

**BOROUGH OF WOODLAND PARK  
ORDINANCE 23-06**

**AN ORDINANCE TO ADD CHAPTER XXII – ZONING,  
SECTION 22-30 “STEEP SLOPE”  
OF THE GENERAL CODE OF THE BOROUGH OF WOODLAND PARK**

**WHEREAS**, the Borough is desirous of protecting environmentally sensitive lands; and

**WHEREAS**, the Borough needs to act now to prevent such areas from development or redevelopment which would be inimical to the health, safety and welfare of the denizens of the Borough; and

**WHEREAS**, there exists various elevations throughout the Borough which gradients are of a significant percentage to place such lands, if developed, in danger of landslide, rockfall or other erosion; and

**WHEREAS**, the Borough has determined there is a need to protect these lands to reduce the likelihood of the aforementioned conditions; and

**WHEREAS**, the Mayor and Council have deemed it in the best interests of the Borough to add the ordinance and adopt the regulations set forth herein to address such efforts; and

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Woodland Park now seek to add Section 22-30 of the Borough Code in full as follows:

**22-30 Steep Slopes**

**22-30.1 Definitions.**

For the purposes of this section, the terms herein are defined as follows:

Steep Slope : Shall mean slopes 15% or greater from the horizontal plane.

Approved Development : Shall mean any development that has obtained building permits or land use board approval by way of memorialized resolution

**22-30.2 Standards and Requirements**

- a. The purpose of this section is to regulate the construction of buildings, roads, and other impervious surfaces, the removal of vegetative cover, the disturbance of soil, and the intensity of use in areas with slopes 15% or greater
- b. All site plan and subdivision applications shall be accompanied by a steep slope analysis that illustrates three slope categories: 0% to less than 15%; 15% to less than 25%; and 25% or greater.
- c. In areas with slopes of 15% to less than 25%, no more than 10% of such areas shall be developed and/or regraded or stripped of vegetation or trees. However, disturbance related to utility installation or driveway construction is exempt from this calculation.
- d. In areas with slopes of 25% or more, no development, regrading, or stripping of vegetation or trees shall be permitted.
- e. Where construction of a residence, building or other improvement is proposed on slopes greater than 15%, a grading plan shall be submitted for review and approval by the Borough that indicates the proposed driveway plan and profile, location of the building(s), and any site grading necessary for the property. Said plan shall provide for the proper protection and stabilization of all disturbed areas.
- f. All current development, construction, structure or other building and any approved development, construction, structure or other building as of March 31, 2023 are not subject to any of the standards and requirements outlined above. All future development, construction, new structure or building are required to strictly abide by these standards and requirements.

**BE IT FURTHER ORDAINED**, the Municipal Council of the Borough of Woodland Park provides in accordance with the passage of this ordinance:

- 1. Other provisions superseded.** In the event of any inconsistency between the provisions of this section and any other section of Chapter 22, the provisions of this section shall prevail.
- 2. Severability.** If any provision or portion of a provision of this ordinance is held to be unconstitutional, preempted by Federal or State law, or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the ordinance shall not be invalidated and shall remain in full force and effect.
- 3. Effective date.** This Ordinance shall take effect 45 days after final publication as required by law.
- 4. Repeal of inconsistent ordinances.** All ordinances and parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.
- 5. Planning Board Referral and Notice.** This Ordinance shall be subject to review and recommendation by the Borough of Woodland Park Planning Board in accordance with N.J.S.A. 40:55D-26 and notice requirements of N.J.S.A 40:55D-62.1.

ATTEST:

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Sandra Olivola, Borough Clerk

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Keith Kazmark, Mayor

**Introduced: April 5, 2023**  
**Adopted: April 19, 2023**