

**BOROUGH OF BERGENFIELD
PUBLIC NOTICE**

ORDINANCE 17-2501 - AN ORDINANCE AMENDING CHAPTER 186 OF THE CODE OF THE BOROUGH OF BERGENFIELD ENTITLED "LAND DEVELOPMENT"

was introduced at a regular meeting of the Mayor and Council of the Borough of Bergenfield, in the County of Bergen, New Jersey, held on Tuesday, January 17, 2017 and will be further considered for final passage after public hearing at a meeting of the Mayor and Council to be held in the Executive Council Chambers, Bergenfield Municipal Center, 198 North Washington Avenue, Bergenfield, New Jersey on Tuesday, March 7, 2017 at 8:00 p.m. prevailing time, or as soon thereafter as the matter can be heard.

A clear and concise statement for this ordinance is to amend Chapter 183-3 entitled "Definitions," to define the term apartment, amend Schedule A entitled "Zone Uses and Limitations" to include that Principal Permitted Uses for the B-1 and B-2 zone districts shall read: "Apartments above ground floor commercial and retail uses," and amend Schedule B entitled "Limiting" to add a new Footnote #8 to B-1 and B-2 Business in the Zone District to read "Maximum density for residential apartments: Four units per 40,000 sq. ft. lot area and six units per 40,000 sq. ft. where one or more dwelling unit(s) are established as a low or moderate-income unit in accordance with N.J.S.A. 52:27D-304," as set forth in the ordinance.

A copy of this ordinance may be obtained without cost between the hours of 8:30 a.m. and 4:30 p.m. at the office of the Borough Clerk, 198 North Washington Avenue, Bergenfield, New Jersey.

Marie Quinones, RMC
Borough Clerk
Dated: January 18, 2017

BOROUGH OF BERGENFIELD
Ordinance No. 17-2501

**AN ORDINANCE AMENDING CHAPTER 186 OF THE CODE OF THE BOROUGH OF BERGENFIELD,
ENTITLED "LAND DEVELOPMENT"**

WHEREAS, Chapter 186 of the Code of the Borough of Bergenfield sets forth all regulations regarding Land Development within the Borough of Bergenfield; and,

BE IT ORDAINED, by the Mayor and Council of the Borough of Bergenfield, County of Bergen and State of New Jersey that those portions of the aforesaid set forth below are hereby amended as follows and that those portions of the Ordinance not set forth below shall remain unchanged.

Chapter 183-3 entitled "Definitions".

Apartment – A dwelling unit in a building having one or more dwelling units where entranceways, hallways, basements, attics, heating systems, yards and similar services in the building are shared in common, singularly or in combination.

Schedule A, entitled "Zone Uses and Limitations" shall be amended to read as follows: Principal Permitted Uses for the B-1 and B-2 zone districts shall read: "Apartments above ground floor commercial and retail uses".

Schedule B, entitled "Limiting" Delete footnote #7 on Building Height for the B-1, B-2 and M Industrial and Automotive districts. Add new Footnote #8 to B-1 and B-2 Business in the Zone District to read "Maximum density for residential apartments: Four units per 40,000 sq. ft. lot area and six units per 40,000 sq. ft. where one or more dwelling unit(s) are established as a low or moderate-income unit in accordance with N.J.S.A. 52:27D-304".

Amend Building Height (feet/stories) column for B-1 and B-2 to reflect new Footnote #9: "For buildings containing one or more apartments, 40 feet/3 stories".

Severability All provisions of this Ordinance are severable. If for any reason, any provision of this Ordinance is held to be invalid, the validity of the remainder of the Ordinance shall not be affected.

Effective Date. This Ordinance shall become effective upon final approval and publication, pursuant to law, and upon completion of all outstanding cases.