

**LEGAL NOTICE
ORDINANCE NO. 31
2024
TOWNSHIP OF WAYNE
COUNTY OF PASSAIC
STATE OF NEW JERSEY**

**AN ORDINANCE AMENDING CHAPTER 134 (LAND DEVELOPMENT) OF
THE CODE OF THE TOWNSHIP OF WAYNE**

WHEREAS, there are properties located on Duncan Lane, adjacent to the High Mountain Village and Stonebridge condominium developments (specifically Block 3000, Lots 391, 392, 393 and 394) which are irregular lots with single-family dwellings existing thereon; and

WHEREAS, the subject properties were designated Open Space/Government Use properties when the Township recodified the Land Development Ordinance in 2010, from being originally zoned Residence A/R-30 Residential District; and

WHEREAS, due to potential repaving and expansion of driveways in these areas, it has come to the Township's attention that since residential uses are no longer permitted under the Open Space/Government Use Properties designation, any such improvements would have to be permitted by a use variance which would be difficult to obtain; and

WHEREAS, in order to obviate any hardship to the owners of these single-family dwellings, it is the recommendation of the Township Planner that these properties be re-zoned back to the R-30 Residential District.

THEREFORE BE IT ORDAINED by the Municipal Council of the Township of Wayne in the County of Passaic, State of New Jersey, as follows:

SECTION 1. Chapter 134 (Land Development), Article III (Zoning Regulations), Section 134-27.1 (Zoning Map) of the Code of the Township of Wayne is hereby amended to adjust the zoning of the following parcels, from Open Space/Government Use Properties to R-30 Residential District:

Block	Lot
3000	391
3000	392
3000	393
3000	394

SECTION 2. If any section, sub-section or paragraph, sentence or any other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

SECTION 3. Pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64, after introduction of this Ordinance, it shall be referred to the Township of Wayne Planning Board who shall within 45 days review and comment on the proposed revisions contained herein prior to the hearing on adoption of this Ordinance.

SECTION 4. All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5. This ordinance shall take effect twenty days after final passage and publication, as prescribed by law.

ATTEST:

PAUL V. MARGIOTTA
TOWNSHIP CLERK

JASON DESTEFANO
PRESIDENT OF THE COUNCIL

NOTICE

I hereby certify that the aforementioned ordinance was published in the Herald News, a newspaper published in the County of Passaic and circulated in the Township of Wayne, in the issues of June 12, 2024 and July 24, 2024.

PAUL V. MARGIOTTA
Township Clerk

This ordinance is hereby
approved this 18th day
of July 2024.

ADOPTED ON: July 17, 2024

CHRISTOPHER P. VERGANO, Mayor