

**BOROUGH OF WESTWOOD  
NOTICE**

NOTICE IS HEREBY GIVEN that the following Ordinance was introduced and passed on first reading at a special meeting of the Mayor and Council on the 19<sup>th</sup> day of March, 2024, and that the hearing for said Ordinance was carried at the April 16<sup>th</sup>, 2024 meeting to the May 7<sup>th</sup>, 2024 meeting to be held at 8:00 p.m. or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

Karen Hughes, Borough Clerk  
Borough of Westwood

ORDINANCE NO. 24-10  
**AN ORDINANCE TO AMEND ARTICLE XIV, CHAPTER 195-129, CERTAIN PRINCIPAL PERMITTED USES**

**WHEREAS**, to maintain and safeguard light, air and open space that defines the existing and prescribed development context of the R-3 Medium Density Residential District; and

**WHEREAS**, such requirements establish and sustain the health and welfare benefits of the occupants of a parcel of land and the surrounding public by maintaining access to light, air or open space; and

**WHEREAS**, to further the goal of preserving and enhancing the borough's quality of life within the natural environment of the Borough; and

**WHEREAS**, the Borough finds to promote and safeguard these public needs and to protect the environment from uncontrolled building and impervious coverage leading to excessive stormwater runoff; and

**WHEREAS**, the Borough concludes the clarification that the building and impervious coverage requirements of the zones in the borough are applicable to certain permitted uses as intended in the Master Plan and related documents.

**BE IT ORDAINED** by the Mayor and Council of the Borough of Westwood, in the County of Bergen and State of New Jersey, that Article XIV section 195-129 entitled Certain Principal Permitted Uses is hereby amended and supplemented in the existing code in the following particulars only:

Section 1. Amend section 195-129 C. by amending the following (deleted sections are noted by ~~strikethroughs~~, new amendments are **bold**).

ADD THE FOLLOWING:

**(11) Maximum Building Coverage: as identified in the zone where the parcel is located -see §195 Attachment-14 Schedule A.**

**(12) Maximum Impervious Coverage: as identified in the zone where the parcel is located -see §195 Attachment-14 Schedule A.**

Section 2. Amend section 195-129 E. by amending the following (deleted sections are noted by ~~strikethroughs~~, new amendments are **bold**).

ADD THE FOLLOWING:

**(12) Maximum Building Coverage: as identified in the zone where the parcel is located -see §195 Attachment-14 Schedule A.**

**(13) Maximum Impervious Coverage: as identified in the zone where the parcel is located -see §195 Attachment-14 Schedule A.**

Section 3. If any section, subsection, 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 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. 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. 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 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 6. This ordinance shall take effect after final passage and publication as prescribed by law.

Adopted: \_\_\_\_\_

Approved:

Attest:

\_\_\_\_\_  
Karen Hughes, Borough Clerk

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Ray Arroyo, Mayor