

ORDINANCE NO. 24-2024 OF THE CITY OF BURLINGTON AMENDING, SUPPLEMENTING, AND REVISING CHAPTER 207, ARTICLE VII, ENTITLED “ZONING”

WHEREAS, the City of Burlington (the “City”) is a Faulkner Act municipality with a Mayor-Council form of government pursuant to N.J.S.A. 40:69A-31, *et seq.*, with its organization, positions, powers and duties outlined within the Code of the City of Burlington as set forth pursuant to the Faulkner Act; and

WHEREAS, Chapter 207, Article VII sets forth zoning regulations in the City; and

WHEREAS, the City wishes to amend Chapter 207, Article VII, Section 71 to amend the review requirements of the City Zoning Officer in relation to construction permits; and

WHEREAS, pursuant to N.J.S.A. 40:48-2, the Common Council is authorized to enact and amend ordinances as deemed necessary for the preservation of the public health, safety and welfare and as may be necessary to carry into effect the powers and duties conferred and imposed upon the City by law; and

NOW, THEREFORE BE IT ORDAINED by the Common Council for the City of Burlington, in the County of Burlington, State of New Jersey that the Code of the City of Burlington is hereby amended, revised and/or supplemented as follows:

SECTION 1: Chapter 207, Article VII, Section 207-71, Subsection A, entitled “Conformity,” is hereby amended, supplemented, and revised as follows:

§ 207-71 **General regulations.**

A. Conformity.

- 1) [No Changes]
- 2) Any construction permits, change of use, driveway, installations or additions to any property within the City of Burlington which involves work that expands the volume or footprint of the building or where the cost of the proposed construction exceeds fifty percent (50%) of the assessed improved value of the property shall be reviewed by the Zoning Officer to determine conformity with all zoning requirements and restrictions. The Zoning Officer will review and approve, deny and refer to the screening or Land Use Boards as appropriate. The fee for review by the Zoning Officer shall be in accordance with the fee schedule set forth in Chapter 146, Fee Schedule, of the Code of the City of Burlington.

SECTION 2: Except as set forth in Sections 1 the balance of the Code of the City of Burlington shall not be affected by this Ordinance.

SECTION 3: All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent they are inconsistent herewith.

SECTION 4: If the provisions of any section, subsection, paragraph, subdivision or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph or subdivision, or clause of this Ordinance.

SECTION 5: This Ordinance shall take effect thirty (30) days after final passage by Council or twenty (20) days after approval by the Mayor, whichever comes first.

Passed Common Council,

George Chachis, President
Common Council

Approved,

Barry W. Conaway, Mayor

ATTEST:

Cindy A. Crivaro, RMC
Municipal Clerk

Introduction: 07/16/24
Publication: 07/28/24
2nd & Final: 08/06/24
Publication: 08/08/24
Effective: 08/28/24