

**BOROUGH OF BERGENFIELD
COUNTY OF BERGEN, STATE OF NEW JERSEY**

ORDINANCE #24-2626

AN ORDINANCE OF THE BOROUGH OF BERGENFIELD, COUNTY OF BERGEN, STATE OF NEW JERSEY, TO AMEND CHAPTER 186 TO REQUIRE ADDITIONAL PARKING REQUIREMENTS FOR RESIDENTIAL DWELLINGS

WHEREAS, N.J.A.C. 5:21-4.14(b) and its corresponding table, Table 4.4, establishes the number of parking spaces planning boards and other local reviewers shall require for residential dwellings; and

WHEREAS, N.J.A.C. 5:21-4.14(b), and its corresponding table, Table 4.4, fails to account for dwellings that exceed a certain amount of bedrooms; and

WHEREAS, the governing body of the Borough of Bergenfield has determined that it is in the best interest of the Borough to amend the Borough Code to establish additional parking requirements for dwellings that exceed the amount of bedrooms listed in N.J.A.C. 5:21-4.14(b), and its corresponding table, Table 4.4.

NOW, THEREFORE, BE IT ORDAINED, by the governing body of the Borough of Bergenfield, County of Bergen, State of New Jersey, as follows:

SECTION 1. Part II, General Legislation, of the Borough of Bergenfield Code, Chapter 186, entitled, “Land Development” Subsection 49(A) entitled “Off-street parking and loading areas” shall be removed and replaced with the following:

A. Type of building or use.

- (1) Residential buildings shall comply with the parking requirements set forth in N.J.A.C. 5:21-4.14(b), and its corresponding table, Table 4.4 .
 - a. In the event that a particular dwelling type contains more bedrooms than is set forth in N.J.A.C. 5:21-4.14(b), and its corresponding table, Table 4.4, the following shall be complied with by its owner:

Housing Unit Type/Size	Parking Requirement Per Dwelling Unit
Single-Family Detached	0.5 per each bedroom in excess of 5
Two Family (Duplex)	“Single-Family Detached” values shall apply to each unit
Garden Apartment	0.1 per each bedroom in excess of 3
Townhouse	0.1 per each bedroom in excess of 3
High Rise	0.7 per each bedroom in excess of 3
Mobile Home	0.2 per each bedroom in excess of 2
Retirement Community	Values shall be commensurate with the most appropriate housing unit type and size

	noted above that the retirement community resembles.
Mid-Rise Apartment Assisted Living	Values shall be commensurate with the most appropriate housing unit type and size noted above that the recreational homes (owner occupied) resemble.
Mid-Rise Apartment Assisted Living	“Garden Apartment” values shall apply

- (2) Parking on nondriveway areas on residential lots is prohibited.
- (3) Parking standards for auditoriums and assembly halls to be based on the number of seats unless no seats are provided, in which case parking is to be based on the ratio of the number of occupants based on occupancy load limitations established by the Construction Official/Fire Subcode Official.
- (4) Parking standards for retail: four per 1,000 square feet of gross floor area.
- (5) Industrial parking: one per 1,000 square feet of gross floor area.
- (6) Auditorium and assembly halls parking to be one parking space per three seats.
- (7) Restaurant parking to be one parking space per three seats.
- (8) Veterans Plaza: parking on the east side from the post office driveway north to be 60° angle parking only.

SECTION 2. This ordinance may be renumbered for the purposes of codification.

SECTION 3. Ordinances, resolutions, regulations or parts of ordinances, resolutions and regulations inconsistent herewith are hereby repealed to the extent of such inconsistencies.

SECTION 4. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid by a court of competent jurisdiction, such a decision shall not affect the remaining portions of this Ordinance.

SECTION 5. This Ordinance shall take effect immediately upon final passage, approval and publication as required by law.

Introduced: May 7, 2024
 Adopted: June 18, 2024

ATTEST

APPROVED