



BOROUGH OF RIVERDALE NEW JERSEY



ORDINANCE NO. 07-2023

ORDINANCE AMENDING THE ZONING MAP OF THE BOROUGH OF RIVERDALE AND PLACING BLOCK 9, LOT 9 (4 PATERSON-HAMBURG TURNPIKE) IN THE R-7.5 ZONE IN ITS ENTIRETY

WHEREAS, Block 9, Lot 9 as shown on the Tax Map of the Borough of Riverdale (4 Paterson-Hamburg Turnpike) is presently located in the CRD Zone on the Borough Zoning Map; and

WHEREAS, this property borders a residential area which is presently zoned R-7.5 and due to environmental restraints, which have recently come to the attention of the property owner and the Borough Council, is not able to be developed in accordance with the CRD Zone standards and is not appropriate for non-residential development as required in that zone.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Riverdale, in the County of Morris and State of New Jersey, as follows:

Section 1. The Zoning Map of the Borough of Riverdale shall be amended to reflect the rezoning of the following property:

Property		Existing Zone	New Zone
Block	Lot		
9	9	CRD	R-7.5

Section 2. If any section or provision of this Ordinance shall be held invalid in any Court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

Section 3. All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 4. This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.

Abubakar Jalloh, Borough Clerk

Paul Carelli, Mayor

NOTICE OF PENDING ORDINANCE

The ordinance published herewith was introduced and passed upon first reading at a meeting of the governing body of the Borough of Riverdale, a municipal corporation of the State of New Jersey, held on October 11, 2023. It will be further considered for final passage, after public hearing thereon, at a meeting of the governing body to be held at Borough Hall, in the Borough on November 8, 2023 at 7:30 o'clock p.m., and during the week prior to and up to and including the date of such meeting, copies of said ordinance will be made available at the Clerk's office to the members of the general public who shall request the same.

Abubakar Jalloh, Borough Clerk