



**Township Council**

c/o Township Clerk  
Teaneck, NJ 07666

Meeting: 01/19/21 08:00 PM

Department: Township Clerk

Category: Amend

DOC ID: 6352

**ORDINANCE (ID # 6352)**

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**Ordinance No. 2-2021 AN ORDINANCE AMENDING SECTION 33-23, RULES OF GENERAL APPLICATION, OF ARTICLE V, ZONING, OF CHAPTER 33, DEVELOPMENT REGULATIONS, OF THE CODE OF THE TOWNSHIP OF TEANECK, PERTAINING STAIRS AND LANDINGS WITHIN THE SIDE AND REAR YARD SETBACK AREAS BE IT RESOLVED by the Township Council of the Township of Teaneck that Ordinance #2-2021 pass upon second and final reading and that the Township Clerk is hereby authorized and directed to advertise the same according to law and to provide the appropriate notices in accordance with law.**

AN ORDINANCE AMENDING SECTION 33-23, RULES OF GENERAL APPLICATION, OF ARTICLE V, ZONING, OF CHAPTER 33, DEVELOPMENT REGULATIONS, OF THE CODE OF THE TOWNSHIP OF TEANECK, PERTAINING STAIRS AND LANDINGS WITHIN THE SIDE AND REAR YARD SETBACK AREAS

BE IT RESOLVED by the Township Council of the Township of Teaneck that Ordinance #2-2021 pass upon second and final reading and that the Township Clerk is hereby authorized and directed to advertise the same according to law and to provide the appropriate notices in accordance with law.

**HISTORY:**

01/05/21      Township Council      INTRODUCED

<b>RESULT:</b>	<b>ADOPTED BY CONSENT VOTE [UNANIMOUS]</b>
<b>MOVER:</b>	Keith Kaplan, Councilman
<b>SECONDER:</b>	Mark J. Schwartz, Deputy Mayor
<b>AYES:</b>	Katz, Schwartz, Orgen, Dunleavy, Rice, Kaplan, Pagan

TOWNSHIP OF TEANECK  
BERGEN COUNTY, NJ

**ORDINANCE NO. 2-2021 AN ORDINANCE AMENDING SECTION 33-23, RULES OF GENERAL APPLICATION, OF ARTICLE V, ZONING, OF CHAPTER 33, DEVELOPMENT REGULATIONS, OF THE CODE OF THE TOWNSHIP OF TEANECK, PERTAINING STAIRS AND LANDINGS WITHIN THE SIDE AND REAR YARD SETBACK AREAS BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF TEANECK THAT ORDINANCE #2-2021 PASS UPON SECOND AND FINAL READING AND THAT THE TOWNSHIP CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ADVERTISE THE SAME ACCORDING TO LAW AND TO PROVIDE THE APPROPRIATE NOTICES IN ACCORDANCE WITH LAW.**

WHEREAS, the current provisions of the Zoning Ordinance permit an open platform or a roofed-over but unenclosed projection in the nature of an entry or portico, not more than eight feet wide and extending not more than six feet out from the front wall of the building and front entry steps leading from the front door down to grade, to encroach within the front yard setback when the building otherwise complies with the setback requirements as well as an open platform or a roofed-over but unenclosed projection in the nature of an entry or portico, not more than four feet wide and extending not more than four feet out from the side wall of the building and not more than 32 inches above the adjacent grade and side entry steps leading from the side door down to grade, to encroach within the side yard setback when the building otherwise complies with the setback requirements; and

WHEREAS, the Township Council wishes to permit landings and stairs meeting the requirements hereinafter set forth to encroach within the side and rear yard setbacks so as to avoid the necessity of applying for variances therefor;

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Teaneck, Bergen County, New Jersey, as follows:

SECTION 1. Sub-Paragraph c. of Paragraph (3), "Yard areas," of Subsection (f), General rules for interpretation and application of dimensional requirements," of Section 33-23, "Rules of general application," of Article V, "Zoning Ordinance," of Chapter 33, "Development Regulations," of the Code of the Township of Teaneck is hereby amended to read in full as follows:

"c. An open platform or a roofed-over but unenclosed projection in the nature of an entry, landing or portico, extending out from the side or rear wall of a single family residence, together with side or rear entry steps leading therefrom down to grade, shall be exempt from the requirements of this section when the building otherwise complies with the setback requirements, provided that:

1. the open platform or a roofed-over but unenclosed projection in the nature of an entry or portico, extending from the side wall, shall not be more than four (4) feet wide and shall not extend more than four (4) feet out from the side wall of the building and shall not be more than 32 inches above the adjacent grade.
2. the open platform or a roofed-over but unenclosed projection in the nature of an entry or portico, extending from the rear wall, shall not be more than six (6) feet wide and shall not extend more than four (4) feet out from the rear wall of the building and shall not be more than 32 inches above the adjacent grade.

Section 2. Inconsistency. All ordinances or portions thereof, inconsistent with the provisions hereof, are hereby repealed to the extent of such inconsistency.

Section 3. Severability. If any section, sentence, clause or other portion of this ordinance, or the application thereof to any person or circumstance, is adjudged by a court of competent jurisdiction to be unconstitutional or otherwise to be invalid, such judgment shall not affect, impair or repeal the remainder of this ordinance.

Section 4. Effective Date. This ordinance shall take effect twenty (20) days following passage and publication, as required by law, and upon the filing of a copy with the Planning Board of the County of Bergen.

FIRST READING: \_\_\_\_\_

SECOND READING: \_\_\_\_\_

PUBLICATION OF PASSAGE: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Doug Ruccione  
Township Clerk

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Dr. James Dunleavy,  
Mayor