

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

BOROUGH OF WOODCLIFF LAKE

Bergen County, New Jersey

Ordinance No. 22-06

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 eliminate the existing S-O Special Office District, 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                              |
| 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 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 2701, Lot 2 shall be rezoned from the S-O zone to the B-1 zone.
- Block 2701, Lot 3 shall be rezoned from the S-O zone to the B-1 zone.
- Block 2701, Lots 4, 4.CCOM1 & 4.CCOM2 shall be rezoned from the S-O zone to the B-1 zone.
- Block 2701, Lot 5 shall be rezoned from the S-O zone to the B-1 zone.

**SECTION III.**

Section 380 Attachment 2 entitled "Woodcliff Lake Limiting Schedule," as established and referenced in Section 380-9 of the Borough Code, shall be revised as follows:

District	R-30	R-22.5	R-15	B-1	B-2	B-3	EAO
Minimum lot size (square feet)	30,000	22,500	15,000	7,500	10,000	65,000	20 acres
Minimum yards (feet)							
Front	50	35	35	35	-	-	100
Side (one)	20	20	20	15	20	20	100
Side (both)	60	60	40	25	-	40	200
Rear (feet)	50	40	30	25	40	40	100
Minimum lot							
Frontage (feet)	150	150	100	75	150	135	600
Depth (feet)	150	125	100	-	-	-	-
Minimum building setback (feet)	-	-	-	70	70	150	100
Maximum lot coverage	15%	15%	15%	40%	30%	30%	20%
Maximum total surface coverage	30%	30%	40%	50%	60%	60%	50%
Height	2 ½ stories or 30 feet	2 ½ stories or 30 feet	2 ½ stories or 30 feet	3 stories or 40 feet	2 ½ stories or 36 feet	2 ½ stories or 36 feet	36 feet

**SECTION IV.**

Section 380-41 of the Borough of Woodcliff Lake Code shall be revised to add the following subsection:

§ 380-41 Permitted uses in the B-1 District.

Within the B-1 Business District, no lot, tract or parcel of land shall be used, and no building structure shall be constructed, altered, erected or placed to be used, for any purpose other than the following:

J. Mixed-use development with residential dwelling units and one or more of the other principally permitted uses listed in this subsection. Mixed-use buildings must conform with the following supplementary standards:

- 1) Residential dwelling units provided within a mixed-use development shall not exceed a density of 10 units per acre.
- 2) The ground-floor of any mixed-use development shall not be 100% residential use but must provide at least a portion for one or more of the other principally permitted uses listed in this subsection.
- 3) If a parking garage is provided within a mixed-use building, the garage shall be entirely enclosed and screened. Building facades enclosing the garage should be similar and compatible in design, aesthetics, and detailing as other building façade portions.
- 4) Within the ground floor of a mixed-use development, no residential dwelling unit or parking area shall be allowed to directly face the street frontage and shall be separated from the street frontage by space dedicated to one or more other principally permitted uses listed in this subsection. Notwithstanding this requirement, a lobby accessory to the residential component may be located in an area directly facing the street frontage.
- 5) There must be separate entrances for residential and non-residential uses within a mixed-use development.

#### **SECTION V.**

Section 380-46.A of the Borough of Woodcliff Lake Code shall be revised as follows:

§ 380-46 Dimensional requirements.

A. B-1 Business District.

- 1) Each lot shall have a minimum frontage at street line of 75 feet.
- 2) Each lot shall have a minimum area of 75,000 square feet.
- 3) Each lot shall have a maximum building coverage of 40% and maximum total surface coverage of 50%.
- 4) No building exceeding 3 stories or 40 feet in height shall be erected on any lot.
- 5) Each lot shall have the following minimum yards: rear, 25 feet; and side yards shall not be required except to provide access to the rear yard at least 10 feet wide, either as a side yard or an easement from an adjoining lot having access to the street.
- 6) Building setbacks shall be at least 70 feet from the center line of the street.
- 7) In no event shall the vertical distance of any side of a building exceed 40 feet from the lowest finished grade adjacent to the building to the highest point of the building.

#### **SECTION VI.**

Sections 380-52, 380-53, 380-54, 380-55, and 380-56 of the Borough of Woodcliff Lake Code shall be eliminated as follows:

~~C. Each lot shall have a maximum building coverage of 30% and maximum total surface coverage of 60%.~~

~~D. No building exceeding 2 1/2 stories or 36 feet in height shall be erected on any lot.~~

~~E. Each lot shall have the following minimum yards: front (measured from the right-of-way line), 35 feet; both sides, 40 feet; one side, 10 feet; and rear yard, 50 feet.~~

~~F. Building setbacks shall be at least 70 feet from the center line of the street.~~

~~§ 380-54 Ingress and egress.~~

~~Ingress and egress to lots in the Special Office District (S-O) shall be limited to Broadway.~~

~~§ 380-55 Buffers.~~

~~Buffers shall be provided pursuant to the requirements set forth in § 380-80 of this chapter.~~

~~§ 380-56 Off-street parking.~~

~~Off-street parking in all nonresidential zones shall be provided pursuant to the requirements set forth in Chapter 292, Site Plan Review, of the Code of the Borough of Woodcliff Lake and § 380-78 of this chapter, provided that such parking shall be pursuant to a permitted use in the district.~~

## **SECTION VII.**

Chapter 380 Zoning of the Borough of Woodcliff Lake Code is hereby inserted with a new Section 380-85, as follows:

§380-85 Broadway Design Standards

Any property with frontage along Broadway shall comply with the design standards set forth at §292-33.1 of the Borough Code.

## **SECTION VIII.**

Section 292-33.1 of the Borough of Woodcliff Lake Code shall be revised as follows:

§292-33.1 Design standards for properties with frontage along Broadway.

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.