

INTRODUCED BY _____
SECONDED BY _____

INTRODUCTION _____
HEARING _____
ADOPTION _____

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

ORDINANCE 2023-21

**ORDINANCE AMENDING § XVIII ET. SEQ. OF THE ZONING ORDINANCE OF THE
BOROUGH OF CLIFFSIDE PARK, SPECIFICALLY §18-3.1B.2. & 18-3.2B.2
REGARDING ONE-FAMILY AND TWO-FAMILY RESIDENTIAL ZONE**

WHEREAS, the Borough Planner has been requested to review the following sections of Article 18, specifically 18-3.1b.2 and 18-3.2b.2; and

WHEREAS, the Planner, in her professional opinion, has presented language clarifying the current Zoning Ordinance Provisions.

NOW, THEREFORE, BE IT ORDAINED that the current provisions Article 18-3.1b.2 and 18-3.2b.2 are hereby rescinded in their entirety;

BE IT FURTHER ORDAINED that the new section 18-3.1B.2 shall read as follows:

§18-3.1b.2. (R-1 One-Family Residential Zone) is revised to read

“Minimum Lot Area/Dwelling Unit: Five thousand (5,000) square feet.”

§18-3.2b.2 (R-1 One and Two-Family Residential Zone) is revised to read

“Minimum Lot Area/Dwelling Unit: Five thousand (5,000) square feet.”

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 All ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistencies only.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