

BOROUGH OF GLEN ROCK
COUNTY OF BERGEN, STATE OF NEW JERSEY

Ordinance Procedure: # 1877

Date of Final Reading: September 14, 2022

Date of Introduction: August , 2022

Resolution No.: 232-22

Introduced by Council Member Dill

Seconded by Council Member Orlich

AN ORDINANCE AMENDING THE BUFFER STANDARDS FOR THE A-2MF RESIDENCE ZONE DISTRICT TO PERMIT A 6 FOOT HIGH FENCE TO BE ADDED TO THE PERMITTED BUFFER STANDARDS WHEN A BUFFER PROVIDED ON A A-2MF LOT ABUTS A RESIDENTIAL ZONE.

Be passed upon second and final reading, and that the Borough Clerk be, and is hereby authorized and directed, to advertise the same according to law by publishing the same by title in the Bergen Record.

ROLL CALL:

Council Member Martin - yes
Council Member Gilbreath - yes
Council Member Cole - yes

Council Member Barchetto - yes
Council Member Dill - yes
Council Member Orlich – yes

I, the Borough Clerk of the Borough of Glen Rock, hereby certify that this is a true copy of a resolution passed by the Council of the Borough of Glen Rock at a meeting held this 14th day of September, 2022.

Jacqueline Scalia, Borough Clerk

BOROUGH OF GLEN ROCK
ORDINANCE # 1877

BOROUGH OF GLEN ROCK
COUNTY OF BERGEN

AN ORDINANCE AMENDING THE BUFFER STANDARDS FOR THE A-2MF RESIDENCE ZONE DISTRICT TO PERMIT A 6 FOOT HIGH FENCE TO BE ADDED TO THE PERMITTED BUFFER STANDARDS WHEN A BUFFER PROVIDED ON A A-2MF LOT ABUTS A RESIDENTIAL ZONE.

WHEREAS, the Borough of Glen Rock (Borough) Council finds it in the best interest of the Borough to amend the buffer standards in the A-2MF Residence District to add the permission of a 6-foot high fence in the buffer up to the front yard setback line; and

WHEREAS, the additional fence height would improve the effectiveness of said buffer to surrounding properties to screen or shield potential impacts to adjacent s properties; and

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Glen Rock, County of Bergen, and State of New Jersey that Article XVC, Chapter 230 Section 230-72.7 of the "1978 Zoning Ordinance" of the Borough of Glen Rock is and shall be amended in the following particulars only which shall read as follows:

Section 1. Section 230-72.7 D. (1) shall be and is amended through the addition of the following sentence to the end of the existing paragraph:

A six (6) foot high fence is permitted to further supplement the landscaping of the buffer along the boundary line of the property adjacent to another residential zone up to the front yard setback line for the A-2MF zone. A fence along the said buffer line in the front yard shall not exceed four feet in height.

Section 2. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

Section 3. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of Glen Rock, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Revised General Ordinances of the Borough of Glen Rock are hereby ratified and confirmed, except where inconsistent with the terms hereof.

Section 4. The Borough Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this ordinance to the Bergen County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15, and N.J.S.A. 40:55D-63 (if required).

Section 5. After introduction, the Borough Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Borough of Glen Rock for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Borough Council, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

Section 6. This Ordinance shall be presented to the Mayor for her approval and signature, which approval shall be granted or denied within ten (10) days of receipt of same, pursuant to N.J.S.A. 40:69A-149.7. If the Mayor fails to return this Ordinance with either her approval or objection to same within ten (10) days after it has been presented to her, then this Ordinance shall be deemed approved.

Section 7. This Ordinance shall take effect immediately upon (1) adoption; (2) approval by the Mayor pursuant to N.J.S.A. 40:69A-149.7; (3) publication in accordance with the laws of the State of New Jersey; and (4) filing of the final form of adopted ordinance by the Clerk with (a) the Bergen County Planning Board pursuant to N.J.S.A. 40:55D-16, and (b) the Borough Tax Assessor as required by N.J.S.A. 40:49-2.1.

ATTEST:

APPROVED:
BOROUGH OF GLEN ROCK

Jacqueline Scalia, Borough Clerk

Kristine Morieko, Mayor