or mistake rule
§ 6A:11 Change or mistake; standard of review and burden of proof
§ 6A:12 Changed circumstances
§ 6A:13 Zoning mistakes

CHAPTER 7. THE LEGITIMATE OBJECTIVES OF ZONING

I. INTRODUCTION

§ 7:1 The purpose of zoning regulation

§ 7:2 Legislative limitations; the enabling acts
§ 7:3 Constitutional limitations; the police power

II. OBJECTIVES ARTICULATED IN ENABLING LEGISLATION

A. HEALTH, SAFETY, AND MORALS

§ 7:4 Health, generally
§ 7:5 Health—Generally—Adequate light and air
§ 7:6 — —Overcrowding of land; undue concentration of population
§ 7:7 — —Adequate recreation
§ 7:8 Safety
§ 7:9 —To lessen congestion in the streets; traffic control
§ 7:10 To secure safety from fire, panic, and other dangers
§ 7:11 Morals
§ 7:12 Conserve the value of buildings; make the most appropriate use of land

B. GENERAL WELFARE; AESTHETICS

§ 7:13 Zoning for the general welfare
§ 7:14 Public funds; eminent domain
§ 7:15 Common-law nuisance
§ 7:16 Billboards as subject of general regulation
§ 7:17 Zoning ordinances, generally
§ 7:18 —Exclusion of certain uses
§ 7:19 Zoning ordinances—Generally—Setback requirements
§ 7:20 — —Lot area regulations
§ 7:21 — —Floor space regulations
§ 7:22 Restrictions based upon aesthetics alone
§ 7:23 Aesthetics as an allowable secondary purpose
§ 7:24 Aesthetics and property values
§ 7:25 Aesthetic purpose and balancing interests

C. GENERAL WELFARE; MISCELLANEOUS OBJECTIVES

§ 7:26 Preservation of character of neighborhood
§ 7:27 Zoning to insure adequate governmental services
§ 7:28 Zoning to regulate competition
§ 7:29 —Antitrust liability
§ 7:30 Zoning to increase or maintain tax revenues
§ 7:31 Zoning to minimize condemnation costs
§ 7:32 Zoning to promote economy in government
§ 7:33 Zoning to conserve natural resources
§ 7:34 Zoning to quiet protest or prevent disturbance

CHAPTER 8. LEGISLATIVE LIMITATIONS AND THE ENACTMENT, AMENDMENT, AND REPEAL OF ZONING ORDINANCES

I. PROCEDURAL LIMITATIONS ON MUNICIPAL ZONING POWER, IN GENERAL

§ 8:1 Judicial attitude, generally
§ 8:2 Patterns of enabling legislation
§ 8:3 Mandatory requirements
§ 8:4 Directory or discretionary requirements

II. COMPLIANCE WITH PROCEDURAL REQUIREMENTS

§ 8:5 Strict compliance
§ 8:6 Substantial compliance
§ 8:7 Prejudice
§ 8:8 Waiver; delay

III. PRELIMINARY PLANNING

§ 8:9 Zoning commission
§ 8:10 Planning boards

IV. NOTICE AND HEARING

§ 8:11 Notice and hearing, generally
§ 8:12 Timeliness of notice
§ 8:13 Publication or service of notice
§ 8:14 Contents of notice
§ 8:15 Necessity for a second hearing
§ 8:16 Nature of hearing
§ 8:17 —Public hearing; executive session

V. FINAL LEGISLATIVE ACTION

§ 8:18 Voting requirements
§ 8:19 Entry in minutes
§ 8:20 Publication, posting, and personal service
§ 8:21 Miscellaneous legislative errors or omissions

VI. AMENDMENT AND REPEAL

§ 8:22 Amendment and repeal, generally
§ 8:23 Power to amend
§ 8:24 Limitations on power to amend; reliance on existing zoning regulations
§ 8:25 Reconsideration of legislative action
§ 8:26 Miscellaneous limitations

§ 8:27 Amendment procedure
§ 8:28 —Planning review
§ 8:29 Application for zone change
§ 8:30 Protest petitions
§ 8:31 —Time, place, and form
§ 8:32 —Computing the requisite number of signers
§ 8:33 Consent requirements
§ 8:34 Repeal

CHAPTER 9. TYPES OF ZONING REGULATION

I. INTRODUCTION

§ 9:1 General description

II. DISTRICTS AND BOUNDARY LINES

§ 9:2 Zoning districts, generally
§ 9:3 Zoning maps
§ 9:4 District boundary lines—Legislative discretion
§ 9:5 — —Certainty
§ 9:6 — —Streets and alleys
§ 9:7 — —Construction
§ 9:8 Boundary lines between unlike districts
§ 9:9 Boundary lines separating like areas
§ 9:10 Districts abutting municipal borders
§ 9:11 Buffer districts
§ 9:12 Split lots
§ 9:13 Shorelines and underwater land

III. GENERAL CHARACTERISTICS OF ZONING ORDINANCES

§ 9:14 Cumulative zoning ordinances
§ 9:15 Exclusive zoning
§ 9:16 Prohibition of uses
§ 9:17 Devices employed to make zoning more flexible, generally
§ 9:18 Special permit
§ 9:19 Exceptions
§ 9:20 Conditional zoning
§ 9:21 Contract zoning
§ 9:22 —Statutory authority
§ 9:23 Incentive zoning
§ 9:23.10 Uniformity

IV. USE RESTRICTIONS

A. RESIDENTIAL DISTRICTS

§ 9:24 Residential districts, generally

§ 9:25 —Exclusion of industrial uses
§ 9:26 —Exclusion of commercial uses
§ 9:27 —Exclusion of access routes
§ 9:28 —Accessory uses
§ 9:29 Single family districts, generally
§ 9:30 Family defined; unrelated persons
§ 9:31 Group homes, generally
§ 9:32 —The federal Fair Housing Act Amendments of 1988
§ 9:33 —The Americans with Disabilities Act
§ 9:34 —Foster homes
§ 9:35 —Children in need of supervision
§ 9:36 —Rehabilitation centers—Halfway houses
§ 9:37 —Developmentally disabled persons
§ 9:38 —Fraternities and similar uses
§ 9:39 —Facilities for servants and guests
§ 9:40 —Rentals
§ 9:41 —Exclusion of apartments
§ 9:42 Multiple-residence districts

B. COMMERCIAL USE DISTRICTS

§ 9:43 Generally
§ 9:44 Exclusion of residential uses
§ 9:45 Accessory uses

C. INDUSTRIAL USE DISTRICTS

§ 9:46 Generally
§ 9:47 Performance standards

D. AGRICULTURAL DISTRICTS

§ 9:48 Rural zoning, generally
§ 9:49 Agricultural uses and districts

E. MISCELLANEOUS USE DISTRICTS

§ 9:50 Solar access
§ 9:51 Wind power
§ 9:52 Offstreet parking, generally
§ 9:53 Offstreet parking—Generally—Offsite parking space
§ 9:54 — —Construction; administrative application
§ 9:55 — —Variances

V. HEIGHT, BULK, AND AREA RESTRICTIONS

§ 9:56 Generally
§ 9:57 Height regulations
§ 9:58 Setback regulations
§ 9:59 —Variances
§ 9:60 Yard regulations

§ 9:61 Corner lots, through lots, and lots with special characteristics
§ 9:62 Encroachment—Porches, eaves, steps, etc.
§ 9:63 — —Fences and walls
§ 9:64 —Porches, eaves, steps, etc—Accessory buildings
§ 9:65 Encroachment: porches, eaves, steps, etc—Parking and storage of motor vehicles
§ 9:66 Lot area regulations
§ 9:67 Frontage regulations
§ 9:68 Substandard lots
§ 9:69 —Common ownership of adjacent lots
§ 9:70 —Checkerboarding
§ 9:71 Lot coverage regulations
§ 9:72 Area requirements for dwelling units
§ 9:73 Floor area regulations
§ 9:73.50 Property maintenance regulations

VI. CONTROL OF EXTERIOR DESIGN

§ 9:74 Regulations, generally
§ 9:75 Design controls in and around public parks and boulevards
§ 9:76 Community-wide design controls; the patterns of regulation
§ 9:77 Validity of community-wide controls—The police power
§ 9:78 — —The enabling acts
§ 9:79 — —Standards of design

VII. THE FLOATING ZONE

§ 9:80 The floating zone
§ 9:81 Judicial review of the floating zone technique
§ 9:82 Judicial review of the floating zone standards

Volume 2

CHAPTER 10. METROPOLITAN AND REGIONAL PLANNING

I. INTRODUCTION

§ 10:1 Metropolitan and regional planning, generally
§ 10:2 Definitions
§ 10:3 Development

II. ESTABLISHMENT AND ORGANIZATION

§ 10:4 Establishment of regional boards and commissions; the enabling acts
§ 10:5 Membership; qualifications; terms of office
§ 10:6 Organization; staff

§ 10:7 Meetings; rules; records
§ 10:8 Finance; compensation

III. POWERS AND DUTIES

§ 10:9 Generally
§ 10:10 Research; technical services
§ 10:11 Preparation of regional plan
§ 10:12 Adoption of plan; effect of adoption
§ 10:13 Review of municipal planning decisions
§ 10:14 Zoning decisions
§ 10:15 Municipal cooperation; subdivision control

CHAPTER 11. INITIATIVE AND REFERENDUM

I. ZONING INITIATIVE AND REFERENDUM

§ 11:1 Zoning initiative and referendum generally
§ 11:2 Origins of initiative and referendum
§ 11:3 Initiative and referendum defined
§ 11:4 Initiative
§ 11:5 Referendum

II. LEGAL TRENDS

§ 11:6 General issues
§ 11:7 Due process/equal protection
§ 11:8 Legislative/administrative distinction
§ 11:9 Legislative
§ 11:10 Administrative
§ 11:11 Fatal procedural/technical defects of zoning initiative and referendum
§ 11:12 The voting pool
§ 11:13 The physical ballot and its filing
§ 11:14 The single subject rule
§ 11:15 Overview of substantive flaws
§ 11:16 Violation of statutory law
§ 11:17 The use of excessive legislative authority
§ 11:18 Quasi-judicial actions

III. OTHER LAND USE LAW RELATED INITIATIVES

§ 11:19 Pro-growth v. no-growth
§ 11:20 Property rights/takings

CHAPTER 12. NONCONFORMING USES

§ 12:1 Generally
§ 12:2 State law nonconforming use requirements
§ 12:3 Registration

§ 12:4 Police power regulations
§ 12:5 Standard of review; burden of proof
§ 12:6 Substantial evidence
§ 12:7 Strict construction
§ 12:8 Appeals
§ 12:9 Municipal estoppel
§ 12:10 Vested rights
§ 12:11 Nonconforming structures
§ 12:12 Substandard lots
§ 12:13 Scope of property within nonconforming use
§ 12:14 Due process and equal protection
§ 12:15 Retroactive zoning; takings
§ 12:16 Requirement of preexisting use
§ 12:17 Requirement of lawful prior use
§ 12:18 Change of nonconforming use
§ 12:19 Expansion of nonconforming use
§ 12:20 Damage and reconstruction
§ 12:21 Remedies for illegal change, expansion, or reconstruction
§ 12:22 Abandonment and discontinuance
§ 12:23 Amortization
§ 12:24 Termination

CHAPTER 13. VARIANCES

§ 13:1 Variances generally
§ 13:2 Variances distinguished from special permits, conditional uses, PUDs, and nonconforming uses
§ 13:3 Statutory variance provisions
§ 13:4 Authority to grant variances
§ 13:5 Standard of review and burden of proof
§ 13:6 Substantial evidence and “dollars and cents” proof
§ 13:7 Procedural requirements
§ 13:8 Appeals
§ 13:9 Use and area variances
§ 13:10 Unnecessary hardship
§ 13:11 Practical difficulties
§ 13:12 Inherently beneficial uses
§ 13:13 Variance factors—Reasonable use
§ 13:14 —Unique circumstances
§ 13:15 —Personal hardship
§ 13:16 —Self-created hardship
§ 13:17 —Size of the variance
§ 13:18 —Minimum variance necessary
§ 13:19 —Nonconformance
§ 13:20 —Alternatives to the variance
§ 13:21 —Public interest and neighborhood impacts
§ 13:22 —Consistency with the spirit of the zoning ordinance and comprehensive plan
§ 13:23 Subdivision variances

§ 13:24 Variance conditions
§ 13:25 Variance expiration
§ 13:26 Inconsistency in granting and denying variances
§ 13:27 Takings

CHAPTER 14. SPECIAL AND CONDITIONAL USE PERMITS

§ 14:1 Special use permits, generally
§ 14:2 Enabling legislation
§ 14:3 Constitutional issues
§ 14:4 Special use permit procedures
§ 14:5 Delegation of special permit authority
§ 14:6 Burden of proof; substantial evidence
§ 14:7 Legislative special permits
§ 14:8 Uses eligible for special permit approval
§ 14:9 Special permit criteria, generally
§ 14:10 Neighborhood harmony criteria
§ 14:11 Public need criteria
§ 14:12 Comprehensive plan criteria
§ 14:13 Health and safety criteria
§ 14:14 Traffic and congestion criteria
§ 14:15 Infrastructure criteria
§ 14:16 Environmental criteria
§ 14:17 Special permit conditions
§ 14:18 Subsequent permit applications and amendments
§ 14:19 Revocation

CHAPTER 15. SUBSTANTIVE DUE PROCESS AND EQUAL PROTECTION

I. SUBSTANTIVE DUE PROCESS AND EQUAL PROTECTION, GENERALLY

§ 15:1 Constitutional zoning issues, generally; standards of review
§ 15:2 Substantive due process, generally
§ 15:3 Federal court review of substantive due process claims
§ 15:4 Equal protection—Rational basis review
§ 15:5 Equal Protection—Variations on the rational basis test
§ 15:6 Equal protection—Suspect and quasi-suspect classifications meriting heightened scrutiny
§ 15:7 Federal court ripeness requirements for substantive due process and rational basis equal protection claims

II. PRESUMPTIONS, BURDENS OF PROOF, AND STANDARDS OF PROOF

§ 15:8 The presumption of constitutionality
§ 15:9 Modifications of the presumption of constitutionality

§ 15:10 Burden of proof; standards of proof; quality of proof

III. FACTORS RELEVANT TO SUBSTANTIVE DUE PROCESS CHALLENGES

§ 15:11 Factors relevant to determining whether a regulation is arbitrary and unreasonable

CHAPTER 16. TAKINGS

§ 16:1 Takings—History and constitutional basis
§ 16:2 Comparison of federal and state takings clauses
§ 16:3 Inverse condemnation
§ 16:4 Protected property interests
§ 16:5 Causation
§ 16:6 Physical takings
§ 16:7 Total takings
§ 16:8 Exactions generally
§ 16:9 Exactions—Essential nexus
§ 16:10 —Rough proportionality
§ 16:11 —Impact fees
§ 16:12 The Penn Central takings test
§ 16:13 Penn Central—Economic impact of regulation
§ 16:14 —Investment-backed expectations
§ 16:15 —Character of government action
§ 16:16 The total parcel rule
§ 16:17 Temporary regulatory takings
§ 16:18 Ripeness
§ 16:19 Regulatory takings compensation statutes
§ 16:20 Judicial takings
§ 16:21 Equity takings

CHAPTER 17. EMINENT DOMAIN

§ 17:1 Eminent domain; Constitutional considerations
§ 17:2 Delegation of the power
§ 17:3 Property Subject to Condemnation
§ 17:4 Supreme Court Jurisprudence
§ 17:5 The public use requirement; generally
§ 17:6 State court decisions interpreting the Public Use requirement narrowly
§ 17:7 Economic development as a public purpose
§ 17:8 Pretextual public purposes and private benefits
§ 17:9 Other instances of condemnations made in bad faith
§ 17:10 Statutory necessity requirements
§ 17:11 Condemnation proceedings; generally
§ 17:12 Pre-condemnation negotiation for purchase
§ 17:13 Resolution of necessity
§ 17:14 Inverse condemnation
§ 17:15 Quick-take condemnation procedures

§ 17:16 Federal condemnation proceedings
§ 17:17 Just compensation; valuation
§ 17:18 Post-*Kelo* eminent domain reforms; generally
§ 17:19 Laws restricting the definition of "public use" or prohibiting takings for economic development
§ 17:20 Laws modifying the application of eminent domain to blighted properties
§ 17:21 Laws strengthening various procedural requirements
§ 17:22 Laws specifying the definition of "just compensation" as greater than fair-market value
§ 17:23 Condemnation of "Underwater" Mortgages
§ 17:24 Application of the Fair Housing Act to Redevelopment

Volume 3

CHAPTER 18. THE REGULATION OF SPECIFIC USES

I. AIRPORT ZONING

§ 18:1 Airport zoning—Generally
§ 18:2 —Federal preemption
§ 18:3 —Enabling acts
§ 18:4 —Constitutionality; takings
§ 18:5 Condemnation of flight hazards
§ 18:6 Zoning to exclude airports
§ 18:7 Heliports

II. REGULATION OF ANIMALS

§ 18:8 Animals—Dogs and cats
§ 18:9 —Pet pigs
§ 18:10 —Pet chickens
§ 18:11 —Animal hospitals and shelters
§ 18:12 —Miscellaneous and exotic pets
§ 18:13 —Pigeons

III. REGULATION OF MISCELLANEOUS OTHER USES (A THROUGH G)

§ 18:14 Auction houses
§ 18:15 Beaches; public and private
§ 18:16 Billiard rooms
§ 18:16.50 Shooting ranges
§ 18:17 Bowling alleys
§ 18:18 Campgrounds
§ 18:19 Cemeteries
§ 18:20 Cybercafes
§ 18:21 Funeral homes—Generally

§ 18:22 —Exclusion from zoning districts
§ 18:23 —Rezoning
§ 18:24 —Special permits
§ 18:25 —Variances
§ 18:26 Golf courses
§ 18:27 —Miniature golf courses; driving ranges
§ 18:28 Governmental uses, generally
§ 18:29 Municipal uses, generally
§ 18:30 Municipal uses—Specific ordinances and statutes
§ 18:31 —Governmental-proprietary function test
§ 18:32 —Intermunicipal problems and power of eminent domain test
§ 18:33 —Intermunicipal problems and the balancing of interests rule
§ 18:34 —Intermunicipal problems and the legislative intent test
§ 18:35 State uses, generally (traditional doctrine)
§ 18:36 —Statutory construction problems; Conflict with state law
§ 18:37 Greenhouses and nurseries

IV. REGULATION OF MISCELLANEOUS OTHER USES (J THROUGH L)

§ 18:38 Junkyards—Generally
§ 18:39 —Common law nuisance
§ 18:40 —Legislative controls; zoning
§ 18:41 —Exclusion from certain districts
§ 18:42 —Exclusion from the municipality
§ 18:43 —Location in relation to other uses
§ 18:44 —Special permits
§ 18:45 —Licenses
§ 18:46 —Enclosure of junkyards
§ 18:47 —Nonconforming junkyards
§ 18:48 Landfills; disposal of solid waste—Local regulations
§ 18:49 —Flow control laws and the Dormant Commerce Clause
§ 18:50 —Federal and state regulations, preemption
§ 18:51 Drycleaners and laundromats
§ 18:52 Liquor stores; beer sales

V. REGULATION OF MISCELLANEOUS OTHER USES (M THROUGH P)

§ 18:53 Marinas
§ 18:54 Mining and Quarrying—Generally
§ 18:55 —Preemption by state or federal law
§ 18:56 —Special permits and variances
§ 18:57 —Regulatory takings
§ 18:58 —Nonconforming uses
§ 18:59 —Oil and gas

§ 18:60 Regulation of News racks
§ 18:61 Nursing homes and assisted living facilities, generally
§ 18:62 Nursing homes and assisted living facilities—Variances and special permits
§ 18:63 —The Federal Fair Housing Act and the American with Disabilities Act
§ 18:63.10 Pawn shops
§ 18:63.20 Payday loan stores and other alternative financial services providers

VI. REGULATION OF MISCELLANEOUS OTHER USES (R THROUGH V)

§ 18:64 Racetracks
§ 18:65 Research laboratories
§ 18:66 Restaurants, generally
§ 18:67 Restaurants—Sale of alcoholic beverages
§ 18:68 Restaurants, generally—Drive-in and fast food restaurants
§ 18:68.10 Retail sales
§ 18:68.20 —Formula retail (chain store) operations
§ 18:68.30 —Large retail ("big box") operations
§ 18:68.40 Special events zoning
§ 18:69 Swimming pools—Public pools
§ 18:70 —Semi-public pools
§ 18:71 —Private pools
§ 18:71.10 Tattoo parlors and body piercing studios
§ 18:72 Tennis
§ 18:72.50 Vacation rentals
§ 18:73 Vending machines

CHAPTER 19. HOME OCCUPATIONS

I. INTRODUCTION

§ 19:1 Background
§ 19:2 Broadening the definition of home occupations
§ 19:3 Home occupations, generally

II. REGULATION OF HOME OCCUPATIONS

§ 19:4 Patterns of regulation
§ 19:5 Modern methods of regulation
§ 19:6 Special use permits—Standards and requirements
§ 19:7 Performance standards
§ 19:8 Regulating the size of the home occupation
§ 19:9 Regulating the number of home occupations per dwelling unit
§ 19:10 Restricting the number of employees on site
§ 19:11 Parking

§ 19:12 Traffic generation
§ 19:13 Signs
§ 19:14 Other requirements

III. PROFESSIONS AND SIMILAR OCCUPATIONS

§ 19:15 Professions and similar occupations
§ 19:16 Doctors, dentists, and surgeons
§ 19:17 Optometrists
§ 19:18 Veterinary medicine
§ 19:19 Attorneys
§ 19:20 Engineers and architects
§ 19:21 Accountants
§ 19:22 Real estate brokers
§ 19:23 Insurance agents
§ 19:24 Music studios
§ 19:25 Dance studios
§ 19:26 Artists' studios

IV. MISCELLANEOUS OCCUPATIONS

§ 19:27 Barbershops; beauty parlors
§ 19:28 Dressmaking
§ 19:29 Child care
§ 19:30 Funeral homes
§ 19:31 Boardinghouses and roominghouses
§ 19:32 Miscellaneous business uses

V. OTHER RESTRICTIONS ON HOME OCCUPATIONS

§ 19:33 Mechanical equipment
§ 19:34 Stock in trade
§ 19:35 Exterior evidence of home occupation
§ 19:36 Area limitations
§ 19:37 Nuisances
§ 19:38 Termination of home occupations

VI. ENFORCEMENT

§ 19:39 Takings

CHAPTER 20. MOBILE HOMES AND MOBILE HOME PARKS

§ 20:1 Generally
§ 20:2 Authority to regulate mobile homes; The enabling acts
§ 20:3 Definitions
§ 20:4 Exclusion from the municipality
§ 20:5 Exclusion from certain districts
§ 20:6 Confinement to mobile home parks
§ 20:7 Storage of mobile homes; recreational vehicles

§ 20:8 Accessory use
§ 20:9 Special permits
§ 20:10 Regulation of parks
§ 20:11 Rent control ordinances
§ 20:12 "Adults only" parks
§ 20:13 Time limitations
§ 20:14 Licensing
§ 20:15 Taxation
§ 20:16 Nonconforming use
§ 20:17 Modular homes

CHAPTER 21. ZONING FOR AN AGING POPULATION

§ 21:1 Introduction: Our aging population
§ 21:2 Federal legislation that impacts age-restricted housing—The Fair Housing Act Amendments
§ 21:3 —The Americans with Disabilities Act
§ 21:4 The comprehensive plan and senior housing
§ 21:5 Zoning for age-restricted housing
§ 21:6 Constitutional considerations for age-restricted housing
§ 21:7 Senior housing districts
§ 21:8 Accessory apartments
§ 21:9 Elder cottages
§ 21:10 Shared living residences
§ 21:11 Multi-family housing for seniors
§ 21:12 Mobil homes and manufactured housing for seniors
§ 21:13 Zoning incentives for senior housing

CHAPTER 22. EXCLUSIONARY AND INCLUSIONARY ZONING

I. HISTORY AND DEVELOPMENT OF EXCLUSIONARY ZONING

§ 22:1 Introduction
§ 22:2 Suburban development and exclusionary zoning
§ 22:3 Early criticism of exclusionary zoning
§ 22:4 Federal challenges to exclusionary zoning; *Arlington Heights*
§ 22:5 State challenges to exclusionary zoning; *Mount Laurel*

II. EXCLUSIONARY ZONING CHALLENGES

A. TYPES OF EXCLUSIONARY ZONING

§ 22:6 Introduction
§ 22:7 Large-lot zoning
§ 22:8 Exclusion or restriction of multiple dwellings
§ 22:9 Limitations on bedrooms

§ 22:10 Exclusion or restriction of mobile homes

B. DEFENSES TO EXCLUSIONARY ZONING CHALLENGES

§ 22:11 General considerations
§ 22:12 Municipal finances
§ 22:13 Infrastructure and traffic
§ 22:14 Property values
§ 22:15 Rural, historic, or unique community character
§ 22:16 Open space, agricultural land, and environmentally sensitive areas

C. OTHER CONSIDERATIONS

§ 22:17 Burden of proof
§ 22:18 Site-specific relief—The "builder's remedy"
§ 22:19 Federal court standing
§ 22:20 State court standing
§ 22:21 The federal Fair Housing Act
§ 22:22 Equal protection claims
§ 22:23 Shared residences and group homes
§ 22:24 Residency restrictions for convicted sex offenders
§ 22:25 The right to travel

III. STATE AFFORDABLE HOUSING LAWS

§ 22:26 California
§ 22:27 Connecticut
§ 22:28 Florida
§ 22:29 Illinois
§ 22:30 Maryland
§ 22:31 Massachusetts
§ 22:32 New Hampshire
§ 22:33 New Jersey
§ 22:34 New York
§ 22:35 North Carolina
§ 22:36 Oregon
§ 22:37 Pennsylvania
§ 22:38 Rhode Island
§ 22:39 Washington

IV. INCLUSIONARY ZONING

§ 22:40 Introduction
§ 22:41 State inclusionary housing policies
§ 22:42 Mandatory inclusionary housing set-asides
§ 22:43 Mandatory inclusionary housing fees
§ 22:44 Zoning incentives for affordable housing
§ 22:45 Affordable housing preservation

§ 22:46 Accessory apartments
§ 22:47 Affordable senior housing

CHAPTER 23. FORM-BASED CODES

§ 23:1 Emergence of form-based codes
§ 23:2 Authority for form-based codes
§ 23:3 Content of form-based codes
§ 23:4 Implementation of form-based codes
§ 23:5 Different approaches to form-based codes
§ 23:6 Due process
§ 23:7 Takings issues
§ 23:8 First Amendment concerns
§ 23:9 Federal interests

CHAPTER 24. PLANNED DEVELOPMENT DISTRICTS AND PLANNED UNIT DEVELOPMENT

I. INTRODUCTION

§ 24:1 General considerations

II. PLANNED DEVELOPMENT DISTRICTS

§ 24:2 Generally
§ 24:3 Creation of planned development districts
§ 24:4 Benefits of planned development districts
§ 24:5 Standards for planned development districts
§ 24:6 Judicial review of planned development districts

III. PLANNED UNIT DEVELOPMENT (PUD)

§ 24:7 Generally
§ 24:8 The definition of planned unit development
§ 24:9 The benefits of planned unit development
§ 24:10 Creation of planned unit developments
§ 24:11 Establishment of planned unit development through floating zones
§ 24:12 Application Process
§ 24:13 Final legislative action
§ 24:14 Establishment by special permit or exception
§ 24:15 Standing to challenge planned unit development
§ 24:16 Challenges to planned unit development
§ 24:17 Delegation of Authority
§ 24:18 Lack of specific enabling legislation
§ 24:19 Not in accordance with a comprehensive plan
§ 24:20 Mixture of uses
§ 24:21 Lack of Uniformity
§ 24:22 Model Law

CHAPTER 25. WIRELESS FACILITIES

§ 25:1 Wireless facility zoning—The federal Telecommunications Act of 1996
§ 25:2 —Discrimination among providers of functionally equivalent services
§ 25:3 The federal Telecommunications Act of 1996 (TCA)—Section 253
§ 25:4 Wireless facility zoning—Prohibitions on the provision of personal wireless services
§ 25:5 —Action within a reasonable period of time
§ 25:6 —Decision to deny siting request "in writing"
§ 25:7 —Decision to deny siting request "supported by substantial evidence"
§ 25:8 —Judicial review under the TCA
§ 25:9 —Regulation on the basis of environmental effects of radio frequency emissions
§ 25:10 —Small cell wireless facilities
§ 25:11 —The Spectrum Act
§ 25:12 —Amateur radio facilities and information services

Appendix 25A. City of Syracuse Small Wireless Facilities Aesthetic Design Standards

CHAPTER 26. SIGNS AND BILLBOARDS

§ 26:1 Sign Regulation-Introduction
§ 26:2 Highway Beautification Act
§ 26:3 Power to regulate signs
§ 26:4 Purpose of sign regulations—Aesthetics & traffic safety
§ 26:5 Preemption
§ 26:6 Signs & free speech—General
§ 26:7 Commercial & noncommercial speech: content & viewpoint neutrality
§ 26:8 On-premises & off-premises signs
§ 26:9 Prior restraint & overbreadth doctrines
§ 26:10 Miscellaneous constitutional provisions
§ 26:11 Nonconforming signs & amortization
§ 26:12 Exclusion of signs
§ 26:13 Different types of signs
§ 26:14 Signs near highways or parks
§ 26:15 Electronic signs and billboards
§ 26:16 Attorney's fees

CHAPTER 27. HISTORIC PRESERVATION

§ 27:1 The American preservation movement
§ 27:2 The National Historic Preservation Act
§ 27:3 —Section 106
§ 27:4 Other federal statutes relating to historic preservation
§ 27:5 State historic preservation statutes
§ 27:6 Procedures for enacting local historic district regulations

§ 27:7 Certificates of appropriateness and hardship exemptions
§ 27:8 General constitutional issues
§ 27:9 Takings challenges
§ 27:10 Free exercise and RLUIPA challenges to historic preservation regulations
§ 27:11 Free speech challenges

CHAPTER 28. RELIGIOUS USES

I. RELIGIOUS LAND USE, GENERALLY

§ 28:1 Introduction
§ 28:2 Religious land use and the constitution
§ 28:2.10 State Religious Freedom Restoration Acts

II. RLUIPA

§ 28:3 Religious land use and institutionalized persons act
§ 28:4 RLUIPA: Substantial burden
§ 28:5 RLUIPA: substantial burden—Actions that have and have not constituted a substantial burden
§ 28:6 RLUIPA: compelling governmental interests
§ 28:7 RLUIPA: nondiscrimination and equal terms
§ 28:8 RLUIPA: attorney's fees
§ 28:8.50 RLUIPA: Ripeness

III. THE ESTABLISHMENT CLAUSE

§ 28:9 Establishment clause

IV. MUNICIPAL EXCLUSION AND RESTRICTION OF RELIGIOUS USES

§ 28:10 Exclusion of religious uses
§ 28:11 Restrictions on religious use; special permits

CHAPTER 29. REGULATION OF SEXUALLY ORIENTED BUSINESSES

§ 29:1 Background and basic constitutional considerations
§ 29:2 Historical approaches: Obscenity prosecution, nuisance abatement, and time, place, and manner regulation
§ 29:3 Content-based versus content-neutral regulations
§ 29:4 Four-part test for content-neutral regulations: *United States v. O'Brien*
§ 29:5 *O'Brien* applied to adult businesses: *Young v. American Mini-Theatres*
§ 29:6 Government's power validated: *City of Renton v. Playtime Theatres, Inc.*
§ 29:7 Place regulation: defining and zoning adult businesses
§ 29:8 Defining "adult businesses"

§ 29:9 Limitations on zoning power
§ 29:10 Overview of zoning approaches
§ 29:11 How much land is "Reasonable"?
§ 29:12 Whether land is "Available"?
§ 29:13 Amortization
§ 29:14 Moratoria
§ 29:15 Time and manner regulation: hours of operation, licensing regulations, interior layout requirements, and conduct regulations
§ 29:16 Time restrictions
§ 29:17 Manner regulation: substantial government interests
§ 29:18 Licensing
§ 29:19 Avoiding prior restraints
§ 29:20 Discretion of licensor
§ 29:21 Time limits for issuing or denying a license
§ 29:22 License fees
§ 29:23 Disclosure requirements
§ 29:24 Civil disability provisions
§ 29:25 Vicarious liability of adult business operators
§ 29:26 Enforcement of licensing provisions: Inspections
§ 29:27 Conclusion

CHAPTER 30. THE ADOPTION AND AMENDMENT OF OFFICIAL MAPS

I. INTRODUCTION

§ 30:1 Official maps—Definitions and distinctions
§ 30:2 —Development and purpose
§ 30:3 —Constitutional problems

II. ADOPTION OF OFFICIAL MAP

§ 30:4 Enabling acts—Generally
§ 30:5 —Adopting agencies
§ 30:6 —Procedure for adoption; notice and hearing

III. AMENDMENT OF OFFICIAL MAPS

§ 30:7 Amendment of official maps, generally
§ 30:8 Filing an approved plat
§ 30:9 Dedication
§ 30:10 Vacation

IV. EFFECT OF OFFICIAL MAP

§ 30:11 Effect of adoption of official map—Generally
§ 30:12 —Evidence of location
§ 30:13 —Approval of subdivision plats
§ 30:14 —Permits for building in mapped streets

§ 30:15 —Municipal improvements; Buildings not on mapped streets
§ 30:16 Administrative relief

Volume 4

CHAPTER 31. SUBDIVISION CONTROLS

I. SUBDIVISION CONTROLS, GENERALLY

§ 31:1 The history and development of subdivision controls
§ 31:2 Subdivision and related terms defined and applied
§ 31:3 The objectives of subdivision control
§ 31:4 The power to control subdivision, generally
§ 31:5 Enabling legislation
§ 31:6 Extraterritorial jurisdiction

II. REVIEW OF SUBDIVISION PLATS

§ 31:7 Review of subdivision plats
§ 31:8 Delegation of power to review plats
§ 31:9 The reviewing agencies
§ 31:10 Procedure for review of plats, generally
§ 31:11 Application for approval
§ 31:12 Notice and hearing
§ 31:13 Preliminary and final plats; tentative approval
§ 31:14 Approval by co-ordinate municipal departments
§ 31:15 Decisions of the reviewing board; reasons for disapproval
§ 31:16 Delay of decision
§ 31:17 Filing and recordation

III. STANDARDS OF REVIEW, SUBDIVISION REGULATIONS

§ 31:18 Standards of review, generally
§ 31:19 —Subdivision regulations

IV. CLUSTER ZONING

§ 31:20 Cluster zoning, generally
§ 31:21 Establishment of cluster developments—Subdivision controls
§ 31:22 — —Special permits

V. STANDARDS OF REVIEW, ZONING REGULATIONS

§ 31:23 Standards of review, generally—Official map; master plan
§ 31:24 —Zoning regulations
§ 31:25 —Permissible deviations from the zoning regulations
§ 31:26 Effect of approval on the power to rezone

§ 31:27 Conditional approval, generally

VI. RESERVATION OR DEDICATION

§ 31:28 Dedication or reservation of land
§ 31:29 Statutory dedication
§ 31:30 Common law dedication—Offer to dedicate
§ 31:31 — —Acceptance of dedication
§ 31:32 — —Revocation
§ 31:33 — —Abandonment; vacation
§ 31:34 Common law dedication; offer to dedicate—Construction
§ 31:35 Streets and highways—Dedication
§ 31:36 — —Size and design
§ 31:37 — —Suitable improvement
§ 31:38 — —Access problems
§ 31:39 — —Off-site problems
§ 31:40 Monuments; street markers
§ 31:41 Fire alarm signal devices
§ 31:42 Parks and recreational areas—Reservation or dedication
§ 31:43 — —Money in lieu of land
§ 31:44 Reservation or dedication for education and other uses
§ 31:45 —Money in lieu of land

VII. MISCELLANEOUS MATTERS

§ 31:46 Water, drainage, and sewers
§ 31:47 Effect of annexation of subdivision
§ 31:48 Processing and inspection fees
§ 31:49 Performance bonds to insure installation of improvements
§ 31:50 —Reduction of bond; enforcement
§ 31:51 Variances and exceptions
§ 31:52 Waiver of conditions
§ 31:53 Intergovernmental dynamics

CHAPTER 32. VESTED RIGHTS AND DEVELOPMENT AGREEMENTS

§ 32:1 Introduction
§ 32:2 Vested rights, generally
§ 32:3 Vested rights, timing
§ 32:4 Landowner reliance upon the Government Act
§ 32:5 Requirement of good faith
§ 32:6 Permit granted in error
§ 32:7 Expiration of vested rights
§ 32:8 Transferability of vested rights to subsequent owners
§ 32:9 Movement toward earlier vesting
§ 32:10 Interim development ordinances/moratoria
§ 32:11 Limitations on power to amend; reliance on existing zoning regulations
§ 32:12 Vested right, model law

§ 32:13 Development agreements
§ 32:14 Development agreements, model law
§ 32:15 Community benefits agreements
§ 32:16 —Enforceability
§ 32:17 Checklist for CBAs

CHAPTER 33. AGRICULTURAL USES AND PRESERVATION

§ 33:1 Definitions; uses considered to be "agricultural" or "farming"
§ 33:2 Agricultural zoning, generally
§ 33:3 Special permits, variances and rezonings
§ 33:4 Agricultural exemptions
§ 33:5 Right to farm laws
§ 33:6 Residential development in agricultural districts
§ 33:7 Animal husbandry and livestock; dogs, horses, and other animals
§ 33:8 Feed lots, confined animal feeding operations, and commercial poultry houses
§ 33:9 Agricultural preservation districts
§ 33:10 Agricultural preservation planning

CHAPTER 33A. REGULATING MARIJUANA DISPENSARIES AND CULTIVATION FACILITIES

§ 33A:1 Marijuana land uses, generally
§ 33A:2 Federal preemption under the Controlled Substances Act
§ 33A:3 Federal court challenges
§ 33A:4 State preemption
§ 33A:5 Zoning definitions
§ 33A:6 Moratoria
§ 33A:7 Exclusion of marijuana land uses
§ 33A:8 Separation requirements
§ 33A:9 Licenses and permits
§ 33A:10 Environmental review

CHAPTER 34. GROWTH CONTROLS

I. INTRODUCTION

§ 34:1 Growth controls, generally

II. GROWTH CONTROL TECHNIQUES

§ 34:2 Euclidian zoning
§ 34:3 Interim controls; Moratoria
§ 34:4 Innovative Programs
§ 34:5 Urban growth boundaries

§ 34:6 The Petaluma plan
§ 34:7 Comment on the Petaluma plan
§ 34:8 The Ramapo plan
§ 34:9 Comment on the Ramapo plan
§ 34:10 Population ceilings
§ 34:11 Land banking
§ 34:12 Purchase of development rights, conservation easements, and transfer of development rights
§ 34:13 Adequate public facilities ordinances

III. BASIC LEGAL ISSUES

§ 34:14 Enabling legislation; Ultra vires
§ 34:15 General welfare; Substantive due process
§ 34:16 Exclusionary zoning

CHAPTER 35. MORATORIA

§ 35:1 Introduction
§ 35:2 Reasonable Time Frame
§ 35:3 Valid Public Purpose
§ 35:4 Compliance with Laws and Procedures

CHAPTER 36. LOCAL ENVIRONMENTAL LAW

§ 36:1 Introduction
§ 36:2 Sources of Authority
§ 36:3 Federal Preemption
§ 36:4 State Preemption
§ 36:5 Administrative and Judicial Review of Local Environmental Decisionmaking
§ 36:6 Nuisance Abatement
§ 36:7 Zoning
§ 36:8 Planning and Smart Growth
§ 36:9 Site Plan Review
§ 36:10 Subdivision Controls
§ 36:11 Green Building Codes
§ 36:12 Environmental Impact Fees
§ 36:13 Environmental Overlay Districts
§ 36:14 Local Wetlands Regulation
§ 36:15 Floodplain regulations
§ 36:16 Tree preservation
§ 36:17 Soil, Excavation and Grading
§ 36:18 Steep Slopes and Hillsides
§ 36:19 Critical Habitat Areas
§ 36:20 Viewsheds
§ 36:21 The National Environmental Policy Act
§ 36:22 State Environmental Policy Acts
§ 36:23 Categorical Exclusions from Environmental Policy Acts
§ 36:24 Threshold Review under Environmental Policy Acts

§ 36:25 Programmatic Environmental Review under Environmental Policy Acts
§ 36:26 Adequacy of Environmental Review under Environmental Policy Acts
§ 36:27 Environmental Justice and Equity

CHAPTER 36A. PLANNING AND ZONING IN THE COASTAL ZONE

I. INTRODUCTION

§ 36A:1 Introduction to planning and zoning in the coastal zone
§ 36A:2 Jurisdiction over coast and nearshore waters

II. THE COASTAL ZONE MANAGEMENT ACT

§ 36A:3 Legislative History of the 1972 Act
§ 36A:4 Amendments to the CZMA
§ 36A:5 Structure of the CZMA
§ 36A:6 Administration of the CZMA
§ 36A:7 Definition of coastal zone
§ 36A:8 National Policy
§ 36A:9 The national policy and climate change
§ 36A:10 CZMA administration in states—Overview
§ 36A:11 Development and approval of state programs
§ 36A:12 Amendments to state programs
§ 36A:13 Implementation of state programs—Overview
§ 36A:14 —Development restrictions
§ 36A:15 —Near-shore and offshore energy development
§ 36A:16 —Constitutional challenges
§ 36A:17 Financial assistance to states
§ 36A:18 Federal consistency
§ 36A:19 Activities and effects triggering consistency review
§ 36A:20 Maximum extent practicable
§ 36A:21 Consistency determination for federal agency activities
§ 36A:22 State objection to a federal agency consistency determination
§ 36A:23 Consistency determinations for federal licenses or permits
§ 36A:24 Consistency determinations for outer continental shelf plans
§ 36A:25 Appeals of consistency determinations
§ 36A:26 Overview of the Coastal Zone Enhancement Program
§ 36A:27 National Priorities for Section 309 Enhancement Program
§ 36A:28 Overview of the Coastal Nonpoint Pollution Control Program
§ 36A:29 Management measures—Nonpoint pollution control
§ 36A:30 Development and approval of State Coastal Nonpoint Pollution Control Programs

§ 36A:31 Technical Assistance and Funding—Nonpoint Pollution Control
§ 36A:32 National Estuarine Research Reserve (NERR) System
§ 36A:33 CZMA Administration at the Local Level

III. OTHER FEDERAL LAWS AFFECTING PLANNING AND ZONING IN COASTAL AREAS

§ 36A:34 Coastal Barrier Resources Act
§ 36A:35 Federal jurisdiction over offshore energy development
§ 36A:36 Overview of other water-related laws

CHAPTER 37. ENERGY AND CLIMATE CHANGE

§ 37:1 Introduction
§ 37:2 International initiatives to mitigate climate change
§ 37:3 United States initiatives to mitigate climate change
§ 37:4 *Massachusetts v. Environmental Protection Agency* and other litigation
§ 37:5 Regional initiatives to mitigate climate change
§ 37:6 State initiatives to mitigate climate change
§ 37:7 Local initiatives to mitigate climate change
§ 37:8 Private sector initiatives to mitigate climate change
§ 37:9 Renewable energy—Wind power
§ 37:10 Internet resources

CHAPTER 38. ETHICAL CONSIDERATIONS

§ 38:1 Introduction
§ 38:2 Conflicts of interest, generally
§ 38:3 Common law conflict of interest rules
§ 38:4 State and local ethics laws
§ 38:5 Financial disclosure
§ 38:6 Alternate board members
§ 38:7 Conflicts based on financial interests
§ 38:8 Conflicts based on employment
§ 38:9 Conflicts based on familial and personal relationships
§ 38:10 Conflicts arising from residency
§ 38:11 Conflicts based on associations or memberships
§ 38:12 Campaign contributions
§ 38:13 Advisory boards and outside consultants
§ 38:14 Prejudgment
§ 38:15 Bias
§ 38:16 Ex parte communications
§ 38:17 Incompatible offices
§ 38:18 Disqualification of attorneys
§ 38:19 Disqualification of judges
§ 38:20 Criminal conduct
§ 38:21 American Institute of Certified Planners (AICP) Code of Ethics and Professional Conduct

CHAPTER 39. ZONING ADMINISTRATION

I. INTRODUCTION

§ 39:1 The unique problem of zoning administration

II. THE INSTRUMENTS AND AGENCIES OF ENFORCEMENT

§ 39:2 Building permits—Zoning certificates
§ 39:3 Occupancy permits
§ 39:4 Registration of uses
§ 39:5 Administrative enforcement

III. THE ZONING BOARD OF APPEALS

A. THE DEVELOPMENT AND PURPOSES OF THE ZONING BOARD OF APPEALS

§ 39:6 Development of the zoning board of appeals
§ 39:7 Purposes of the zoning board of appeals, generally
§ 39:8 —To provide a safety valve
§ 39:9 Purposes of the board of appeals, generally—To perfect the zoning ordinance
§ 39:10 Purposes of the zoning board of appeals generally—To safeguard the constitutionality of the zoning ordinance
§ 39:11 —To interpret the zoning ordinance

B. CREATION AND COMPOSITION

§ 39:12 Establishment of the zoning board of appeals
§ 39:13 Effect of failure to establish a board of appeals
§ 39:14 Composition of the board of appeals—Qualifications of members
§ 39:15 Appointments—Terms of office; vacancies

C. ORGANIZATION AND STAFF

§ 39:16 Organization; officers
§ 39:17 Staff services
§ 39:18 Compensation of members

D. MEETINGS, RULES, AND QUORUMS

§ 39:19 Meetings
§ 39:20 Rules
§ 39:21 Records

E. POWERS AND DUTIES

§ 39:22 Review of administrative decisions
§ 39:23 Processing applications for variances

§ 39:24 Processing applications for special permits and exceptions

CHAPTER 40. PROCEDURE BEFORE THE ZONING BOARD OF APPEALS

I. INTRODUCTION

§ 40:1 Board of appeals procedure—The problems of informality

II. JURISDICTION AND POWERS

§ 40:2 Jurisdiction of the board of appeals, generally
§ 40:3 Original or appellate jurisdiction—Exceptions and special permits
§ 40:4 Appellate jurisdiction—Variances
§ 40:5 —Review of administrative decisions
§ 40:6 Power to stay proceedings
§ 40:7 Power to require building inspector or other official to act
§ 40:8 Power to make final disposition
§ 40:9 Authority to rule on validity of ordinance
§ 40:10 Power to make rules

III. PARTIES

§ 40:11 Who may apply for administrative relief
§ 40:12 Who may resist administrative action

IV. PLEADINGS

§ 40:13 Application for relief, generally
§ 40:14 —Content of application
§ 40:15 —Time limitations
§ 40:16 —Filing fees

V. NOTICE

§ 40:17 Notice and hearing, generally
§ 40:18 —Timeliness
§ 40:19 —Persons entitled to notice
§ 40:20 —Publication, posting, and service
§ 40:21 —Content
§ 40:22 —Multiple hearings
§ 40:23 —Waiver of irregularity

VI. HEARING

§ 40:24 Fair hearing, generally
§ 40:25 Public hearing—Executive session
§ 40:26 A legally constituted board—Quorum requirements
§ 40:27 Record of proceedings
§ 40:28 The right to counsel

§ 40:29 Privilege

VII. EVIDENCE

§ 40:30 The production of evidence
§ 40:30.10 Subpoenas
§ 40:31 The rules of evidence
§ 40:32 Substantial evidence—Competent evidence
§ 40:33 The right of cross examination
§ 40:34 Testimony not under oath
§ 40:35 Hearsay
§ 40:36 Opinion evidence; experts and others
§ 40:37 Personal knowledge of board members
§ 40:38 Personal inspection by board members
§ 40:39 Governmental reports—The planning staff
§ 40:40 The municipal attorney

VIII. FINDINGS

§ 40:41 Findings, generally
§ 40:42 Adequacy of findings, generally
§ 40:43 Findings which omit decisive issues
§ 40:44 Conclusory findings—Failure to make findings of fact

IX. DECISION

§ 40:45 Required majorities
§ 40:46 Ethical considerations
§ 40:47 Delay of decision
§ 40:48 Record of vote

X. REHEARING; NEW APPLICATION

§ 40:49 Authority to rehear—Res judicata
§ 40:50 Express provision for rehearing
§ 40:51 Change of circumstances
§ 40:52 New application for identical relief
§ 40:53 New application for different relief

CHAPTER 41. THE LANGUAGE OF ZONING

§ 41:1 Introduction
§ 41:2 Maxims of construction; statutory construction acts
§ 41:3 Construction provisions in zoning ordinances
§ 41:4 Strict construction
§ 41:5 —Extension by implication
§ 41:6 Adoption of construction that upholds the ordinance
§ 41:7 The intent of the legislature
§ 41:8 Void for vagueness
§ 41:9 Liberal construction
§ 41:10 Administrative construction

§ 41:11 The context of the language
§ 41:12 Preambles, captions, and purpose clauses
§ 41:13 Repeal by implication
§ 41:14 Common meaning
§ 41:15 Definitions, generally
§ 41:16 Glossary of terms

CHAPTER 42. JUDICIAL REVIEW: APPEAL AND CERTIORARI

I. INTRODUCTION

§ 42:1 Judicial review of zoning and planning decisions, generally
§ 42:2 Statutes

II. DECISIONS SUBJECT TO REVIEW

§ 42:3 Board of adjustment decisions
§ 42:4 Planning board decisions
§ 42:5 Decisions of the legislative body

III. PERSONS ENTITLED TO REVIEW

§ 42:6 Standing to seek review, generally
§ 42:7 Persons aggrieved by administrative decisions
§ 42:8 —Specific cases
§ 42:9 —Owners
§ 42:10 —Equitable owners: contract vendors, vendees, and option holders
§ 42:11 —Lessees
§ 42:12 —Mortgagees
§ 42:13 —Insurers
§ 42:14 —Representational standing: Homeowners', environmental, and civic associations
§ 42:15 —Taxpayers and citizens
§ 42:16 —Business competitors
§ 42:17 —Nearby residents and property owners
§ 42:18 —Owners of property outside the municipality
§ 42:19 —The municipality and other government agencies
§ 42:20 Indispensable parties

IV. APPLICATION FOR REVIEW

§ 42:21 Generally
§ 42:22 Pleading
§ 42:23 Time limitations
§ 42:24 —Length of time limits for appeal
§ 42:25 —Strict enforcement of time periods for appeal
§ 42:26 —Reduction of statutory time periods
§ 42:27 —Substantial compliance with time periods for appeal

§ 42:28 —Extension of time period for appeal due to error of the board
§ 42:29 —Extension of time period due to lack of notice of decision
§ 42:30 —Determination of triggering event commencing running of time period for appeal
§ 42:31 —Determination of decision commencing running of time period for appeal
§ 42:32 —Requirement that indispensable parties be joined within time period for appeal
§ 42:33 Transcripts, records
§ 42:34 Bonds
§ 42:35 Exhaustion of administrative remedies
§ 42:36 —When exhaustion is required
§ 42:37 —Exceptions to the exhaustion rule

V. SCOPE OF REVIEW

§ 42:38 Presumption of regularity, burden of proof
§ 42:39 The substantial evidence rule
§ 42:40 Acceptance of additional evidence by the reviewing court
§ 42:41 Review de novo
§ 42:42 Appeal from the reviewing court when no additional evidence is taken
§ 42:43 Appeal from the reviewing court where additional evidence is taken and/or the matter was reviewed de novo
§ 42:44 Specific issues before reviewing court

VI. DISPOSITION OF APPEAL

§ 42:45 Effect of amendment during pendency of appeal
§ 42:46 Final decision or remand

Volume 5

CHAPTER 43. JUDICIAL REVIEW: MANDAMUS

§ 43:1 Mandamus to require administrative action, generally
§ 43:2 Persons entitled to relief
§ 43:3 Application for relief
§ 43:4 Mandamus to require approval of subdivision plat
§ 43:5 Mandamus to require issuance of a permit
§ 43:6 Mandamus to require the granting of a variance
§ 43:7 Mandamus to require public officials to enforce the zoning ordinance
§ 43:8 Mandamus to require legislative action
§ 43:9 Mandamus to test the validity of the zoning ordinance
§ 43:10 Exhaustion of administrative remedies
§ 43:11 Effect of amendment while action is pending

CHAPTER 44. JUDICIAL REVIEW: INJUNCTION

I. INTRODUCTION; THE USES OF INJUNCTION

§ 44:1 Generally
§ 44:2 The enabling acts
§ 44:3 Injunction to restrain violation of zoning regulations
§ 44:4 Injunction to restrain enforcement of zoning regulations
§ 44:5 Injunction to restrain or require legislative action
§ 44:6 Injunction to review administrative decisions
§ 44:7 Injunction to restrain a nuisance
§ 44:8 Temporary injunctions

II. STANDING

§ 44:9 The municipality
§ 44:10 Taxpayer's action
§ 44:11 Private action; special interest

III. LIMITATIONS

§ 44:12 Availability of alternative remedy
§ 44:13 Restraint on criminal conduct
§ 44:14 Exhaustion of administrative remedies
§ 44:15 Laches
§ 44:16 Effect of subsequent amendment

CHAPTER 45. JUDICIAL REVIEW: DECLARATORY JUDGMENT

§ 45:1 Availability of the remedy
§ 45:2 Justiciable controversy
§ 45:3 Standing to seek declaratory judgment—Special damages
§ 45:4 — —Owners and tenants
§ 45:5 —Governmental agencies
§ 45:6 —Associations
§ 45:7 —Vendors and vendees
§ 45:8 Indispensable parties
§ 45:9 Pleading
§ 45:10 —Timeliness
§ 45:11 Exhaustion of administrative remedies
§ 45:12 —Pleading exhaustion of remedies
§ 45:13 Effect of compliance, violation, or application for administrative relief
§ 45:14 Presumption of validity—Scope of review
§ 45:15 Effect of declaratory judgment, generally
§ 45:16 Declaration of invalidity—Order to reclassify
§ 45:17 Effect of amendment while action is pending

CHAPTER 46. ACTIONS UNDER 42 U.S.C.A. § 1983

§ 46:1 Actions under Section 1983, generally
§ 46:2 "Color of law"
§ 46:3 Adequate pre-deprivation post-deprivation remedies
§ 46:4 Judicial and quasi-judicial immunity
§ 46:5 Legislative immunity
§ 46:6 Qualified immunity
§ 46:7 Sovereign immunity
§ 46:8 *England* reservation
§ 46:9 *Pullman* abstention
§ 46:10 *Burford* abstention
§ 46:11 *Younger* abstention
§ 46:12 *Colorado River* abstention
§ 46:13 The *Rooker-Feldman* doctrine and res judicata
§ 46:14 Remedies and attorneys fees
§ 46:15 Jury trials

CHAPTER 47. JUDICIAL ENFORCEMENT OF ZONING AND PLANNING REGULATIONS: CRIMINAL PROCEEDINGS

§ 47:1 Criminal penalties for zoning and planning offenses, generally
§ 47:2 The enabling acts
§ 47:3 Accusation
§ 47:4 Presumptions and burden of proof
§ 47:5 Defenses
§ 47:6 —Discriminatory enforcement

CHAPTER 48. LAND USE RESOURCES ON THE INTERNET

§ 48:1 Introduction
§ 48:2 Comprehensive sites
§ 48:3 Federal government sponsored sites
§ 48:4 Land use codes
§ 48:5 Nonprofit organizations
§ 48:6 Academic sponsored sites
§ 48:7 Miscellaneous sources and topics of interest
§ 48:8 Blogs
§ 48:9 Blogs national in scope
§ 48:10 State specific blogs
§ 48:11 Blogs on environmental law and climate change
§ 48:12 Blogs on eminent domain
§ 48:13 Blogs on social justice and community development
§ 48:14 Conclusion

Table of Laws and Rules

Table of Cases
Index