

BOROUGH OF NORTHVALE
County of Bergen
State of New Jersey

ORDINANCE #1010-2019

**AN ORDINANCE AMENDING CHAPTER 200-5(A)(1) OF THE CODE OF THE
BOROUGH OF NORTHVALE ENTITLED “ZONING” – ADOPTION OF
ZONING MAP**

Section 1. Purpose & Authority. The purpose of this ordinance is to amend Chapter 200-5(A)(1) of the Northvale Code, “Zoning”, pursuant to N.J.S.A. 40:48-1, 40:49-2, and 40:55D-65.

Section 2. Amendments. Chapter 200-5(A)(1) of the Northvale Code is hereby amended to provide, as follows [deletions noted in red strikethrough and additions are highlighted]:

Section 200-5 Enumeration of districts, boundaries; map

A. Classification and use.

(1) For the purpose as set forth in § 200-2 of this chapter; for the purpose of promoting the health, safety, morals and general welfare of the community; for the purpose of lessening congestion in the streets; for the purpose of securing safety from fire, panic and other dangers; for the purpose of preventing the overcrowding of land and avoiding undue concentration of population; for the purpose of facilitating adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; for the purpose of conserving the value of buildings and encouraging the most appropriate use of land throughout the Borough; for the purpose of providing for public health, comfort and general welfare in living and working conditions; for the purpose of regulating and restricting the location of trades and industries and the location of buildings designed for specified uses; for the purpose of regulating and limiting the height and bulk of buildings hereafter erected; and for the purpose of regulating and determining the area of yards, courts and other open spaces hereafter erected, the Borough of Northvale is hereby divided into the following classes of zones as shown on the Building Zone Map prepared by Maser Consulting dated August 2019 adopted with such amendments as may be made by ordinance from time to time, is made part of this chapter.

R 12.5	Residential Single-Family
R 7.5	Residential Single-Family
RM	Multi-Family Residential
AH-2	Affordable Senior Housing
AHZ	Adult Housing
C	Commercial
C-1	Commercial

C-2	Commercial
C-3/LI	Commercial/ Light Industrial
LI	Light Industrial
LI-1	Light Industrial
PO	Professional Office
WRPZ	Walnut Street Redevelopment Plan Zone
R 7.5	Overlay
LI	Overlay
PAI	Paris Avenue Inclusionary Overlay
RMI	Residential Multi-family Inclusionary Overlay

[1] Editor’s Note: The Building Zone Map is on file in the office of the Borough Clerk.

Section 3. Repealer. All prior ordinances that are inconsistent with this ordinance are repealed. All ordinances are hereby amended to be consistent with this ordinance and all ordinances, including this one, shall be construed consistent with the express purpose of this ordinance.

Section 4. Savings and Construction. This ordinance shall be construed consistent with the purpose stated in Section 1 hereof. Any ambiguities in this ordinance shall be construed in accordance with the purpose of this ordinance. If any part of this ordinance is invalidated by a court of competent jurisdiction, the remainder of this ordinance shall be saved to the full extent possible. This ordinance repeals provisions of the Northvale Code only where stated herein; otherwise this ordinance is amendatory and supplementary to existing provision of the Northvale Code.

Section 5. Codification. This ordinance shall be codified as amendments to the chapters set forth herein.

Section 6. Effective Date. This ordinance shall take effect immediately upon approval and publication of notice of adoption as provided by law.

Patrick J. Marana, Mayor

ATTEST:

Wanda A. Worner
Borough Clerk

Introduced: September 11, 2019

Public Hearing: October 9, 2019

Adopted: October 9, 2019

New York State
Rockland County

Zoning Districts

- R 12.5 Residential Single-Family
- R 7.5 Residential Single-Family
- RM Multi-Family Residential
- AH-2 Affordable Senior Housing
- AHZ Adult Housing
- C Commercial
- C-1 Commercial
- C-2 Commercial
- C-3/LI Commercial/ Light Industrial
- LI Light Industrial
- LI-1 Light Industrial
- PO Professional Office
- WRPZ Walnut Street Redevelopment Plan Zone
- R 7.5 Overlay
- LI Overlay
- PAI Paris Avenue Inclusionary Overlay
- RMI Residential Multi-family Inclusionary Overlay
- Buffer Strip

**ZONING
MAP**

**BOROUGH
OF
NORTHVALE**

BERGEN COUNTY
NEW JERSEY

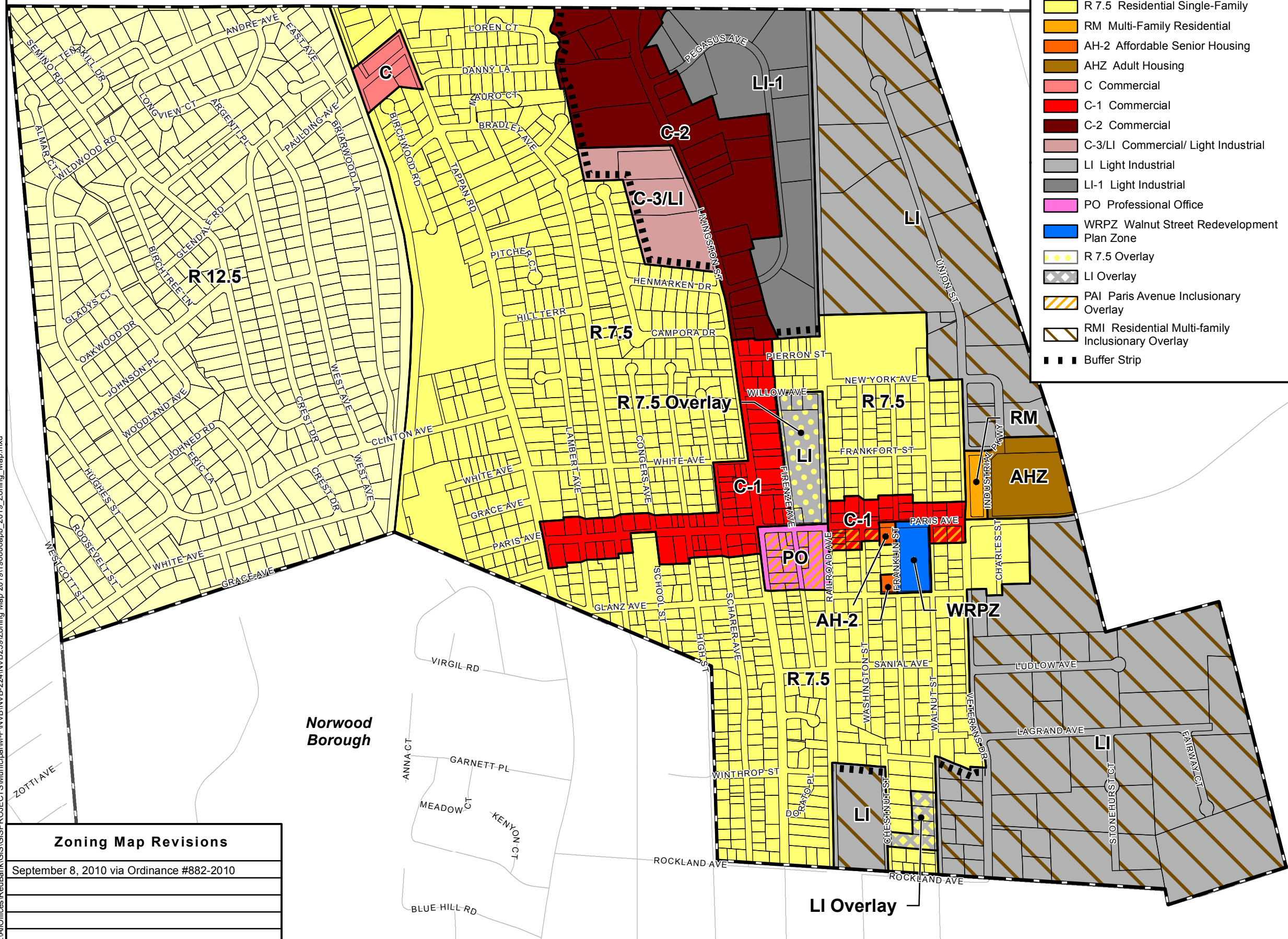


0 350 700
Feet
1 inch = 700 feet

This map was developed using NJDEP and County GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



August 2019



Zoning Map Revisions

September 8, 2010 via Ordinance #882-2010

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