

**ORDINANCE NO. 23-2079
BOROUGH OF HIGHLAND PARK
COUNTY OF MIDDLESEX**

**AN ORDINANCE BY THE BOROUGH OF HIGHLAND PARK, MIDDLESEX
COUNTY, NEW JERSEY AMENDING CHAPTER 230, LAND DEVELOPMENT
CONCERNING NEW CONSTRUCTION ON NON-CONFORMING
SINGLE- AND TWO-FAMILY RESIDENTIAL LOTS**

BE IT ORDAINED by the Borough Council of the Borough of Highland Park that the following amendments to Chapter 230 are hereby enacted (underlined material is new and is added; [bracketed] material is deleted):

SECTION 1. Section 230-149.3 of the "Code of the Borough of Highland Park" concerning the regulations pertaining to non-conforming uses, structures or lots is hereby amended as follows:

§ 230-149.3 Nonconforming uses, structures or lots.

(No changes)

- A. (No changes)
- B. Nonconforming lots. A permitted single- or two-family dwelling on a lot that is nonconforming with respect to lot area, lot width or lot depth may be constructed, altered or enlarged and an accessory structure on a lot that is nonconforming with respect to lot area, lot width or lot depth may be constructed, altered or enlarged without an appeal for variance relief, provided that all other provisions of this chapter are complied with.
- C. (No changes)
- D. (No changes)
- E. (No changes)

SECTION 2. Any article, section, paragraph, subsection, clause, or other provision of the BOROUGH Code inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

SECTION 4. This ordinance shall take effect upon its passage and publication and filing with the County of Middlesex Planning Board, and as otherwise provided for by law.

Introduced at the meeting on: October 24, 2023

Adopted at the public hearing on: December 5, 2023

ATTEST:

APPROVED: December 5, 2023

Jennifer Santiago
Borough Clerk

Elsie Foster
Mayor