

**BOROUGH OF LEONIA
ORDINANCE #2026-09**

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 290
"ZONING" OF THE CODE OF THE BOROUGH OF LEONIA TO CHANGE
THE ZONING CLASSIFICATION OF BLOCK 701 LOT 1 FROM A-2
SINGLE FAMILY TO L-I COMMERCE AND LIGHT INDUSTRIAL ZONE.**

WHEREAS, the Mayor and Council of the Borough of Leonia has reviewed the classification of various properties within the Borough; and

WHEREAS, the Mayor and Council believe it is in the best interests of the Borough to amend the Ordinance to reclassify Block 701 Lot 1 from Zone District A-2, Single-Family Dwelling, to District L-I, Commerce and Light Industry; and

WHEREAS, the amendment of the Ordinance will be in the best interests of the Borough of Leonia;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Leonia, County of Bergen, State of New Jersey, as follows:

Section 1. The Zoning Map of the Borough of Leonia set forth in Section 290-5 of the Code of the Borough of Leonia is hereby amended to reclassify Block 701 Lot 1 on the Tax Assessment Map of the Borough of Leonia from Zone District A-2, Single-Family Dwelling, to District L-I, Commerce and Light Industry.

Section 2. The Borough Clerk is hereby directed to give notice at least ten (10) days prior to the hearing on the adoption of this ordinance to the Bergen County Planning Board and to all others entitled thereto pursuant to the provisions of N.J.S.A.40:55D-15 and N.J.S.A.40:55D-62.1. Upon adoption of this Ordinance, after public hearing thereon, the Borough Clerk is further directed to publish notice of the passage thereof and to file a copy of this Ordinance as finally adopted with the Bergen County Planning Board as required by N.J.S.A.40:55D-16 and with the Borough Tax Assessor.

Section 3. If any section, paragraph, sub-section, clause or provision of this ordinance shall be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any part thereof.

Section 4. All ordinances or parts of ordinances of the Borough heretofore adopted that are inconsistent with any of the terms and provisions of this ordinance are hereby repealed to the extent of such inconsistency.

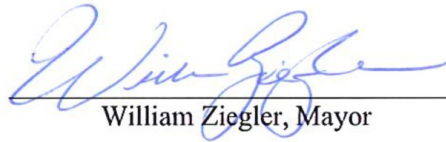
Section 5. This Ordinance shall take effect immediately upon publication and final passage according to law.

RECORD OF VOTE

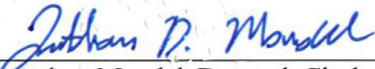
ORD. 2026-09

Council	First Reading						Second Reading					
	February 18, 2026						March 16, 2026					
	M	S	Y	N	A	AB	M	S	Y	N	A	AB
Zeigler		✓	✓						✓			
Grandelis			✓						✓			
Hesterbrink			✓					✓				
Ravid			✓				✓		✓			
Scarangella	✓		✓						✓			
Terrell						✓			✓			
Mayor Ziegler				

M - Motion S - Seconded Y- Yes N - No A - Abstain AB - Absent


 William Ziegler, Mayor

ATTEST:


 Jonathan Mandel, Borough Clerk