

Intro 4/11/22  
Adopt 5/16/22

BOROUGH OF WOODCLIFF LAKE

Bergen County, New Jersey

Ordinance No. 22-05

AN ORDINANCE TO AMEND CHAPTER 380 ENTITLED "ZONING" OF THE BOROUGH CODE OF THE BOROUGH OF WOODCLIFF LAKE, STATE OF NEW JERSEY

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF WOODCLIFF LAKE IN THE COUNTY OF BERGEN AND STATE OF NEW JERSEY, AS FOLLOWS:

WHEREAS, Chapter 380, of the Code of the Borough of Woodcliff Lake sets forth all Zoning within the Borough of Woodcliff Lake; and,

BE IT ORDAINED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey that those portions of the aforesaid set forth below are hereby amended as follows and that those portions of the Ordinance not set forth below shall remain unchanged.

**SECTION I.**

Section 380-7 of the Borough of Woodcliff Lake Code shall be revised to add a new THO-II Townhome Overlay District II, as follows):

§380-7 Classification of districts

For purposes of promoting public health, safety, morals and general welfare of the community, the Borough of Woodcliff Lake is hereby divided into the following zone districts known as:

R-30	Residential One-Family District
THO	Townhome Overlay District
THO-II	Townhome Overlay District II
R-22.5	Residential One-Family District
R-15	Residential One-Family District
B-1	Broadway (East and West) Business District
B-2	Chestnut Ridge Road (West) Business District
B-3	Chestnut Ridge Road (East) Business District
S-O	Special Office District
S-O II	Special Office District II
EAO	Executive, Administrative and Research Office District
R-8.15	Residential One-Family District
R-1511	Residential One-Family District
EAO II	Executive Administrative and Research Office District
AH-1	Affordable Housing 1 District
AH-2	Affordable Housing 2 District

AH-3	Affordable Housing 3 District
AHO	Affordable Housing Overlay Zone
O-R	Office Research District
ARHO	Age-Restricted Housing Overlay District

## SECTION II.

The map entitled "Zoning Map, Borough of Woodcliff Lake," as established and referenced in Section 380-8 of the Borough of Woodcliff Lake, is hereby amended as follows:

- Block 908, Lot 2 shall be newly designated with the THO-II Overlay District. The underlying zoning designation within the R-30 district shall continue to be in effect.

## SECTION III.

Section 380-11 of the Borough of Woodcliff Lake Code shall be revised as follows:

### § 380-11 Principal Uses.

Within the R-8.15, R-15, R-15 II, R-22.5, and R-30 districts, no building structure or lot shall be used in whole or in part other than for single-family dwellings designed and used for occupancy exclusively by one family, and for no other principal use or purpose, and any use not set forth below is expressly prohibited.

## SECTION IV.

A new Section 380-11.4 shall be added to the Borough of Woodcliff Lake Code as follows:

### § 380-11.5 THO-II Townhome Overlay Districts

In the THO-II Townhome Overlay Districts, the following uses shall be permitted:

- a) Townhomes: A townhome is defined as a one-family dwelling in a row of at least three such attached units, side by side, in which each unit has its own front and rear access to the outside, no unit is located above another unit, and each unit is separated from any other units by one or more vertical common fire-resistant walls.
- b) Accessory uses and structures associated with townhomes, which shall include, but not be limited to, parking, patios, refuse enclosures, retaining structures, amenities, active and passive recreation uses such as swimming pools, clubhouse, fitness facilities and such other accessory uses customarily found in similar townhouse communities developed as an integrated project.

## SECTION V.

A new Section 380-14.A.2 shall be added to the Borough of Woodcliff Lake Code as follows:

### § 380-14.A.2 THO-II Townhome Overlay District II

- 1) Bulk Standards
  - a. Minimum lot area: 5 acres

- b. Minimum building setbacks:
  - i. From the Garden State Parkway frontage: 75 feet
  - ii. From the Overlook Drive frontage: 50 feet
  - iii. From adjacent residential zones or uses: 50 feet
  - iv. From all other property lines: 25 feet.
  - v. From internal streets: 15 feet.
- c. Maximum density: 4 units per acre
- d. Maximum building coverage: 23.5%, excluding decks
- e. Maximum improvement coverage: 50%
- f. Maximum number of units in a row: 4
- g. Minimum spacing between buildings:
  - i. Front to front: 50 feet
  - ii. Front to rear: 50 feet
  - iii. End (side) to end (side): 20 feet
  - iv. Rear to rear: 20 feet
- h. Maximum building height: 35 feet and 2.5 stories
- i. Minimum floor area: 1,400 square feet.

2) Parking requirements shall be determined in accordance with the New Jersey Residential Site Improvement Standards.

3) Landscaping standards.

- a. A 25-ft wide landscaped buffer shall be provided along all lot lines.
- b. The buffer shall be composed of 50% evergreens. Said buffer shall include a mixture of shade trees, evergreens, ornamental trees and understory shrubs planted in a staggered fashion. At the time of installation, shade trees shall be a minimum three-inch caliper, evergreens shall be a minimum of eight feet in height, ornamental trees shall be a minimum of 10 feet in height, and understory shrubs shall be a minimum of 36 inches in height.
- c. Shade trees that exist within the buffer should be preserved and enhanced with evergreens and understory shrubs as noted above.

4) Design standards.

- a. Full basements shall be permitted.
- b. Each townhome shall have a maximum of three bedrooms.
- c. Townhomes shall have a minimum roof plane pitch of 6/12; no flat roofs shall be permitted on any principal structure.
- d. The front and rear facade of all buildings shall include building wall offsets (projections or recesses) to provide architectural interest and vary the massing of a building and relieve the negative visual effect of a single, long wall. Building wall offsets shall be provided along any facade measuring greater than 50 feet in width. The maximum spacing between such offsets shall be 35 feet. The minimum projection or depth of any individual vertical offset shall not be less than two feet.
- e. All buildings within the THO-II District shall be of the same architectural design and treatment, including building materials.

- f. Trash receptacles shall not be visible from Overlook Drive. Receptacles shall be enclosed with a solid masonry enclosure. Such facilities shall be designed so that they fit within an overall project design.
- g. The proposed site plan for townhouse use shall have an integrated roadway system incorporating every proposed building within the THO-II District, including emergency access, visitor/guest parking and deliveries appropriate for the proposed use.

5) Pedestrian accessibility.

- a. Sidewalks shall be provided within the site to provide adequate pedestrian access along interior roads.
- b. All sidewalks shall be a minimum of four feet wide and shall be concrete and smoothly surfaced and leveled to provide for the free movement of pedestrians.
- c. All sidewalks must be designed to provide access for the physically disabled. Access ramps shall be conveniently placed and sloped to provide easy connection to streets and sidewalks, in conformance with the Americans with Disabilities Act.

6) Prohibited exterior structures.

- a. Sheds shall not be permitted.

Severability All provisions of this Ordinance are severable. If for any reason, any provision of this Ordinance is held to be invalid, the validity of the remainder of the Ordinance shall not be affected.

Effective Date. This Ordinance shall become effective upon final approval and publication, pursuant to law, and upon completion of all outstanding cases.