

**ORDINANCE NO. 2024-6**

**AN ORDINANCE AMENDING CHAPTER 530, ENTITLED ZONING**

**BE IT ORDAINED** by the Mayor and Council of the Borough of Wood-Ridge, County of Bergen, New Jersey, as follows:

**SECTION 1.** Subchapter 6, entitled R-1 One-Family Residential District, of Chapter 530, entitled Zoning, is hereby amended as follows:

1. Section "B" entitled "Permitted accessory uses" is hereby retitled as "Permitted accessory uses and structures".
2. Under Section "D" entitled Special Provisions, delete Subsection (12) in its entirety.
3. Under Section "D" entitled Special Provisions, new Subsections are hereby established as follows:
  - (12) A residential dwelling or lot, inclusive of any and all accessory uses and structures, or any part thereof, shall not be used, occupied, rented or leased for any nonresidential use except as otherwise specifically permitted by certain provisions of this Chapter.
  - (13) Any residential dwelling or lot, inclusive of any and all yards, uses, structures or other improvements, or any part thereof, that do not comply with or otherwise violate any of the provisions of this Chapter shall be subject to the issuance of an abatement order and/or violation notice and associated monetary penalty, and/or revocation of certificate of occupancy by the Borough Zoning Officer.
  - (14) An owner, renter or lessee of a residential dwelling or lot in which either a use, occupancy, condition, or rental or leasing activity occurs that is prohibited by the provisions of this Chapter shall be subject to the issuance of a violation notice and penalty as follows:
    - a. \$250 fine for a first offense. A first offense that is not abated within ten days of issuance of an abatement order shall constitute a second offense and be subject to the penalties thereof.
    - b. \$500 fine for a second offense plus an additional fine of \$50 per day for each day that the dwelling's use, occupancy, condition, or rental or leasing activity is in violation of the provisions of this Chapter. A second offense that is not abated within ten days of issuance of an abatement order shall constitute a third offense and be subject to the penalties thereof.
    - c. \$1,000 fine for a third offense and each subsequent offense thereafter, plus an additional fine of \$100 per day for each day that the dwelling's use,


occupancy, condition, or rental or leasing activity is in violation of the provisions of this Chapter and revocation of the dwelling's certificate of occupancy. A third offense and each subsequent offense thereafter that is not abated within ten days of issuance of an abatement order shall constitute a subsequent offense and be subject to the penalties thereof.

**SECTION 2.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed.


**SECTION 3.** If any subchapter, section, subsection, part, provision, or the total of any of the abovementioned publications are held to be invalid or unenforceable by any court, the findings or judgments of which court are applicable in the State of New Jersey, that the balance and remainder of such publication shall remain in full force and effect as an Ordinance of the Borough of Wood-Ridge.

**SECTION 4.** This Ordinance shall become effective immediately upon adoption and publication according to law.

APPROVED:

  
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PAUL A. SARLO  
Mayor

ATTEST:

  
\_\_\_\_\_  
GINA AFFUSO  
Borough Clerk

Introduced:	3-20-24
Published:	3-25-24
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Published:	4-22-24