

INTRODUCED BY _____
SECONDED BY _____

INTRODUCTION _____
HEARING _____
ADOPTION _____

**BOROUGH OF CLIFFSIDE PARK
COUNTY OF BERGEN, STATE OF NEW JERSEY**

ORDINANCE 2023-12

**ORDINANCE AMENDING § CHAPTER XVIII ET. SEQ. OF THE ZONING
ORDINANCE OF THE BOROUGH OF CLIFFSIDE PARK, SPECIFICALLY §
ARTICLE II DEFINITIONS**

WHEREAS, the Building Department has advised the Borough’s Administration that they are various Zoning Definitions that are outdated and can not be utilized.

AND WHEREAS, the Borough has requested that the Municipal Planners, Neglia Engineering Planning Division present language to amend the outdated provisions

WHEREAS, Neglia Planning has reviewed the Borough’s Zoning Ordinance and Opines that the following Zoning Amendments be adopted.

NOW, THEREFORE, BE IT ORDAINED Article II, the following definitions are hereby rescinded in their entirety:

“Building Coverage”

“Lot Coverage”

BE IT FURTHER ORDAINED, that the following definitions are to be included in the Zoning Ordinance as follows:

1. “Building Coverage”

“Shall mean the percentage of the lot area occupied by all buildings and above grade structures on a lot, inclusive but not limited to porches, decks, sidewalks, driveways, patios, pavers of all kinds, balconies and cantilevered parts of the building at any level, but excluding, however, cornices, eaves and other structures which are specifically excluded by this ordinance.”

2. “Above Grade Structure”

“Shall mean any building, roofed structure or other structure which has a height above the ground of at least one foot. If only part of said structure is one foot or higher above the ground, then only that part shall be considered an “above grade structure”. This definition shall include, but is not necessarily limited to, swimming pools, hot tubs, ornamental pools,

porches, decks, balconies, tanks, fireplaces, and barbecue pits, roofed arbors and trellises, any or all of which are located above grade as defined herein. Notwithstanding the above, the following shall not be construed to be above grade structures for the purposes of this chapter: fences, walls, flagpoles, mailboxes, signs, and lawn ornaments.”

3. “Lot Coverage”

“Shall mean anything place on a lot which does not exist naturally, provided that earth, rocks, grass, shrubs, trees and other vegetative material, although place on the lot by the developer, shall not be construed as an “improvement” as defined herein.”

BE IT FURTHER ORDAINED, that the Council does hereby restate and readopt Chapter 18 Zoning, except as amended herein.

SEVERABILITY. If the provisions of any article, section, subsection, paragraph, subdivision, or clause of this ordinance shall be judged invalid in whole or in part or as applied to any particular circumstance or individual by a court of competent jurisdiction, such order of judgment shall not effect or invalidate the remainder of any article, section, subsection, paragraph, subdivision, or clause of this ordinance.

REPEALER. All ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistencies only.

EFFECTIVE DATE. This ordinance shall take effect immediately upon final passage and publication as required by law.

INTRODUCED _____, 2023

ADOPTED _____, 2023

ATTEST:

APPROVED:

Sercan Zoklu, Borough Clerk

Thomas Calabrese, Mayor