

## Chapter 190: LAND USE AND DEVELOPMENT

[HISTORY: Adopted by the Village Council of the Village of Ridgewood 4-9-1996 by Ord. No. 2561. Editor's Note: This ordinance also repealed former Ch. 190, Land Use and Development, adopted 12-26-1978 by Ord. No. 1695, as amended. Amendments noted where applicable.]

### GENERAL REFERENCES

Historic Preservation Commission — See Ch. 29.

Condominium conversion — See Ch. 123.

Uniform construction codes — See Ch. 125.

Fees — See Ch. 145.

Flood damage prevention — See Ch. 154.

Housing standards — See Ch. 175.

Property maintenance — See Ch. 223.

Sewers and sewage disposal — See Ch. 238.

Soil removal — See Ch. 246.

Streets and sidewalks — See Ch. 249.

Swimming pools — See Ch. 251.

Trees and shrubs — See Ch. 260.

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### ARTICLE I Purpose and Scope

#### § 190-1. Purpose.

It is the intent and purpose of this chapter to: A. Encourage action to guide the appropriate use or development of all lands in the Village, in a manner which will promote the public health, safety, morals and general welfare.

B. Secure safety from fire, flood, panic and other natural and man-made disasters.

C. Provide adequate light, air and open space.

D. Ensure that the development of Ridgewood does not conflict with the development and general welfare of neighboring municipalities.

E. Promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods and the entire municipality as well as the preservation of the environment.

F. Encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.

G. Provide sufficient space in appropriate locations for a variety of residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements.

H. Encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight.

I. Promote a desirable visual environment through creative development techniques and good civic design and arrangements.

- J. Promote the conservation of historic sites and districts, open space, energy resources and to prevent the degradation of the environment, including but not limited to the air, water and visual environment, through improper use of land.
- K. Encourage diverse types of housing construction.
- L. Establish orderly and uniform procedures relating to land use and development regulation.
- M. Promote utilization of renewable energy sources.
- N. Promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste.

§ 190-2. Scope.

The scope of this chapter as it relates to other laws, ordinances, regulations, rules or other restrictions is as follows: A. This chapter is not intended to repeal, abrogate, annul or in any way impair or interfere with existing provisions of other laws or ordinances, except those repealed expressly or by necessary implication hereby, or to affect any private restrictions placed upon property by covenant, deed or other private agreement unless repugnant hereto.

B. Where this chapter imposes a greater restriction upon the use of buildings or premises or upon the height of buildings or coverage by above-grade structures or improvements or requires greater lot area or longer yards or other open spaces than are imposed or required by such rules, regulations or permits or by such private restrictions, the provisions of this chapter shall control. [Amended 6-7-1999 by Ord. No. 2670]

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ARTICLE II Definitions

§ 190-3. Definitions; word usage.

For the purpose of this chapter, the following words and phrases shall have the meanings described below, unless the context clearly indicates a different meaning. The term "shall" indicates a mandatory requirement, and the term "may" indicates a permissive action.

**ABOVE-GRADE STRUCTURE** — Any building, roofed structure or other structure which has a height above the ground of at least one foot. If only part of said structure is one foot or higher above the ground, then only that part shall be considered an "above-grade structure." This definition shall include, but is not necessarily limited to, swimming pools, hot tubs, ornamental pools, porches, decks, balconies, tanks, fireplaces and barbecue pits, roofed arbors and trellises, any or all of which are located above grade, as defined herein. Notwithstanding the above, the following shall not be construed to be above-grade structures for the purposes of this chapter: fences, freestanding or retaining walls and the earth retained by such walls, flagpoles, mail boxes, signs and lawn ornaments. [Amended 2-11-2004 by Ord. No. 2862]

**ACCESSORY BUILDING OR STRUCTURE** — A building or structure on the same lot with and subordinate to a principal building, occupied or devoted exclusively to an accessory use.

Where an accessory building is integrated into the principal building, as with an attached garage having access between the garage and the principal building, such accessory building shall be considered part of the principal building. Notwithstanding the above, a structure shall be construed as being accessory to a principal use or structure although it is located on a different lot than said principal use or structure, when such location is specifically permitted by this chapter. [Amended 2-11-2004 by Ord. No. 2862]

**ACCESSORY USE** — A use customarily incidental and subordinate to the principal use upon any premises.

**ADVERTISE** — When used in reference to signs, the giving or attempting or intending to give any notice or information or any activity which gives or attempts to give or intends to give notice, information or warning.

**AFFORDABLE** — Having a sales price or rent within the means of a low- or moderate-income household as defined in N.J.A.C. 5:93-7.4. [Added 5-12-2004 by Ord. No. 2891]

**ALTER; ALTERATION** — "Alter" means any action which changes or modifies in a perceptible manner any aspect of development which is regulated by this chapter. "Alteration" means the result of any such action.

**ALTERATION, STRUCTURAL** — Any change in the supporting members of a building, such as bearing walls, columns, beams, girders, interior partitions, as well as any change in doors or windows, or any addition to or diminution of the dimensions or configurations of the roof or exterior walls of a building.

**AMATEUR RADIO STATION** — A noncommercial facility involving the arrangement of wires or metal rods used in the sending and receiving of electromagnetic waves, and including any support structures, and operating in the Amateur Radio service under license by the Federal Communications Commission. [Added 10-13-1998 by Ord. No. 2643]

**AMENDED APPROVAL** — An action of the Planning Board or Board of Adjustment, as applicable, that amends the subject, terms and/or conditions of a prior approval and which occurs prior to the issuance of a certificate of occupancy, certificate of continued occupancy, the filing of a subdivision plat or deed with the county recording officer, or any other perfection of the such prior approval. Amended approval is by resolution of the Board and involves only minor modifications from the original application. Applications that, in the opinion of the reviewing board, deviate substantially from the initial application are not properly the subject of amended approval; rather, such applications are to be considered new applications and are subject to the same requirements for approval as if there had been no prior approval. [Added 7-18-2007 by Ord. No. 3066]

**APARTMENT** — One or more dwelling rooms, with private bath and kitchen facilities, comprising an independent self-contained dwelling unit in a larger building.

**APPLICANT** — Any developer submitting an application for development.

**APPLICATION FOR DEVELOPMENT** — The application form and all accompanying documents required by this chapter for approval of a subdivision plat, site plan, planned development, conditional use, zoning variance or direction for the issuance of a permit pursuant to § 190-31 or 190-32.

**AREA OF SIGN** — The area within a line drawn around the surface of a sign, including all decorations, but excluding any supports, whether decorative or not, and in computing sign area, the area of all surfaces used or employed or designed for use as a sign for sign purposes shall be included and totaled.

**AREA OF SPECIAL FLOOD HAZARD/SPECIAL FLOOD HAZARD AREA** — The land in the floodplain subject to a one-percent or greater chance of flooding in any given year.

**ATTIC** — The open, nonhabitable space between the ceiling beams of the top habitable story and the roof rafters in any building.

**AWNING** — A retractable roof-like cover made of fabric over a frame, which projects from the wall of a building, the purposes for which may include the shielding of a doorway, window or sidewalk from the elements and the display of signs.

**BASE FLOOD** — The flood having a one-percent chance of being equaled or exceeded in any given year.

**BASEMENT** — An interior space or a portion of an interior space having a floor level below the average elevation of normal grade at the foundation wall of the structure in which it is contained. [Amended 10-10-2007 by Ord. No. 3083]

**BUILDABLE AREA** — A rectangular area on a lot, located and having dimensions as specified by the zone district regulations, and encompassing as much as possible of the principal building and above-grade structures attached to the principal building. In the case of a substandard lot having a rectangular area with dimensions less than required, the usable area shall be construed to be the largest rectangular area having dimensions less than or equal to the required dimensions, and encompassing as much as possible of the principal building and above-grade structures attached to the principal building. [Added 7-18-2001 by Ord. No. 2744]

**BUILDING** — A combination of materials to form a construction adapted to permanent, temporary or continuous occupancy and having a roof.

**BUILDING ENVELOPE** — That portion of a lot within which a principal building is permitted to be located by law. The building envelope excludes the minimum front, side and rear yards required by the zoning regulations as well as wetlands, approved wetland transition areas, floodways, utility easements, access easements, conservation easements and all other areas within which buildings are prohibited. [Added 10-25-2000 by Ord. No. 2713]

**CANOPY** — A nonretractable roof-like cover made of rigid building materials and which projects from the wall of a building, the purpose for which may include the shielding of a doorway, window or sidewalk from the elements. In the case of a gasoline service station, a "canopy" is a rooflike cover that is supported by one or more columns or stanchions, does not have any side walls and is used primarily to shield the pumps from the elements.

**CELLULAR TELECOMMUNICATIONS ANTENNA** — An antenna that is intended for commercial transmission or reception of personal wireless telephone services communications, and including commercial mobile services communications, unlicensed wireless services communications and common carrier wireless exchange access services, and also including any tower or other supporting structures and equipment necessary for such transmission or reception, as may be permitted by this chapter. [Added 10-13-1998 by Ord. No. 2643]

**CERTIFICATE OF CONTINUED OCCUPANCY** — A certificate stating that the continued occupancy of an existing building or structure may occur.

**CERTIFICATE OF OCCUPANCY** — A certificate stating that all work has been completed in accordance with the requirements of this chapter and the Uniform Construction Code and that the building or structure may be occupied or used.

**CHANGE OF USE** — Any use which substantially differs from the previous use of a building or land. A change of use does not necessarily involve modifications to existing improvements, or construction of new improvements.

**CHANNEL** — The bed and banks of a watercourse which convey the normal flow of the stream.

**CHILD-CARE CENTER** — Any facility which is maintained for the care, development or supervision of six or more children who attend the facility for less than 24 hours a day, and which is licensed as a child-care center by the Department of Human Services. This term shall not include any of those facilities or uses which are not included within the definition of "child-care center" contained in the Child Care Center Licensing Act (N.J.S.A. 30:5B-1 to 30:5B-15).

**COMMUNITY RESIDENCES AND SHELTERS** — Any of the following: [Added 10-13-1998 by Ord. No. 2643 Editor's Note: This ordinance also repealed the former definitions of "community residence for persons with head injuries," "community residence for the developmentally disabled," and "community shelter for victims of domestic violence," which were previously included in this section. ] A. A community residence for persons with head injuries, which is a community residential facility licensed pursuant to P.L. 1977, c. 448 (N.J.S.A. 30:11B-1 et seq.), providing food, shelter and personal guidance, under such supervision as required, to not more than 15 persons with head injuries, who require assistance, temporarily or permanently, in order to live in the community, and shall include, but not be limited to, group homes, halfway houses, supervised apartment living arrangements and hostels. B. A community residence for the developmentally disabled, which is any community residential facility licensed pursuant to P.L. 1977, c.448 (N.J.S.A. 30:11B-1 et seq.) providing food, shelter and personal guidance, under such supervision as required, to not more than 15 developmentally

disabled or mentally ill persons, who require assistance, temporarily or permanently, in order to live in the community, and shall include, but not be limited to, group homes, halfway houses, intermediate care facilities, supervised apartment living arrangements and hostels.

C. A community residence for the terminally ill, which is any community residential facility operated as a hospice program, providing food, shelter, personal guidance and health care services, under such supervision as required, to no more than 15 terminally ill persons.

D. A community shelter for victims of domestic violence, which is any shelter approved for a purchase of service contract and certified pursuant to standards and procedures established by regulation of the Department of Human Services, providing food, shelter, medical care, legal assistance, personal guidance and other services to not more than 15 persons who have been victims of domestic violence, including any children of such victims, who temporarily require shelter and assistance in order to protect their physical or psychological welfare.

**CONCEPT/INFORMAL PLAN** — The optional, initial development plan for subdivisions and/or site plans of sufficient accuracy and detail to be used for the purpose of informal review, evaluation and nonbinding comment by the Planning Board and meeting the requirements of this chapter.

**CONDITIONAL USE** — A use permitted in a particular zoning district only upon a showing that such use in a specified location will comply with the conditions and standards for the location or operation of such use as contained in this chapter, and upon the issuance of an authorization therefor by the Planning Board.

**CONSTRUCTION OFFICIAL** — A qualified person appointed by the Village Council pursuant to the Uniform Construction Code, Chapter 23, Title 5, to enforce and administer the regulations within the jurisdiction of the enforcing agency.

**CONVENTIONAL DEVELOPMENT** — Any form of development other than planned development.

**COVERAGE BY ABOVE-GRADE STRUCTURES** — The combined area of all buildings and other above-grade structures on a lot, including but not limited to porches, decks, balconies and cantilevered parts of the building at any level, but excluding, however, cornices, eaves and other structures which are specifically excluded by this chapter. [Added 6-7-1999 by Ord. No. 2670]

**COVERAGE BY IMPROVEMENTS or IMPROVEMENT COVERAGE** — The coverage by buildings and other above-grade structures on a lot as defined by this chapter, plus the coverage of any other structures, including but not limited to driveways, sidewalks, patios, decks, swimming pools, tennis courts, parking areas and other paved areas, whether constructed of asphalt, concrete, brick, stone, gravel or other paving materials, but excluding structures, or portions of structures, that are located below the surface of the ground and which are not visible from above the surface of the ground. (Thus, subsurface structures such as drywells, underground tanks, etc., are typically excluded from such coverage, whereas swimming pools, which may be located below the surface of the ground, but which are visible from above the surface of the ground, are not excluded). It is intended to include within this definition all man-made features except vegetation, organic mulch, soil (including soil retained by retaining walls)

and structures that may be specifically excluded by this chapter. [Added 6-7-1999 by Ord. No. 2670; amended 2-11-2004 by Ord. No. 2862]

"C" VARIANCE — Any variance which is not a "D" variance.

DAYS — Calendar days.

DENSITY — The permitted number of dwelling units per gross area of land to be developed.

DEVELOPER — The legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land.

DEVELOPMENT — The division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or other structure or of any mining excavation or landfill and any use or change in the use of any building or other structure or land or extension or use of land, for which permission may be required pursuant to this chapter.

DISTRICT — See "zoning district" below.

DRIVE-IN BANK — A facility either within the principal structure or in a freestanding accessory structure which, by design, encourages or permits customers to receive services while remaining in their motor vehicles.

"D" VARIANCE — Permission to depart from the literal requirements of the zoning regulations, Article X of this chapter, to permit: A. A use or principal structure in a district restricted against such use or principal structure.

B. An expansion of a nonconforming use;

C. Deviation from a specification or standard pertaining solely to a conditional use;

D. An increase in the permitted floor area ratio as defined in Section 3.1 of P.L. 1975, c. 291 (N.J.S.A. 40:55D-4);

E. An increase in the permitted density as defined Section 3.1 of P.L. 1975, c. 291 (N.J.S.A. 40:55D-4), except as applied to the required lot area for a lot or lots for detached one or two dwelling unit buildings which lot or lots are either an isolated undersized lot or lots resulting from a minor subdivision; or

F. A height of a principal structure which exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure.

DWELLING UNIT — A unit comprising living accommodations designed and used for occupancy by only one family.

EASEMENT — An encumbrance or grant of an estate in lands distinct from ownership to use in some way the land of another.

**ERECT** — To build, construct, attach, hang, place, suspend or affix, and shall include the painting of wall signs. Editor's Note: The definition of "erosion," added 3-8-2006 by Ord. No. 2983, which immediately followed this definition, was repealed 1-7-2007 by Ord. No. 3035. See now § 190-83.

**FAMILY** — Any reasonable number of persons (consistent with the provisions of the building, fire and health codes and the residential character of the neighborhood involved) living together as a single, not-for-profit housekeeping unit, whose relationship is of a permanent, domestic and private residential character and who utilize all rooms and cooking facilities in common. Commercial and institutional uses, boarding- or rooming houses, transient uses, societies, clubs, fraternities, sororities, associations, lodges, shelters, halfway houses and similar organizations are excluded from this definition, except as otherwise specifically provided by the Municipal Land Use Law under N.J.S.A. 40:55D-66c.

**FAMILY DAY-CARE HOME** — The private residence of a family day-care provider which is registered as a family day-care home pursuant to the Family Day-Care Provider Registration Act, P.L. 1987, c. 27 (N.J.S.A. 30:5B-16 et seq.), and in which child care services are regularly provided to no fewer than three and no more than five children for no less than 15 hours per week, not including children legally related to the provider or being cared for as part of a cooperative agreement between parents for the care of their children where no payment for the care is being provided.

**FAST-FOOD RESTAURANT** — Any establishment whose principal business is the sale of foods, frozen desserts or beverages to the customer in a ready-to-consume state for consumption either within the restaurant building or for carry out with consumption off the premises and whose principal method of operation includes the following characteristic: foods, frozen desserts or beverages are usually served in edible containers or in paper, plastic or other disposable containers.

**FENCE** — An artificially constructed freestanding barrier, typically constructed of wood, wire, metal, vinyl or other materials and typically erected for the enclosure and/or screening of areas of land. [Added 3-12-2003 by Ord. No. 2818]

**FINAL APPROVAL** — The official action of the Planning Board taken on a preliminary approved major subdivision or site plan after all conditions, engineering plans and other requirements have been completed or fulfilled and the required improvements have been installed or guaranties properly posted for their completion, or approval conditioned upon the posting of such guaranties.

**FINAL PLAT** — The final map of all or a portion of the subdivision which is presented to the Planning Board for final approval in accordance with this chapter.

**FLOOD INSURANCE RATE MAP (FIRM)** — The official map on which the Flood Insurance Administration has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

**FLOOD INSURANCE STUDY** — The official report provided in which the Federal Insurance Administration has set forth flood profiles, as well as the Flood Boundary-Floodway Map and the water surface elevation of the base flood.

**FLOODPLAIN** — The area of a special flood hazard subject to a one-percent or greater chance of flooding in any given year.

**FLOODWAY** — The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than 0.2 of a foot.

**FLOOR AREA** — See "gross floor area and/or habitable floor area" below.

**FLOOR AREA RATIO** — In the case of residential uses in residential zones, the habitable floor area of the building(s) divided by the total area of the site, expressed as a percentage. In the case of any use in the nonresidential zones or nonresidential use in the residential zones, the gross floor area of all buildings which are enclosed by an exterior wall, divided by the total area of the site, expressed as a percentage.

**FREESTANDING WALL** — An artificially constructed freestanding barrier, typically of heavier-duty construction than a fence, typically constructed of wood, stone, brick, concrete or other masonry materials, often containing a footing and/or foundation, and typically erected for the enclosure and/or screening of areas of land. [Added 3-12-2003 by Ord. No. 2818]

**GARAGE, PRIVATE** — A detached accessory building or a portion of a principal building used primarily for the storage of motor vehicles owned or used by the occupant of the principal building to which the garage is accessory.

**GARAGE, PUBLIC** — Any building, structure, lot or land in or upon which a business, service or industry involving the fueling, storage, maintenance, washing or servicing and storage in connection therewith of motor vehicles is maintained, conducted, operated or rendered. Garages used exclusively for the parking of motor vehicles for the general public are not included within this definition.

**GARDEN APARTMENT** — A building situated on one lot which contains separate dwelling units for more than two families, and which contains no more than two stories, and in which individual dwelling units may be located above one another. Garden apartments may also provide access to dwelling units from a common entrance and utilize shared parking, utilities and open space.

**GASOLINE SERVICE STATION** — See "garage, public."

**GOVERNING BODY** — The Village Council of the Village of Ridgewood.

**GROSS BUILDING AREA** — The sum of the horizontal area or areas of each story or half story of all principal and accessory buildings on a site, measured from the exterior face of the

exterior walls of such buildings. Gross building area shall not include basements, areas not enclosed by walls, screening, windows, etc., and areas having a vertical dimension of less than seven feet between the floor (or if there is no floor, then the joists) and the bottom of the roof structure. Gross building area shall include but not necessarily be limited to the following: [Added 10-10-2007 by Ord. No. 3083] A. The horizontal area of habitable and nonhabitable floor area.

B. The horizontal area of interior and exterior walls.

C. The horizontal area of the portion of attics or other similar areas below the roof having a vertical dimension of at least seven feet between the floor (or if there is no floor, then the joists) and the bottom of the roof structure.

D. The horizontal area of all stairs and stairwells on each floor. The gross building area shall be calculated as the area of stairs and stairwells times the number of stories through which the stairs and stairwells project.

E. The horizontal area of spaces that project through two or more stories. The gross building area shall be calculated as the area of the space times the number of stories through which the space projects.

F. The horizontal area of enclosed porches, decks and similar features enclosed by screening, windows or similar enclosures.

G. The horizontal area of attached garages, storage rooms and similar areas.

**GROSS FLOOR AREA** — The aggregate area of all floors in a building enclosed by an exterior wall and measured from the exterior face of exterior walls or from the center line of walls separating two buildings, excluding any space where the floor to ceiling height is less than six feet, and excluding basements and cellars, attics, garages and other interior parking and loading space used by motor vehicles. Notwithstanding the above, if any part of the area of an attic, basement or cellar in a building or any part of a garage shall be devoted to a principal use, including but not limited to a dwelling unit, display space, sales space, work areas, food preparation and service areas, offices, meeting rooms, drafting rooms or facilities, waiting rooms, laboratories or patient treatment or therapy facilities, such part or area shall be included in the computation of gross floor area. This shall not be construed to include the use of such areas for storage and similar support functions within the calculation of gross floor area.

**HABITABLE FLOOR AREA** — The area of that portion of a building or structure designed, intended and furnished for year-round human occupancy measured on each floor from the inside face of exterior walls or from the center line of walls separating two buildings, and including but not limited to interior walls and stairwells. Habitable floor area shall not include attic spaces, basements or cellars, open porches, breezeways and garages.

**HEIGHT OF BUILDING** — The vertical distance from the highest roof point and any appurtenance thereto, excluding any appurtenances that are exempted by this chapter from building height requirements, to the average elevation of normal grade at the perimeter of the building. Notwithstanding the foregoing, in the event that the building or other roofed structure includes a parapet wall, pediment or other vertical facade element that projects above the roof, and which is not excluded by this chapter from building height requirements, the building height

shall be measured to the highest point of such feature or highest point of the roof, whichever is higher. [Amended 2-11-2004 by Ord. No. 2862]

**HISTORIC PRESERVATION PERMIT** — A document signed by the Construction Official which is required for exterior work to any improvement on property in an historic district or on an historic site. A preservation permit pursuant to the historic preservation provisions of the this chapter shall include, but is not limited to, a building permit, a demolition permit or a permit to move, convert, relocate or remodel or which involves exterior changes to the structure or the property on which it is located, which changes are visible from a public street, also known as "preservation permit."

**HISTORIC SITE** — Any real property, man-made structure, natural object or configuration or any portion or group of the foregoing of historical, archaeological, cultural, scenic or architectural significance and which has been designated as such in the Village Master Plan or in this chapter. Editor's Note: The definition of "impervious surface," added 3-8-2006 by Ord. No. 2983, which immediately followed this definition, was repealed 1-7-2007 by Ord. No. 3035. See now § 190-83.

**INCLUSIONARY DEVELOPMENT** — A development containing low- and moderate-income units. Editor's Note: The definition of "infiltration," added 3-8-2006 by Ord. No. 2983, which immediately followed this definition, was repealed 1-7-2007 by Ord. No. 3035. See now § 190-83. [Added 5-12-2004 by Ord. No. 2891]

**INSTITUTIONAL USE** — A nonprofit or quasi-public use operated by nonprofit institutions and limited to churches, public or private schools covering grades kindergarten through 12 accredited by the State Department of Education, and public utility buildings and structures. Specifically excluded from this definition are hospitals and any land, structure or use owned or operated by the Village of Ridgewood.

**INTERESTED PARTY** — In a criminal or quasi-criminal proceeding, any citizen of the State of New Jersey; and in the case of a civil proceeding in any court or in an administrative proceeding before a municipal agency, any person, whether residing within or without the Village, whose right to use, acquire or enjoy property is or may be affected by any action taken under this chapter or whose rights to use, acquire or enjoy property under this chapter or under any other law of this state or of the United States have been denied, violated or infringed by an action or failure to act under this chapter or the Municipal Land Use Law. Editor's Note: See N.J.S.A. 40:55D-1 et seq.

**LOT** — A designated parcel, tract or area of land, established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit.

**LOT AREA** — The total square unit content of any lot as measured within the lot lines.

**LOT, CORNER** — A lot at the junction of and having frontage on two or more intersecting streets. A "corner lot" is also a lot bounded on two or more sides by the same street.

**LOT DEPTH** — The distance between the front lot line and the rear lot line, or extensions thereof, measured along the shortest such line that crosses the building envelope. [Amended 10-25-2000 by Ord. No. 2731]

**LOT FRONTAGE** — That portion of a lot which is contiguous with a street right-of-way. In the case of a through lot, the lot frontage shall be considered that frontage upon which the majority of the buildings in the same block front; provided that in case there has been no clearly defined frontage established, the owner may, when applying for a building permit, specify on his permit application which lot line shall be considered the lot frontage. A corner lot shall be deemed to have frontage on any abutting street.

**LOT LINE, FRONT** — The lot line separating a lot from a street right-of-way. On corner lots, all lot lines separating a lot from a street right-of-way are front lot lines.

**LOT LINE, REAR** — The lot line opposite and most distant from the front lot line. On corner lots, the rear lot line shall be that line opposite and most distant from the shortest front lot line.

**LOT LINE, SIDE** — Any lot line other than a front or rear lot line. On corner lots, the side lot line shall be that lot line which is opposite and most distant from the longest front lot line.

**LOT, THROUGH** — A lot that fronts upon two streets that do not intersect at the boundaries of the lot.

**LOT WIDTH** — The shortest straight line distance between the two side lines of any lot, measured parallel to the front lot line and at a distance from the front lot line equal to the minimum required front yard setback. On corner lots, the lot width shall be as defined herein, but measured parallel to the shortest front lot line. If the front lot line of any lot is not a straight line, the lot width shall be measured parallel to the shortest imaginary line which is entirely within the lot and tangent to the front lot line. The lot width shall be measured parallel to said imaginary line at a distance equal to the minimum front yard setback. [Amended 6-10-1997 by Ord. No. 2606]

**LOW-INCOME HOUSEHOLD** — A household having a gross household income less than or equal to 50% of the median gross household income for households of the same size within the housing region in which the housing for said household is located, as approved by the New Jersey Council on Affordable Housing. [Added 5-12-2004 by Ord. No. 2891]

**LOW-INCOME HOUSING** — Housing affordable according to the Federal Department of Housing and Urban Development or the standards included in the Substantive Rules of the New Jersey Council on Affordable Housing (N.J.A.C. 5:93-1.1 et seq.) for home ownership and rental costs, and occupied or reserved for occupancy by households with a gross household income equal to 50% or less of the median gross household income for households of the same size within the housing region in which the housing is located, and which is subject to affordability controls promulgated by the New Jersey Council on Affordable Housing. [Added 5-12-2004 by Ord. No. 2891]

**MAINTENANCE GUARANTY** — Any security which may be accepted by the Village for the maintenance of any improvements required by this chapter, including but not limited to cash, surety bonds and letters of credit under the circumstances specified by this chapter. Editor's Note: The definition of "major development," added 3-8-2006 by Ord. No. 2983, which immediately followed this definition, was repealed 1-7-2007 by Ord. No. 3035. See now § 190-83.

**MAJOR SUBDIVISION** — Any subdivision not classified as a minor subdivision.

**MARKET-RATE DWELLING UNITS** — Housing units not restricted to low- and moderate-income households that may sell at any price determined by a willing seller and a willing buyer. [Added 6-14-2006 by Ord. No. 3001]

**MARQUEE** — A permanent roof-like cover made of rigid building materials constructed as an integral part of the building and which extends from the building over an entrance or sidewalk, the purposes for which may include the shielding of a doorway, window or sidewalk from the elements and the display of signs or other messages.

**MASTER PLAN** — A composite of one or more written or graphic proposals for the development of the municipality as set forth in and adopted pursuant to N.J.S.A. 40:55D-28.

**MINOR SITE PLAN** — A development plan of one or more lots which requires site plan approval and which:

- A. Proposes new development which is limited to any or all of the following: (1) Alterations to the facade or roof of an existing building.
- (2) An increase and/or decrease in the floor area of (an) existing principal building(s), provided that the change involves no more than 5% of the existing floor area or 250 square feet, whichever is less.
- (3) Construction of (an) accessory building(s) or accessory structure(s) and/or site grading or landscaping with a combined floor area and/or ground surface area, as applicable, of no greater than 250 square feet. Editor's Note: Former Subsection A(4), concerning outdoor cafes located on private property, which immediately followed this subsection, was repealed 7-18-2007 by Ord. No. 3071.

- B. Does not involve planned development, any new street or extension of off-tract improvement which is to be prorated pursuant to N.J.S.A. 40:55D-42; and
- C. Contains the information reasonably required in order to make an informed determination as to whether the requirements established by this chapter for approval of a minor site plan have been met.

**MINOR SUBDIVISION** — A subdivision of land for the creation of not more than three lots fronting on an existing street, provided that such subdivision will not adversely affect the development of the remainder of the parcel or adjoining property and that such subdivision does not involve a planned development, any new street or the extension of any off-tract improvement, the cost of which is to be prorated pursuant to N.J.S.A. 40:55D-42.

**MODERATE-INCOME HOUSEHOLD** — A household having a gross household income in excess of 50% but less than 80% of the median gross household income for households of the same size within the housing region in which the housing for said household is located, as approved by the New Jersey Council on Affordable Housing. [Added 5-12-2004 by Ord. No. 2891]

**MODERATE-INCOME HOUSING** — Housing affordable according to the Federal Department of Housing and Urban Development or the standards included in the Substantive Rules of the New Jersey Council on Affordable Housing (N.J.A.C. 5:93-1.1 et seq.) for home ownership and rental costs, and occupied or reserved for occupancy by households with a gross household income in excess of 50% but less than 80% of the median gross household income for households of the same size within the housing region in which the housing is located, and which is subject to affordability controls promulgated by the New Jersey Council on Affordable Housing. [Added 5-12-2004 by Ord. No. 2891]

**MULTIFAMILY DWELLING** — Any structure containing three or more dwelling units.

**MUNICIPAL AGENCY** — The Village Planning Board or Board of Adjustment or Village Council when acting pursuant to this chapter, and any agency created by or responsible to the Village of Ridgewood when such agency is acting pursuant to this chapter.

**NONCONFORMING LOT** — A lot the area, dimension or location of which was lawful prior to the adoption, revision or amendment of the zoning regulations, but which fails to conform to the requirements of the zoning district in which it is located by reasons of such adoption, revision or amendment.

**NONCONFORMING STRUCTURE** — A structure the size, dimension or location of which was lawful prior to the adoption, revision or amendment of the zoning regulations, but which fails to conform to the requirements of the zoning district in which it is located by reasons of such adoption, revision or amendment.

**NONCONFORMING USE** — A use or activity which was lawful prior to the adoption, revision or amendment of the zoning regulations, but which fails to conform to the requirements of the zoning district in which it is located by reasons of such adoption, revision or amendment.

**NONRESIDENTIAL ZONES/DISTRICTS** — Those zones set forth in the zoning regulations of this chapter and known as "B-1," "B-2," "C," "H," "OB-1," "OB-2," "P" and "P-2" Zone Districts. In addition, those lots in the T Zone District which are used for nonresidential purposes shall be considered to be in a nonresidential zone.

**NORMAL GRADE** — The newly established grade after construction, disregarding any filling, berming, mounding, excavating, retaining wall or curbing which alters the grade at the base of the structure from the grade in the general vicinity of the structure. In the event of such grade alteration, calculation of normal grade shall be made by the Zoning Officer. [Added 3-12-2003 by Ord. No. 2818; amended 2-11-2004 by Ord. No. 2862]

**OCCUPANCY or OCCUPIED** — The residing of a person or persons in a dwelling unit overnight or the installation, storage or use of equipment, merchandise or machinery in any commercial, residential, public or industrial building. Excluded from the definition is the use of any construction equipment or machinery not considered part of the building or the storage of product, merchandise, raw material or other personal property or the use of a structure by those engaged in its construction.

**OFFICIAL MAP** — A map adopted by ordinance pursuant to N.J.S.A. 40:55D-32 et seq. Such map shall be deemed conclusive with respect to the location and width of streets and public drainage ways and the location and extent of flood control basins and public areas including public parks, playgrounds, trails, paths and other recreation areas, public open spaces, scenic and historic sites, sites for schools and other public buildings and structures, whether or not such streets, ways, basins or areas are improved or unimproved or are in actual physical existence.

**OFF-SITE** — Located outside the lot lines of the lot in question but within the property of which the lot is a part which is the subject of a development application or the closest half of the street or right-of-way abutting the property of which the lot is a part. [Added 3-9-1999 by Ord. No. 2657]

**OFF-TRACT** — Not located on the property which is the subject of a development application nor on the closest half of the abutting street or right-of-way. [Amended 3-9-1999 by Ord. No. 2657]

**ON-SITE** — Located on the lot in question and excluding any abutting street or right-of-way. [Added 3-9-1999 by Ord. No. 2657]

**ON-TRACT** — Located on the property which is the subject of a development application or on the closest half of an abutting street or right-of-way. [Amended 3-9-1999 by Ord. No. 2657]

**OPEN SPACE** — Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space, provided that such areas may be improved with only those buildings, structures, streets and off-street parking and other improvements that are designed to be incidental to the natural openness of the land.

**OUTDOOR CAFE** — Any eating establishment where food and other refreshments are served or consumed outside the interior of the eating establishment on private property or upon the public right-of-way, namely, the sidewalks immediately in front of any restaurant, cafe, cafeteria or place of business where food and/or other refreshments are served or consumed or where permitted on private property pursuant to this chapter. [Amended 7-18-2007 by Ord. No. 3071]

**OWNER** — Any individual, firm, association, syndicate, partnership, limited liability corporation or corporation having sufficient proprietary interest in the land sought to be processed for development under this chapter.

**PARKING AREA** — An open area, other than a street or other public way, used for the parking of motor vehicles, including parking spaces and adjacent service aisles, but not including access drives from a public thoroughfare.

**PARKING SPACE** — A rectangular space designed to be used as an accommodation for off-street motor vehicle parking, exclusive of access drives or aisles.

**PERFORMANCE GUARANTY** — Any security which may be accepted by the Village, including but not limited to surety bonds, cash and letters of credit under the circumstances specified in this chapter in lieu of a requirement that certain improvements be made before the Planning Board or other municipal agency approves a subdivision plat or site plan.

**PERSON** — Any person, individual, business entity, partnership, association, corporation, limited liability corporation, company, organization or legal entity of any kind or nature.

**PLAT** — The map or maps of a subdivision.

**PRELIMINARY APPROVAL** — The conferral of certain rights pursuant to N.J.S.A. 40:55D-46 et seq., prior to final approval after specific elements of a development plan have been agreed upon by the Planning Board and the applicant.

**PRELIMINARY PLAT** — The preliminary map indicating the proposed layout of the subdivision and meeting the requirements of this chapter.

**PRELIMINARY SITE PLAN** — The preliminary development plan indicating the proposed layout of the site and meeting the requirements of this chapter.

**PREMISES** — A building or structure or a piece or tract of land or real estate vacant or otherwise.

**PRINCIPAL USE OR STRUCTURE** — The primary or predominant use of any lot. A principal structure is one devoted to the principal use.

**PUBLIC UTILITY FACILITIES** — Telephone and electric lines, poles, equipment and structures, water or gas pipes, mains, valves or structures or sewer pipes, valves or structures maintained, operated and conducted for the service, convenience, necessity, health and welfare of the general public, whether owned by any arm or creature of the local, state or federal government or by any privately owned public utility corporation.

**PUBLIC WATER SUPPLY SYSTEM** — A system comprising structures which, operating alone or with other structures, results in the enclosure, derivation, conveyance, transmission or distribution of water for potable or domestic purposes to consumers in 20 or more dwellings or properties.

**QUORUM** — The majority of the full authorized membership of a municipal agency. Editor's Note: The definition of "recharge," added 3-8-2006 by Ord. No. 2983, which immediately followed this definition, was repealed 1-7-2007 by Ord. No. 3035. See now § 190-83.

**REPORT OF THE HISTORIC PRESERVATION COMMISSION** — A document issued by the Historic Preservation Commission reporting to the Construction Official on a preservation permit application for any alteration or addition to a historic site or for a property within an historic district based upon plans presented for the preservation, restoration, rehabilitation or alteration of property or the demolition, addition, removal, repair, remodeling of any feature for any existing or new construction stating the findings of fact and conclusions upon which the report is based.

**RESIDENTIAL CLUSTER** — A contiguous or noncontiguous area to be developed as a single entity according to a plan containing residential housing units which have a common or public open space as an appurtenance.

**RESIDENTIAL ZONES/DISTRICTS** — Those zones set forth in the zoning regulations of this chapter and known as "R-1," "R-1A," "R-2," "R-2A," "R-3," "R-4," "R-5," "R-7," "R-110" and "R-125" Zone Districts. In addition, those lots in the T Zone District which are vacant or used for residential purposes shall be considered to be in a residential zone.

**RESUBDIVISION** — The further division or relocation of lot lines of any lot or lots within a subdivision previously made and approved or recorded according to law or the alteration of any streets or the establishment of any new streets within any subdivision previously made and approved or recorded according to law, but does not include conveyances so as to combine existing lots by deed or other instrument.

**RETAINING WALL** — A wall that is designed and constructed for the purpose of supporting a change in elevation between one side of the wall and the other side. Notwithstanding the foregoing, structures including but not limited to curbs that support a change in elevation of eight inches or less shall not be considered a retaining wall for the purposes of this chapter. [Added 3-12-2003 by Ord. No. 2818]

**ROAD STAND** — A business engaged in the sale of food, soft drinks, ice cream and other similar goods or confections which are so prepared and served as to be intended for immediate consumption and in or from which the customers are served while standing outside the confines of the structure or building in which the business is conducted. The term "road stand" includes the terms "snack bars," "dairy bars" and terms describing similar establishments.

**ROOF SIGN** — Any sign extending above any part of the roof of any structure.

**SATELLITE DISH** — A parabolic or dish-shaped antenna that is designed for the purpose of receiving or transmitting radio waves. Editor's Note: The definition of "sediment," added 3-8-2006 by Ord. No. 2983, which immediately followed this definition, was repealed 1-7-2007 by Ord. No. 3035. See now § 190-83. [Added 10-13-1998 by Ord. No. 2643]

**SIGN** — Any device, freestanding or attached to a building or structure or erected, painted represented or reproduced upon or in any building or structure, which displays, reproduces or includes any letter, word, name, number, model, insignia, design, device or representation used for one or more of the following purposes: to identify the premises or occupant or owner of the premises; to advertise any trade, business, profession, industry, service or other activity; to advertise any product or item; to advertise the sale or rental or use of all or any part of any premises, including that upon which it is displayed; to direct vehicular or pedestrian traffic other than state, county or Village highway and roadway markers; and shall include any announcement, declaration, demonstration, display, illustration, insignia or any representation used to advertise or intended to advertise or promote the interests of any person. The term "sign" shall not be construed to mean any sign in the interior of any structure which is not visible from outside the structure. Furthermore, any interior sign visible from outside the building through a window or doorway shall not be construed as a "sign" for purposes of this chapter if such sign is set back more than two feet from the window or doorway, and is either non-illuminated or is indirectly illuminated; or is set back more than six feet from the window or doorway and is directly illuminated.

**SIGN MESSAGE** — The letters, numbers, symbols or other graphic representation of a sign used to identify or advertise a premises, occupant, activity, product, service or to direct traffic, when such graphic representation is distinguished from the sign structure.

**SIGN, PRINCIPAL** — A primary or predominant sign on the premises displayed to identify the occupant thereof or the services rendered or a product or item available therein or a trade, business or profession carried on therein.

**SIGN STRUCTURE** — The physical structure of a sign, used for purposes of support, ornamentation, background, illumination, ventilation or other purposes, when such structure is distinguished from the sign message. When not distinguished, the sign structure shall be deemed to include the sign message.

**SINGLE-FAMILY ATTACHED RESIDENTIAL DWELLING UNIT** — A dwelling unit in a structure containing at least three dwelling units in which each separate dwelling unit is attached to other similar dwelling units by one or more common walls, or portions thereof, extending from the foundation to the roof and further provided each dwelling unit has a separate front and rear or side entrance providing direct access for said unit to and from the outdoors. Single-family attached residential dwelling units are also known as "townhouse units." [Amended 8-9-2006 by Ord. No. 3015]

**SITE PLAN** — A development plan of one or more lots on which is shown the information required by this chapter, plus any other information reasonably necessary and required in order to make an informed determination pursuant to this chapter.

**SITE PLAN COMMITTEE** — A committee of at least three Planning Board members appointed by the Chairman of the Board for the purpose of reviewing site plans for a report back to the entire Board and such other duties relating to land development which may be conferred on this Committee by the Board. Editor's Note: The definition of "soil," added 3-8-2006 by Ord.

No. 2983, which immediately followed this definition, was repealed 1-7-2007 by Ord. No. 3035. See now § 190-83.

**STORAGE** — The placement of any vehicle, boat, trailer, machine, equipment or material upon the particular premises or property on a regular or recurring basis. Editor's Note: The definition of "stormwater" and "stormwater runoff," added 3-8-2006 by Ord. No. 2983, which immediately followed this definition, was repealed 1-7-2007 by Ord. No. 3035. See now § 190-83.

**STORY** — That portion of a building between the surface of any one floor and the surface of the floor next above it or, if there is no floor above it, then that portion of the building included between the surface of any floor and the ceiling or roof next above it. Notwithstanding the foregoing, a basement shall be considered a story only if the finished surface of the floor above the basement is: [Amended 10-10-2007 by Ord. No. 3083] A. More than six feet above the average elevation of normal grade at the foundation wall of the structure; or  
B. More than six feet above the finished ground level for more than 50% of the total building perimeter; or  
C. More than 12 feet above the finished ground level at any point.

**STREET** — Any street, avenue, boulevard, road, parkway, viaduct, alley or other way which is an existing state, county or municipal roadway; which is shown upon a plat heretofore approved pursuant to law; which is approved by official action as provided by this chapter; or which is shown on a plat duly filed and recorded in the office of the County Recording Officer prior to the appointment of the Planning Board and the grant to such Board of the power to review plats; and includes the land between the street lines, whether improved or unimproved, and may comprise pavement, shoulders, gutters, curbs, sidewalks, parking areas and other areas within the street lines.

**STREET SIDE LINE** — The outermost line of the whole area devoted to street purposes on either side thereof. "Street side line" is synonymous with street right-of-way line, but generally throughout this chapter the former is used in conjunction with existing streets and the latter is used in conjunction with proposed streets.

**STRUCTURE** — A combination of materials to form a construction for occupancy, use or ornamentation, whether installed on, above or below the surface of a parcel of land.

**SUBDIVISION** — The division of a lot, tract or parcel of land into two or more lots, tracts, parcels or other divisions of land for sale or development. The term "subdivision" shall also include the term "resubdivision." The following shall not be considered subdivisions within the meaning of this chapter, if no new streets are created: A. Divisions of land found by the Planning Board or Subdivision Committee to be for agricultural purposes where all resulting parcels are five acres or larger in size.

B. Divisions of property by testamentary or intestate provisions.

C. Divisions of property by court order, including but not limited to judgments of foreclosure.

D. Consolidation of existing lots by deed or other recorded instrument.

E. The conveyance of one or more adjoining lots, tracts or parcels of land owned by the same person or persons and all of which are found and certified by the Zoning Officer to conform to the requirements of this chapter and are shown and designated as separate lots, tracts or parcels on the Tax Map or atlas of the Village.

**SUBDIVISION COMMITTEE** — A Committee of at least three Planning Board members appointed by the Chairman of the Board for the purpose of reviewing subdivisions in accordance with the provisions of this chapter and such other duties relating to land subdivision which may be conferred on this Committee by the Board.

**TEMPORARY CERTIFICATE OF OCCUPANCY** — A certificate permitting the occupancy of any building or structure prior to the full completion, provided that such portion or portions may be occupied safely prior to full completion of the building or structure without endangering life or public welfare.

**TRANSCRIPT** — The typed or printed verbatim record of the proceedings or reproduction thereof.

**USABLE AREA** — A rectangular area on a lot, located and having dimensions as specified by the zone district regulations, encompassing the buildable area and adjacent environs, and located as required by the zone district regulations. In the case of a substandard lot having a rectangular area with dimensions less than required, the usable area shall be construed to be the largest rectangular area having dimensions less than or equal to the required dimensions, encompassing the buildable area and adjacent environs, and located as nearly as possible to that required by the zone district regulations. [Added 7-18-2001 by Ord. No. 2744]

**VARIANCE** — Permission to depart from the literal requirements of the zoning regulations, Article X of this chapter.

**VILLAGE RESIDENT** — A person who is domiciled in the Village of Ridgewood. [Added 3-9-1999 by Ord. No. 2657]

**WATERCOURSE** — Any natural swale, stream, brook or river which is the natural course of storm- or running water through which water flows ordinarily and frequently but not necessarily continuously. This definition includes watercourses which have been artificially realigned or improved.

**WETLAND** — An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as "hydrophytic vegetation," as designated and approved by the New Jersey Department of Environmental Protection using a three-parameter approach (i.e., hydrology, soils and vegetation). [Added 7-18-2001 by Ord. No. 2744]

WETLAND TRANSITION AREA — An area of land adjacent to a freshwater wetland which minimizes adverse impacts on the wetland or serves as an integral component of the wetlands ecosystem, as designated and approved by the New Jersey Department of Environmental Protection. [Added 7-18-2001 by Ord. No. 2744]

WINDOW — Any opening in the exterior wall or roof of any structure for the purpose of admitting air or light, whether or not covered with glass, plastic or other coverings.

WINDOW SPACE — The aggregate square foot of all windows on any given side and any given story of any structure, regardless of the angle or angles at which they are set, and in computing window space, there shall be included all portions of any door which, if part of any exterior wall, does contain any window.

YARD, FRONT — The space extending across the full width of any lot and lying between the street right-of-way and the nearest principal building on such lot. On corner lots, any yards facing any abutting streets shall be deemed front yards for the purposes of this chapter. The depth of the front yard shall be measured perpendicular to the street right-of-way line. [Amended 2-11-2004 by Ord. No. 2862]

YARD, REAR — The space extending across the full width of any lot between the nearest principal building and the rear lot line. The depth of the rear yard shall be measured perpendicular to the rear lot line. [Amended 2-11-2004 by Ord. No. 2862]

YARD, SIDE — The space located between the front yard and the rear yard on a lot and between the side lot line(s) and the nearest principal building. The depth of the side yard(s) shall be measured perpendicular to the side lot line(s). [Amended 2-11-2004 by Ord. No. 2862]

ZONE — See "zoning district" below.

ZONING DISTRICT — An area delineated by this chapter within which uniform regulations and requirements govern the use, placement, spacing and size of land and buildings.

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ARTICLE III Boards and Commissions  
§ 190-4. Planning Board.

There is hereby established in the Village of Ridgewood a Planning Board of nine members and up to two alternates, pursuant to the Municipal Land Use Law. Editor's Note: See N.J.S.A. 40:55D-1 et seq. A. Membership; appointment. The Planning Board shall consist of four classes of members, plus alternates, as follows: (1) Class I: The Mayor of the Village, or the Mayor's designee in the absence of the Mayor.

- (2) Class II: One of the officials of the Village other than a member of the Village Council, to be appointed by the Mayor.
- (3) Class III: A member of the Village Council to be appointed by it.
- (4) Class IV: Six Village residents to be appointed by the Village Council. The members of Class IV shall hold no other municipal office, position or employment, except that one such member may be a member of the Zoning Board of Adjustment or Historic Preservation Commission and one such member may be a member of the Board of Education. For the purpose of this qualification, membership on a municipal board or commission whose function is advisory in nature, and the establishment of which is discretionary and not required by statute, shall not be considered the holding of municipal office. [Amended 3-9-1999 by Ord. No. 2657]
- (5) One member of the Environmental Commission, if one exists, shall be a Class IV member, unless there is among the Class IV or alternate members of the Planning Board both a member of the Zoning Board of Adjustment or Historic Preservation Commission and a member of the Board of Education, in which case the member common to the Planning Board and the Environmental Commission shall be deemed a Class II member of the Planning Board.
- (6) There shall be up to two alternate members of the Planning Board, appointed by the Village Council. Alternate members shall meet the qualifications of Class IV members of the Planning Board. If more than one alternate member is appointed, they shall be designated at the time of appointment by the Village Council as "Alternate No. 1" and "Alternate No. 2."

B. Terms of office. The terms of office for Planning Board members shall be as follows: (1) The term of the Class I member shall correspond to the Mayor's official tenure, or if the member is Mayor's designee in the absence of the Mayor, the designee shall serve at the pleasure of the Mayor during the Mayor's official tenure.

- (2) The terms of the Class II and Class III members shall be for one year or terminate at the completion of their respective terms of office, whichever occurs first, except for a Class II member who is also a member of the Environmental Commission.
- (3) The term of a Class II or Class IV member who is also a member of the Environmental Commission shall be for three years or terminate at the completion of his term of office as a member of the Environmental Commission, whichever occurs first.
- (4) The term of a Class IV member who is also a member of the Zoning Board of Adjustment or Board of Education shall terminate when he is no longer a member of such other body or at the completion of his Class IV term, whichever occurs first.
- (5) The terms of all Class IV members shall be for four years, except as provided otherwise herein.
- (6) The terms of alternate members shall be for two years, except that if more than one alternate member is appointed, the terms of the alternate members shall be such that the term of not more than one alternate member shall expire in any one year; provided, however, that in no instance shall the terms of the alternate members first appointed exceed two years.
- (7) All terms shall run from the July 1 preceding the date on which the appointment is made.
- (8) Nothing contained herein shall affect the terms of any present members of the Planning Board, all of whom shall continue as members until the completion of the terms for which they were appointed.

C. Planning Board committees. The Planning Board Chairman may appoint from among the members of the Board a Subdivision and Site Plan Committee to review, report and make

recommendations to the full Board regarding subdivision and site plan applications pending before the Board. The Planning Board Chairman may also appoint from among the members of the Board such other committees as the Chairman may deem advisable in carrying out the functions of the Planning Board.

D. Powers and duties of the Planning Board. The Planning Board shall follow the provisions of the Municipal Land Use Law Editor's Note: See N.J.S.A. 40:55D-1 et seq. and this chapter, and accordingly shall have authority to: (1) Prepare, adopt and amend a Master Plan or component part thereof.

(2) Exercise control over and review of subdivisions, site plans and conditional uses, including certain variances and building permits. Notwithstanding the above, the Planning Board shall not have the power to review and approve site plans, subdivisions or conditional uses when such applications involve a "D" variance.

(3) Perform informal review of concept plans for development as provided by this chapter.

(4) Make recommendations to the Village Council concerning adoption or amendment of development regulations and an Official Map.

(5) Direct the issuance of building permits for buildings or structures in certain areas shown on an Official Map, when such building permits also require subdivision, site plan or conditional use approval.

(6) Direct the issuance of building permits for buildings or structures on a lot not related to a street, when such building permits also require subdivision, site plan or conditional use approval.

(7) Make recommendations to the Village Council and/or any housing, parking, highway, special district or other authority, redevelopment agency, school board or other similar public agency, state, county or municipal, concerning the relationship of capital projects to the Master Plan pursuant to N.J.S.A. 40:55D-31.

(8) Prepare a capital improvements program, if authorized by the Village Council.

(9) Participate in the preparation and review of programs or plans required by state or federal law or regulation.

(10) Assemble data on a continuing basis as part of a continuous planning process.

(11) Perform such other advisory duties as are assigned to it by ordinance or resolution of the Village Council for the aid and assistance of the Village Council or other agencies or officers.

#### § 190-5. Zoning Board of Adjustment.

There is hereby established in the Village of Ridgewood a Zoning Board of Adjustment of seven members and up to two alternates, pursuant to the Municipal Land Use Law. Editor's Note: See N.J.S.A. 40:55D-1 et seq. A. Membership; appointment. Qualifications for and appointment as members of the Zoning Board of Adjustment shall be as follows: (1) No member may hold any elective office or position under the Village.

(2) All members shall be citizens of the Village of Ridgewood.

(3) All members shall be appointed by the Village Council.

(4) If more than one alternate member is appointed, they shall be designated as "Alternate No. 1" and "Alternate No. 2" by the Village Council at the time of appointment.

B. Terms of office. The terms of office for Zoning Board of Adjustment members shall be as follows: (1) The terms of regular members shall be for four years.

(2) The terms of alternate members shall be for two years, except that if more than one alternate member is appointed, the terms of the alternate members shall be such that the term of not more than one alternate member shall expire in any one year; provided, however, that in no instance shall the terms of the alternate members first appointed exceed two years.

(3) All terms shall run from the July 1 preceding the date on which the appointment is made.

(4) Nothing contained herein shall affect the terms of any present members of the Zoning Board of Adjustment, all of whom shall continue as members until the completion of the terms for which they were appointed.

C. Powers and duties of the Zoning Board of Adjustment. The Zoning Board of Adjustment shall follow the provisions of the Municipal Land Use Law Editor's Note: See N.J.S.A. 40:55D-1 et seq. and this chapter and accordingly shall have authority to: (1) Hear and decide appeals where it is alleged by the appellant that there is error in any order, requirement, decision or refusal made by the Zoning Officer based on or made in the enforcement of the zoning regulations.

(2) Hear and decide requests for interpretation of the Zoning Map or zoning regulations or for decisions upon other special questions upon which the Board is authorized to pass by any zoning regulation or Official Map regulation, in accordance with this chapter and the Municipal Land Use Law. Editor's Note: See N.J.S.A. 40:55D-1 et seq.

(3) Hear and decide requests for variances. Notwithstanding the above, the Zoning Board of Adjustment shall not have the power to hear and decide variances if the application also requires subdivision, site plan or conditional use approval, unless the application involves a "D" variance.

(4) Exercise control over and review of subdivisions, site plans and conditional uses, only when such applications involve a "D" variance.

(5) Direct the issuance of building permits for buildings or structures in certain areas shown on an Official Map, unless such building permits also require subdivision, site plan or conditional use approval.

(6) Direct the issuance of building permits for buildings or structures on a lot not related to a street, unless such building permits also require subdivision, site plan or conditional use approval.

(7) Prepare at least once a year a report for the Village Council and Planning Board, based upon its review of its decisions on applications and appeals for variances since any previous report. The report shall be adopted by resolution of the Zoning Board of Adjustment and shall comment on the zoning regulations which were the subject of variance requests and shall make recommendations for any amendments to the zoning regulations that the Board may deem appropriate based upon prior variance applications.

#### § 190-6. Historic Preservation Commission.

There is hereby reconstituted a Commission in the Village of Ridgewood to be known as "The Ridgewood Historic Preservation Commission," pursuant to the authority of N.J.S.A. 40:55D-107 et seq. The Commission shall consist of seven regular members and one alternate member,

all of whom shall serve without compensation. A. Membership; appointment. The Mayor shall appoint all members of the Commission and shall designate at the time of appointment the regular members by class and the alternate member. At the time of appointment, members shall be designated by the classes described below. Of the seven regular members, at least three members shall be of Classes A and B. At least one member shall be of Class A and at least one member shall be of Class B. (1) Class A: a person who is knowledgeable in building design and construction or architectural history and who may reside outside the Village.

(2) Class B: a person who is knowledgeable or with a demonstrated interest in local history and who may reside outside the Village.

(3) Class C: citizens of the Village who shall hold no other municipal office, position or employment except for membership on the Planning Board or Board of Adjustment.

(4) Alternate member. The alternate member shall meet the qualifications of Class C members.

B. Terms of office. The terms of office for Historic Preservation Commission members shall be as follows: (1) The terms of the members first appointed to the reconstituted Commission shall be so determined that to the greatest practical extent the expiration of the terms shall be distributed, in the case of regular members, evenly over the first four years after their appointment, and in the case of alternate members, evenly over the first two years after their appointment, provided that the initial term of no regular member shall exceed four years and that the initial term of no alternate member shall exceed two years. Thereafter, the term of a regular member shall be four years; the term of an alternate member shall be two years.

(2) Notwithstanding any other provision herein, the term of any member common to the Historic Preservation Commission and the Planning Board shall be for the term of membership on the Planning Board; and the term of any member common to the Historic Preservation Commission and the Zoning Board of Adjustment shall be for the term of membership on the Zoning Board of Adjustment.

C. Responsibilities of Commission. (1) The Historic Preservation Commission shall have the following duties and responsibilities: (a) To identify, record and maintain a system for survey and inventory of all buildings, sites, places, landmarks and structures of historical or architectural significance based on the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation (Standards and Guidelines for Identification); and to aid the public in understanding their worth, methods of preservation, techniques of gathering documentation and related matters.

(b) To advise the Planning Board on the relationship of the Historic Preservation Plan Element of the Master Plan to other Master Plan elements.

(c) To advise the Planning Board on the inclusion of historic sites and landmarks in the recommended Capital Improvement Program.

(d) To advise the Planning Board and Zoning Board of Adjustment on applications for development pursuant to N.J.S.A. 40:55D-110.

(e) To provide written reports pursuant to N.J.S.A. 40:55D-111 on the application of the zoning provisions concerning historic preservation.

(f) To carry out such other advisory, educational and informational functions as will promote historic preservation in the Village.

(2) The Commission shall have all of the responsibilities detailed in N.J.S.A. 40:55D-109 and as the same may hereafter be amended and supplemented.

D. Member participation. The following provisions shall govern participation of members of the Historic Preservation Commission, in addition to any other provisions that may apply by law: (1) Conflict of interest. No regular, alternate or temporary member shall be permitted to act on any matter in which he has, either directly or indirectly, any personal or financial interest. Unless a member resides or owns property within 200 feet of property which is the subject of an application, mere residence in a designated historic district and/or ownership of a designated historic site or a nondesignated site within a district shall not be deemed a personal or financial interest.

(2) Participation of alternate members. Alternate members may participate in discussions of the proceedings but may not vote except in the absence or disqualification of regular members. A vote shall not be delayed in order that a regular member may vote instead of an alternate member.

§ 190-7. General provisions applicable to Planning Board, Zoning Board of Adjustment and Historic Preservation Commission. A. Vacancies. A vacancy in any membership position, including alternate members, occurring otherwise than by expiration of term shall be filled for the unexpired term only. Appointment of members to fill vacant positions shall be as above provided.

B. Removal of members. Any member or alternate member, other than the Class I member of the Planning Board, after a public hearing if requested by the member, may be removed by the Village Council for cause. Such hearing shall be conducted pursuant to the dictates of due process. The accused member shall receive at least 30 days written notice of the hearing, which notice shall include the specific charges made. The accused member shall have the right to counsel. In the event that any member(s) of the Council have brought the charges, said Council member(s) shall not participate in the removal hearing or action.

C. Officers. Each Board or Commission shall elect a Chairperson and Vice Chairperson from their members, provided that in the case of the Planning Board, only Class IV members may hold such positions, and provided further that in the case of the Planning Board and the Zoning Board of Adjustment, no alternate members shall hold such positions. Each Board and Commission shall select a Secretary, who may or may not be a member or alternate member or municipal employee. [Amended 3-9-1999 by Ord. No. 2657]

D. Attorney, other experts and staff. There is hereby created the positions of Attorney for the Planning Board and Attorney for the Zoning Board of Adjustment. Each Board may employ or contract for and fix the compensation of legal counsel to fill such positions, who shall not be the Village Attorney. The Historic Preservation Commission shall obtain its legal counsel from the Village Attorney at the rate of compensation determined by the Village Council, unless the Village Council by appropriation provides for separate legal counsel for the Commission. Each Board or Commission may also employ or contract for and fix the compensation of a licensed professional planning consultant or such other additional experts, staff and services as it may deem necessary, not exceeding, exclusive of gifts or grants, the amount appropriated by the Village Council for the Board's or Commission's use.

E. Funding of expenses. The Village Council shall make provision in its budget and appropriate funds for the expenses of the Planning Board, the Zoning Board of Adjustment and the Historic Preservation Commission.

§ 190-8. Additional provisions applicable to Planning Board and Zoning Board of Adjustment.

A. Rules and regulations. The Planning Board and Zoning Board of Adjustment shall adopt and may amend reasonable rules and regulations not inconsistent with this chapter, the Municipal Land Use Law Editor's Note: See N.J.S.A. 40:55D-1 et seq. or with any applicable ordinance for the administration of their functions, powers and duties. A copy of the rules shall be maintained in the office of the Board Secretary and shall be furnished to any person upon request. A reasonable fee may be charged for provision of a copy of the rules.

B. Meetings. The following provisions shall apply to the meetings of the Planning Board and Zoning Board of Adjustment: (1) Schedule of meetings; special meetings. Each Board shall by its rules fix the time and place for holding its regular meetings. Regular meetings of each Board shall be scheduled not less than once a month and shall be held as scheduled unless canceled for lack of applications for development to process. The schedule of meetings shall be filed with the Village Clerk, posted upon the Village bulletin board and sent to two newspapers with circulation in the Village, one of which shall be the official newspaper of the Village. Each Board may provide for special meetings at the call of the Chairman or on the request of any two of its members.

(2) Meetings open to public; executive sessions. All regular meetings and special meetings shall be open to the public except to the extent that the public may be excluded from any such meeting or portion thereof in accordance with requirements of the Open Public Meetings Act (P.L. 1975, c. 231, N.J.S.A. 10:4-6 et seq.). Meetings shall be held on notice to the Board members and the public in accordance with this chapter and the Open Public Meetings Act. An executive session for the purpose of discussing and studying any matters to come before the agency shall not be deemed a regular or special meeting within the meaning of this chapter.

(3) Quorum; conflict of interest; appointment of additional members. No action shall be taken at any meeting without a quorum being present. No regular, alternate or temporary member shall be permitted to act on any matter in which he has, either directly or indirectly, any personal or financial interest. (a) If the Planning Board lacks a quorum because any of its regular or alternate members is prohibited from acting on a matter due to a conflict of interest, regular members of the Zoning Board of Adjustment shall be called upon to serve, for that matter only, as temporary members of the Planning Board. Regular members of the Zoning Board of Adjustment shall be called in order of seniority of continuous service to the Zoning Board of Adjustment. If a choice has to be made between regular members of equal seniority, the Chairman of the Zoning Board of Adjustment shall make the choice. There shall be called only the minimum number of members of the Zoning Board of Adjustment as are necessary to establish a quorum of the Planning Board to act on the matter.

(b) If the Zoning Board of Adjustment lacks a quorum because any of its regular or alternate members is prohibited from acting on a matter due to a conflict of interest, Class IV members of the Planning Board shall be called upon to serve, for that matter only, as temporary members of the Zoning Board of Adjustment. Class IV members of the Planning Board shall be called in order of seniority of continuous service to the Planning Board. If a choice has to be made between Class IV members of equal seniority, the Chairman of the Planning Board shall make

the choice. There shall be called only the minimum number of Class IV members of the Planning Board as are necessary to establish a quorum of the Zoning Board of Adjustment to act on the matter.

(4) Majority vote required. All actions shall be taken by a majority vote of the members of the Board present at the meeting, except as otherwise provided by this chapter and the Municipal Land Use Law. Editor's Note: See N.J.S.A. 40:55D-1 et seq.

(5) Participation of alternate members. Alternate members may participate in all matters but may not vote except in the absence or disqualification of regular members of any class. Participation of alternate members shall not be deemed to increase the size of the Planning Board or Zoning Board of Adjustment. A vote shall not be delayed in order that a regular member may vote instead of an alternate member. In the event that a choice must be made as to which alternate member is to vote, Alternate No. 1 shall vote. [Amended 3-9-1999 by Ord. No. 2657]

(6) Minutes. Minutes of every regular or special meeting shall be kept and shall include the names of the persons appearing and addressing the Board and of the persons appearing by attorney, the action taken by the Board, the findings, if any, made by it and reasons therefor. The minutes shall thereafter be available for public inspection during normal business hours at the office of the Board Secretary after their approval by the Board. Any interested party shall have the right to compel production of the minutes for use as evidence in any legal proceedings concerning the subject matter of such minutes. Such interested party may be charged a reasonable fee for reproduction of the minutes for his use.

C. Exclusive authority of Boards. Any power expressly authorized by this chapter or the Municipal Land Use Law Editor's Note: See N.J.S.A. 40:55D-1 et seq. to the Planning Board or the Zoning Board of Adjustment shall not be exercised by any other body, except as otherwise provided by the Municipal Land Use Law.

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ARTICLE IV Hearings  
§ 190-9. When required.

Public hearings shall be required for the following: A. The Planning Board or Zoning Board of Adjustment, as applicable, shall hold a hearing on each application for development.

B. The Planning Board shall hold a hearing on any adoption, revision or amendment of the Master Plan.

C. The Planning Board or Village Council, as applicable, shall hold a hearing on any adoption, revision or amendment of the Capital Improvement Program.

D. The Zoning Board of Adjustment shall hold a hearing on appeal from the action of the Construction Official or Zoning Officer concerning the zoning regulations, or other administrative appeal within its jurisdiction.

E. The Zoning Board of Adjustment shall hold a hearing on every request for an interpretation of the zoning regulations or request pertaining to a special question within the Board's jurisdiction.

F. The Village Council shall hold a hearing on any adoption, revision or amendment of this chapter or any other development regulation.

G. The Village Council shall hold a hearing on appeal from the action of the Zoning Board of Adjustment approving an application for development involving a "D" variance.

§ 190-10. Rules; hearing dates.

The agency holding the hearing shall make the rules governing such hearings. Upon the filing of an appeal or complete application, the appropriate agency shall schedule a hearing date in accordance with its rules.

§ 190-11. Notice of hearing; when required.

Public notice as specified herein shall be given for all hearings involving the following: A. Any application for development which involves a request for a variance or any appeal specified in §§ 190-29, 190-30, 190-31 and 190-32.

B. An application for preliminary site plan approval, exclusive of a minor site plan.

C. An application for preliminary major subdivision approval.

D. The adoption, revision or amendment of the Master Plan.

E. The adoption, revision or amendment of this chapter or any other development regulation.

F. The adoption, revision or amendment of the Capital Improvement Program.

G. Any appeal to the Village Council from the action of the Zoning Board of Adjustment approving an application for development involving a "D" variance.

H. An extension of approvals for five or more years under §§ 190-46D and 190-47K. [Added 3-9-1999 by Ord. No. 2657]

I. Modification or elimination of a significant condition or conditions in a memorializing resolution in any situation wherein the application for development for which the memorializing resolution is proposed for adoption required public notice. [Added 3-9-1999 by Ord. No. 2657]

§ 190-12. Notice of hearings for development applications.

The following provisions shall apply to public notice of hearings for development applications:

A. Content. Public notice of hearings for development applications, including variance applications, shall state the following: (1) The date, time and place of the hearing and which board is to hear the application;

(2) The nature of the matters to be considered; provided that when conditional use approval, variance relief or the issuance of a permit pursuant to this chapter is requested, the notice shall include reference to the request for conditional use approval, variance or direction for issuance of a permit, as the case may be;

(3) An identification of the property proposed for development by street address, if any, or by reference to lot and block numbers as shown on the current tax duplicate in the Village Tax Assessor's office; and

(4) The location and times at which any maps and documents for which approval is sought are available for inspection in the office of the Board Secretary.

B. Service of notice; parties entitled to notice. Public notice shall be given by the applicant. Notice shall be given at least 10 days prior to the date of the hearing. The date of the hearing shall not count as one of the 10 days. Public notice shall be given by publication in the official newspaper of the Village, if there is one, or in a newspaper of general circulation in the Village. Notice shall also be given to members of the public as follows: (1) Notice of hearing shall be given to the owners, as shown on the current tax duplicates, of all real property located within the state and within 200 feet in all directions of the property which is the subject of such hearing. This requirement shall be deemed satisfied by notice to the condominium association, in the case of any unit owner whose unit has a unit above or below it, or horizontal property regime, in the case of any co-owner whose apartment has an apartment above or below it. Notice shall be given as follows: (a) Notice shall be given by serving a copy thereof on the property owner as shown on said current tax duplicate, or his agent in charge of the property; or mailing a copy thereof by certified mail to the property owner at his address as shown on said current tax duplicate. (b) Notice to a partnership owner may be made by service upon any partner. (c) Notice to a corporate owner may be made by service upon its President, a Vice President, Secretary or other person authorized by appointment or by law to accept service on behalf of the corporation. (d) Notice to a condominium association, because of its ownership of common elements or areas located within 200 feet of the property which is the subject of the hearing, may be made in the same manner as to a corporation without further notice to unit owners, co-owners or homeowners on account of such common elements or areas.

(2) Notice of hearings on applications for development involving property located within 200 feet of an adjoining municipality shall be given by personal service or certified mail to the Clerk of such municipality.

(3) Notice shall be given by personal service or certified mail to the County Planning Board of hearings on applications for development involving property adjacent to an existing county road or proposed road shown on the Official County Map or on the County Master Plan, adjoining other county land or situated within 200 feet of a municipal boundary.

(4) Notice shall be given by personal service or certified mail to the Commissioner of Transportation of a hearing on an application for development involving property adjacent to a state highway.

(5) Notice shall be given by personal service or certified mail to the State Planning Commission of a hearing on an application for development of property which exceeds 150 acres or 500 dwelling units. The notice shall include a copy of any maps or documents required to be on file with the Board Secretary pursuant to the checklists contained in Article VIII of this chapter.

(6) Notice of hearings on an application for development involving a major subdivision or preliminary site plan, excluding minor site plans, shall be given to a public utility, cable television company or local utility which possesses a right-of-way or easement within the Village and which has registered with the Village, in accordance with the Municipal Land Use Law, Editor's Note: See N.J.S.A. 40:55D-1 et seq. by serving a copy of the notice on the person whose name appears on the registration form on behalf of the public utility, cable television company or local utility or mailing a copy thereof by certified mail to the person whose name appears on the registration form at the address shown on that form.

C. Request for certified list of property owners within 200 feet. Upon written request of an applicant, the Board Secretary shall request the Tax Assessor to make and certify, within seven days, a list from the current tax duplicates of the names and addresses of owners to whom the applicant is required to give notice. In addition, the Tax Assessor shall include on the list the names, addresses and positions of those persons who, not less than seven days prior to the date on which the applicant requested the list, have registered to receive notice as a public utility, cable television company or local utility. The applicant shall be entitled to rely upon the information contained in such list, and failure to give notice to any owner or to any public utility, cable television company or local utility not on the list shall not invalidate any hearing or proceeding.

D. Effect of mailing notice. Any notice made by certified mail as stipulated above shall be deemed complete upon mailing.

E. Proof of service of notice. The applicant for development shall file an affidavit of proof of service with the Planning Board or the Zoning Board of Adjustment, as appropriate, at least two days prior to the date of the hearing for which notice is required.

#### § 190-13. Notice of hearings for the Master Plan.

The following provisions shall apply to public notice of hearings for adoption, revision or amendment of the Master Plan: A. Content. Public notice of hearings for adoption, revision or amendment of the Master Plan shall state the following: (1) The date, time and place of the hearing;

(2) The nature of the matters to be considered; and

(3) The location and times at which any maps and documents which are the subject of said adoption, revision or amendment are available for inspection in the office of the Board Secretary.

B. Service of notice; parties entitled to notice. Notice shall be given by the Planning Board at least 10 days prior to the date of the hearing. The date of the hearing shall not count as one of the 10 days. Public notice shall be given by publication in the official newspaper of the Village, if there is one, or in a newspaper of general circulation in the Village. Notice shall also be given to the following parties as specified below: (1) Notice shall be given by personal service or certified mail to the Clerk of an adjoining municipality of all hearings on adoption, revision or amendment of a Master Plan involving property situated within 200 feet of such adjoining municipality.

(2) Notice shall be given by personal service or certified mail to the County Planning Board of all hearings on the adoption, revision or amendment of the Village Master Plan. Such notice shall include a copy of any such proposed Master Plan or any revision or amendment thereto.

(3) Notice shall be given by personal service or certified mail to the County Planning Board of the adoption, revision or amendment of the Village Master Plan. Such notice shall be given not more than 30 days after the date of such adoption, revision or amendment and shall include a copy of the Master Plan or revision or amendment thereto.

C. Effect of mailing notice. Any notice made by certified mail as stipulated above shall be deemed complete upon mailing.

§ 190-14. Notice of hearings for development regulations or Capital Improvement Program.

The following provisions shall apply to public notice of hearings for adoption, revision or amendment of this chapter, other development regulations or the Capital Improvement Program:

A. Content. (1) Public notice of hearings for adoption, revision or amendment of this chapter, other development regulation or the Capital Improvement Program shall provide the following:

- (a) A statement of the date, time and place of the hearing;
- (b) A statement of the nature of the matters to be considered; and
- (c) The location and times at which any maps and documents which are the subject of said adoption, revision or amendment are available for inspection in the office of the Village Clerk.

(2) In the case of zone district classification or boundary changes requiring notice, the notice shall also provide an identification of the affected zoning districts and proposed boundary changes, if any, by street names, common names or other identifiable landmarks and by reference to lot and block numbers as shown on the current tax duplicate in the Village Tax Assessor's office.

(3) In the case of notice to the County Planning Board, a copy of the proposed or adopted development regulation, Official Map, Capital Improvement Program or any proposed or adopted revision or amendment thereto, as the case may be, shall be included with the notice.

B. Service of notice; parties entitled to notice. Notice shall be given by the Village Council at least 10 days prior to the date of the hearing. The date of the hearing shall not count as one of the 10 days. Notice shall be given to the following parties as specified below: (1) Notice shall be given by personal service or certified mail to the Clerk of an adjoining municipality of all hearings on adoption, revision or amendment of any development regulation involving property situated within 200 feet of such adjoining municipality.

(2) Notice shall be given by personal service or certified mail to the County Planning Board of all hearings on the adoption, revision or amendment of any development regulation.

(3) Notice of a hearing on an amendment to the zoning regulations, Article X of this chapter, which amendment proposes a change to the classification or boundaries of a zoning district, exclusive of classification or boundary changes recommended in a periodic general reexamination of the Master Plan by the Planning Board pursuant to N.J.S.A. 40:55D-89, shall be given in the following manner: (a) Notice shall be given by serving a copy thereof on the property owner as shown on said current tax duplicate, or his agent in charge of the property, or mailing a copy thereof by certified mail and regular mail to the property owner at his address as shown on said current tax duplicate.

(b) Notice to a partnership owner may be made by service upon any partner.

(c) Notice to a corporate owner may be made by service upon its President, a Vice President, Secretary or other person authorized by appointment or by law to accept service on behalf of the corporation.

(d) Notice to a condominium association, horizontal property regime, community trust or homeowners' association, because of its ownership of common elements or areas located within 200 feet of the boundaries of the district which is the subject of the hearing, may be made in the same manner as to a corporation in addition to notice to unit owners, co-owners or homeowners on account of such common elements or areas.

(e) The Village Clerk shall execute affidavits of proof of service of the notices required herein for the hearings on zoning district classification or boundary changes and shall keep the affidavits on file along with the proof of publication of the notice of the required public hearing on the proposed zoning ordinance change. Costs of the notice provision shall be the responsibility of the proponent of the amendment.

(4) Notice shall be given by personal service or certified mail to the County Planning Board of the adoption, revision or amendment of the Village Capital Improvement Program or Official Map. Such notice shall be given not more than 30 days after the date of such adoption, revision or amendment.

C. Effect of mailing notice. Any notice made by certified mail as stipulated above shall be deemed complete upon mailing.

#### § 190-15. Filing deadline for maps and documents.

Any maps and documents for which approval is sought at a hearing shall be on file and available for public inspection at least 10 days before the date of the hearing, during normal business hours in the office of the Board Secretary. The applicant may produce other documents, records or testimony at the hearing to substantiate or clarify or supplement the previously filed maps and documents.

#### § 190-16. Witnesses; evidence.

The following provisions shall govern the testimony of witnesses and production of evidence at hearings conducted pursuant to this chapter: A. The officer presiding at the hearing or such person as he may designate shall have power to administer oaths and issue subpoenas to compel the attendance of witnesses and the production of relevant evidence, including witnesses and documents presented by the parties. The provisions of the County and Municipal Investigations Law, P.L. 1953, c. 38 (N.J.S.A. 2A:67A-1 et seq.) shall apply.

B. The testimony of all witnesses relating to an application for development shall be taken under oath or affirmation by the presiding officer. The right of cross-examination shall be permitted to all interested parties through their attorneys, if represented, or directly, if not represented, subject to the discretion of the presiding officer and to reasonable limitations as to time and number of witnesses.

C. Technical rules of evidence shall not be applicable to the hearing, but the agency may exclude irrelevant, immaterial or unduly repetitious evidence.

#### § 190-17. Voting procedures.

The following voting procedures shall apply for public hearings held pursuant to this chapter. Nothing herein shall be construed to contravene any act providing for procedures for governing bodies. A. All actions shall be taken by a majority vote of the members present at the hearing,

except as otherwise provided by this chapter and the Municipal Land Use Law. Editor's Note: See N.J.S.A. 40:55D-1 et seq.

B. A member of the Village agency who was absent for one or more of the meetings at which a hearing was held or was not a member of the Village agency at that time shall be eligible to vote on the matter upon which the hearing was conducted, notwithstanding his absence from one or more of the meetings; provided, however, that such member has available to him the transcript or recording of all of the hearings from which he was absent or was not a member, and certifies, in writing, to the agency that he has read such transcript or listened to such recording. [Amended 3-9-1999 by Ord. No. 2657]

C. Failure of a motion to receive the number of votes required to approve an application for development shall be deemed an action denying the application.

§ 190-18. Record of proceedings. [Amended 3-9-1999 by Ord. No. 2657]

The Village agency conducting the hearing shall provide for the verbatim recording of the proceedings by either stenographer, mechanical or electronic means. The agency shall furnish a transcript, or duplicate recording in lieu thereof, on request to any interested party at his expense, pursuant to the fees established by this chapter. Transcripts shall be certified, in writing, by the transcriber to be accurate.

§ 190-19. Record of decision.

The Village agency shall include findings of fact and conclusions based thereon in each decision on any application for development and shall reduce the decision to writing. The Village agency shall provide the findings and conclusions through either a resolution adopted at a meeting held within the time period provided in this chapter for action by the Village agency on the application for development or a memorializing resolution adopted at a meeting held not later than 45 days after the date of the meeting at which the Village agency voted to grant or deny approval. The following provisions shall apply to memorializing resolutions: A. Only the members of the Village agency who voted for the action taken may vote on the memorializing resolution, and the vote of a majority of such members present at the meeting at which the resolution is presented for adoption shall be sufficient to adopt the resolution. If only one member who voted for the action attends the meeting at which the resolution is presented for adoption, the resolution may be adopted upon the vote of that member. [Amended 3-9-1999 by Ord. No. 2657]

B. An action to deny resulting from the failure of a motion to approve an application shall be memorialized by resolution as provided above, with those members voting against the motion for approval being the members eligible to vote on the memorializing resolution.

C. The vote on any memorializing resolution shall be deemed to be a memorialization of the action of the Village agency and not to be an action of the municipal agency; however, the date of the adoption of the resolution shall constitute the date of the decision for purposes of the mailings, filings and publications required in § 190-20.

D. If the Village agency fails to adopt a resolution or memorializing resolution as hereinabove specified, any interested party may apply to the Superior Court in a summary manner for an order compelling the municipal agency to reduce its findings and conclusions to writing within a

stated time, and the cost of the application to Superior Court, including attorney's fees, shall be assessed against the Village.

§ 190-20. Mailing, filing and publication of decision.

Following adoption of the resolution of the Village agency, the resolution shall be mailed, filed and published as follows: A. A copy of the decision shall be mailed by the Village agency within 10 days of the date of decision to the applicant or, if represented, then to his attorney, without separate charge, and to all who request a copy of the decision, for a fee as specified in Article V of this chapter.

B. A copy of the decision shall also be filed by the Village agency in the office of the Board Secretary. The Board Secretary shall make a copy of such filed decision available to any interested party for a fee as specified in Article V of this chapter, and available for public inspection at his office during the hours of 9:00 a.m. to 4:00 p.m.

C. A brief notice of the decision shall be published in the official newspaper of the Village, if there is one, or in a newspaper of general circulation in the Village. Such publication shall be arranged by the Board Secretary, provided that nothing contained in this chapter shall be construed as preventing the applicant from arranging such publication if he so desires. The Village shall instruct the newspaper to charge the applicant the cost of said publication. The published notice shall include a statement advising that copies of the resolution of the Board have been filed in the office of the Board and in the office of the Village Clerk and that such copies are available for inspection at said offices.

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ARTICLE V Fees, Deposits, Guaranties and Other Payments

§ 190-21. Filing fees for development applications or appeals.

The following fees shall be required to be filed with any application, appeal or other matter pursuant to this chapter. Fees shall be nonrefundable and shall be paid by cashier's check, certified check, bank money order or cash to the Board Secretary. The filing fee shall be used to defray the administrative costs of processing the application or appeal. In the case of proposals requiring a combination of approvals, such as subdivision, site plan and/or variance(s), the applicant shall pay a fee equal to the sum of the fees for each required approval.

§ 190-22. Schedule of fees. [Amended 10-9-2002 by Ord. No. 2802]

In addition to those established elsewhere in this chapter, all applicants or appellants to the Planning Board, Zoning Board of Adjustment, Building Inspector or Village Council shall pay the applicable fees as set forth in Chapter 145, Fees. The filing fee for a concept plan for development shall be credited against the filing fee otherwise required for subdivision or site plan approval after review by the Planning Board of the concept plan. In addition, a special fee to

fund affordable housing activities in the Village shall be required of certain development applications as set forth in § 145-8.

§ 190-23. Payment for professional services. [Amended 5-9-2007 by Ord. No. 3059]

The Chief Financial Officer of the Village shall pay professionals for all services rendered to the Village or approving authority for review of applications for development, review and preparation of documents, inspection of improvements or other purposes under the provisions of the Municipal Land Use Law and this chapter. At the time of filing of an application for development, appeal or other matter pursuant to this chapter, the applicant shall pay to the Secretary of the Board of Adjustment or the Planning Board, as applicable, a deposit, in accordance with the schedule in Subsection A below, to be used to reimburse the Village for said professional services. Deposits shall be paid by cashier's check, certified check, bank money order or cash and shall be placed by the Village in an escrow account if required pursuant to § 190-26. In the case of proposals requiring a combination of approvals, such as subdivision, site plan and/or variance(s), the applicant shall deposit an amount equal to the sum of the deposits required for each application. Notwithstanding the above, if the Board determines that professional services are not required in order to process and review the application, no deposit shall be required. Professionals whose services may be subject to reimbursement from escrow accounts established pursuant to this chapter may include, but are not necessarily limited to, legal counsel for the Board of Adjustment, Planning Board or Village, as applicable, professional engineers and inspectors, professional planners, architects, landscape architects, traffic consultants, environmental consultants, surveyors, real estate appraisers and financial analysts, but shall not include the administrative or clerical staff of such professionals. A. Schedule of deposits. The initial deposit for payment of professional services shall be as set forth on the schedule set forth in Chapter 145, Fees, provided that if the Board Secretary determines that a greater initial deposit than indicated on the schedule is necessary to reimburse the anticipated cost of professional services on a particular application, such as circulation-intensive sites requiring the services of a traffic engineering consultant, the applicant shall be required to deposit said greater amount.

B. Depletion of deposits. If an escrow account or deposit contains insufficient funds to enable the Village or approving authority to perform required application reviews or improvement inspections, the Chief Financial Officer of the Village shall provide the applicant with a notice of the insufficient escrow or deposit balance. In order for work to continue on the development or the application, the applicant shall within a reasonable time period post a deposit to the account in an amount to be agreed upon by the Village or approving authority and the applicant. In the interim, any required health and safety inspections shall be made and charged back against the replenishment of funds.

C. Failure to maintain adequate deposit. No application shall be deemed complete and no formal action shall be taken by the Board until the initial deposit required by Subsection A above has been submitted. If the funds required by Subsection B above for professional services are not deposited in a timely manner, the Board Secretary shall notify the board having jurisdiction over the application. No further action shall be taken on the application unless the deposits have been made by the applicant as required above. In the event that the time for action by the Board or any extension thereof as required by this chapter shall expire prior to the payment of the required deposits, the Board may, at its discretion, dismiss the application.

D. Eligible charges against deposit. All professional charges for review of an application for development review and preparation of documents or inspection of improvements shall be reasonable and necessary, given the status and progress of the application or construction. The following provisions shall apply: (1) Application review and inspection charges shall be limited only to professional charges for review of applications, review and preparation of documents and inspections of developments under construction and review by outside consultants when an application is of a nature beyond the scope of the expertise of the professionals normally utilized by the Village.

(2) Review fees shall be charged only in connection with an application for development presently pending before the approving authority or upon review of compliance with conditions of approval or review of requests for modification or amendment made by the applicant. A professional shall not review items which are subject to approval by any state governmental agency and not under Village jurisdiction except to the extent consultation with a state agency is necessary due to the effect of state approvals in the subdivision or site plan.

(3) Inspection fees shall be charged only for actual work shown on a subdivision or site plan or required by an approving resolution. Professionals inspecting improvements under construction shall charge only for inspections that are reasonably necessary to check the progress and quality of the work and such inspections shall be reasonably based on the approved development plans and documents.

(4) The only costs that shall be added to any such charges in Subsection D(1) through (3) above shall be actual out-of-pocket expenses of any such professionals or consultants including normal and typical expenses incurred in processing applications and inspecting improvements.

(5) The Village or approving authority shall not bill the applicant or charge any escrow account or deposit authorized herein for any Village clerical or administrative functions, overhead expenses, meeting room charges or any other Village costs and expenses except as provided for in this section, nor shall a Village professional add any such charges to his bill.

(6) If the Village retains a different professional or consultant in the place of the professional originally responsible for development application review or inspection of improvements, the Village or approving authority shall be responsible for all time and expenses of the new professional to become familiar with the application or the project, and the Village or approving authority shall not bill the applicant or charge the deposit or the escrow account for any such services.

E. Rates of payment for professional services. If the salary, staff support and overhead for a professional are provided by the Village, the hourly rate charged to the deposit from said professional shall be at 175% of the sum of the products resulting from multiplying the hourly base salary, which shall be established annually by ordinance, of each of the professionals by the number of hours spent by the respective professional upon review of the application for development or inspection of the developer's improvements, as the case may be. For other professionals, the charge shall be at the same rate as all other work of the same nature by the professional for the Village when fees are not reimbursed or otherwise imposed on applicants or developers. Rates for professional services shall be in accordance with a schedule of professional fees filed annually with the Secretary of the Board of Adjustment or Planning Board, as applicable, and maintained in the office of the Village Clerk for public inspection.

F. Vouchers for payment of professional services. Each payment charged to a deposit for the review of applications, review and preparation of documents and inspection of improvements

shall be pursuant to a voucher from the professional. The processing of vouchers shall be in accordance with the following: (1) The voucher shall identify the personnel performing the service and, for each date the services are performed, the hours spent to one-fourth-hour increments, the hourly rate and the expenses incurred.

(2) All professionals shall submit vouchers to the chief financial officer of the Village on a monthly basis in accordance with the schedules and procedures established by the Chief Financial Officer of the Village.

(3) If the services are provided by a Village employee, the Village employee shall prepare and submit to the Chief Financial Officer of the Village a statement containing the same information as required on a voucher, on a monthly basis.

(4) The professional shall send an informational copy of all vouchers or statements submitted to the Chief Financial Officer of the Village simultaneously to the applicant.

(5) The Chief Financial Officer of the Village shall prepare and send to the applicant a statement which shall include an accounting of funds listing all deposits, interest earnings, disbursements and the cumulative balance of the escrow account. This information shall be provided on a quarterly basis, if monthly charges are \$1,000 or less, or on a monthly basis if monthly charges exceed \$1,000.

G. Appeals of charges. An applicant shall notify in writing the Village council, with copies to the Chief Financial Officer of the Village, the approving authority and the professional, whenever the applicant disputes the charges made by a professional for service rendered to the Village in reviewing applications for development, review and preparation of documents, inspection of improvements or other charges made pursuant to the Municipal Land Use Law. Editor's Note: See N.J.S.A. 40:55D-1 et seq. The following shall apply: (1) An applicant shall file an appeal within 45 days from receipt of the informational copy of the professionals voucher required by § 102-23F(4), except that if the professional has not supplied the applicant with an informational copy of the voucher, then the applicant shall file his appeal within 60 days from receipt of the Village statement of activity against the deposit or escrow account required by § 102-23F(5).

(2) The Village Council or its designee shall within a reasonable time period attempt to remediate any disputed charges.

(3) If the matter is not resolved to the satisfaction of the applicant, the applicant may appeal to the county Construction Board of Appeals established under Section 9 of P.L. 1975, c. 217 (N.J.S.A. 52:27D-127) any charge to an escrow account or a deposit by any Village professional or consultant. An applicant or his authorized agent shall submit the appeal, in writing, to the County Construction Board of Appeals. The applicant or his authorized agent shall simultaneously send a copy of the appeal to the Village, approving authority and any professional whose charge is the subject of the appeal. The procedures followed by the County Construction Board of Appeals shall be as set forth in N.J.S.A. 40:55D-53.2b and c.

(4) An applicant may file an appeal for an ongoing series of charges by a professional during a period not exceeding six months to demonstrate that they represent a pattern of excessive or inaccurate charges. An applicant making use of this provision need not appeal each charge individually.

(5) During the pendency of any appeal, the Village or approving authority shall continue to process, hear and decide the application for development and to inspect the development in the normal course and shall not withhold, delay or deny reviews, inspections, signing of subdivision plats or site plans, the reduction or the release of performance and maintenance guaranties, the

issuance of construction permits or certificates of occupancy or any other approval or permit because an appeal has been filed or is pending under this subsection. The Chief Financial Officer of the Village may pay charges out of the appropriate escrow account or deposit for which an appeal has been filed.

(6) If a charge is disallowed after payment, the Chief Financial Officer of the Village shall reimburse the deposit or escrow account in the amount of any such disallowed charge or refund the amount to the applicant. If a charge is disallowed after payment to a professional or consultant who is not an employee of the Village, the professional or consultant shall reimburse the Village in the amount of any such disallowed charge.

#### § 190-24. Inspection fees.

The developer shall reimburse the Village for all reasonable inspection fees paid to the Director of Public Works for the inspection of improvements required pursuant to this chapter. Prior to the initiation of any construction approved pursuant to this chapter, the developer shall deposit with the Board Secretary sufficient funds to reimburse the Village for inspection fees paid to the Director of Public Works. Deposits shall be paid by cashier's check, certified check, bank money order or cash. The Director of Public Works shall not perform any inspection if sufficient funds to pay for those inspections are not on deposit. Deposits shall be as set forth in Chapter 145, Fees. The following additional provisions shall apply to inspection fees: A. Payment of inspection fee deposits by installment. (1) For those developments for which the reasonably anticipated inspection fees are less than \$10,000, inspection fee deposits may, at the option of the developer, be paid in two installments. The initial amount deposited by a developer shall be 50% of the reasonably anticipated inspection fees. When the balance on deposit drops to 10% of the reasonably anticipated inspection fees because the amount deposited by the developer has been reduced by the amount paid to the Director of Public works for inspection, the developer shall deposit the remaining 50% of the anticipated inspection fees.

(2) For those developments for which the reasonably anticipated inspection fees are \$10,000 or greater, inspection fee deposits may, at the option of the developer, be paid in four installments. The initial amount deposited by a developer shall be 25% of the reasonably anticipated fees. When the balance on deposit drops to 10% of the reasonably anticipated fees because the amount deposited by the developer has been reduced by the amount paid to the Director of Public works for inspection, the developer shall make additional deposits of 25% of the reasonably anticipated fees.

B. Appeals of amount of deposit or amount of fee. Appeals of the amount required to be deposited for the payment of inspection fees or the amount charged for the inspection of improvements shall follow the procedures in § 190-23G.

#### § 190-25. Performance and maintenance guaranties.

Before recording of final subdivision plats or as a condition of final site plan approval or as a condition to the issuance of a zoning permit, the Village agency may require and shall accept

performance and maintenance guaranties for the purpose of assuring the installation and maintenance of on-tract improvements. Such performance and maintenance guaranties shall be in accordance with the following provisions: A. Performance guaranties. The following provisions shall apply to the administration of performance guaranties: (1) Amount of performance guaranty. The performance guaranty for the installation of those improvements required shall be in favor of the Village of Ridgewood in an amount equal to 120% of the cost of such improvements. The cost of said improvements shall be determined by the Village Engineer based on documented construction costs for public improvements prevailing in the general area of the Village. The Village Engineer shall prepare an itemized cost estimate of the improvements covered by the performance guaranty, which estimate shall be appended to each performance guaranty posted by the obligor.

(2) Appeal of disputed performance guaranty amounts. The developer may appeal the Village Engineer's estimate of the cost of improvements for purposes of furnishing a performance guaranty. Such appeal shall be made in accordance with the procedures set forth in § 190-23G.

(3) Form of guaranty. At least 10% of the performance guaranty shall be in the form of cash or a certified check made payable to the Village of Ridgewood. The balance of the performance guaranty shall be in the form of any security issued by an institution authorized to issue such securities in the State of New Jersey and which may be accepted by the Village and approved by the Village Attorney, including but not limited to surety bonds, cash and letters of credit, provided that the Village shall only accept an irrevocable letter of credit if it: (a) Constitutes an unconditional payment obligation of the issuer running solely to the Village for an express initial period of time in the amount determined pursuant to this chapter;

(b) Is issued by a banking or savings institution authorized to do and doing business in the State of New Jersey;

(c) Is for a period of at least one year; and

(d) Permits the Village to draw upon the letter of credit if the obligor fails to furnish another letter of credit which complies with the provisions of this section 30 days or more in advance of the expiration date of the letter of credit or such longer period in advance thereof as is stated in the letter of credit.

(4) Time allowed for completion of improvements. The performance guaranty shall state the time period within which all improvements are to be installed by the developer. No performance guaranty shall run for a term longer than 18 months, except as provided otherwise by this chapter.

(5) Extension of time allowed for completion of improvements. The time allowed for installation of the improvements for which the performance guaranty has been provided may be extended by the Village Council by resolution. As a condition or as part of any such extension, the amount of any performance guaranty shall be increased or reduced, as the case may be, to an amount not to exceed 120% of the cost of the installation at the time of the resolution. The cost of installation shall be determined by the Village Engineer as provided herein for the initial cost determination.

(6) Failure to complete improvements within time specified. If the required improvements are not completed or corrected in accordance with the performance guaranty, the obligor and surety, if any, shall be liable thereon to the Village for the reasonable cost of the improvements not completed or corrected. The Village may, either prior to or after receipt of the proceeds thereof, complete such improvements or use said funds to restore the property to a safe condition so that the subject property in its unfinished development state does not adversely affect the public

safety or adversely impact the environment. Such completion or correction of improvements shall be subject to the public bidding requirements of the Local Public Contracts Law. Editor's Note: See N.J.S.A. 40A:11-1 et seq.

(7) Release of performance guaranty. Release of performance guaranties shall be in accordance with the following procedure: (a) Upon substantial completion of all required street improvements (except for the top course) and appurtenant utility improvements and the connection of the same to the public system, the obligor may request of the Village Council that the Village Engineer prepare a list of all uncompleted or unsatisfactory completed improvements. The request to the Village Council shall be made in writing by certified mail addressed to the Village Clerk, with a copy of the request to be sent to the Village Engineer. The request shall indicate which improvements have been completed and which improvements remain uncompleted in the judgment of the obligor.

(b) Upon receiving the obligor's request, the Village Engineer shall inspect all improvements covered by the obligor's request and shall file a detailed list and report, in writing, with the Village Council and shall simultaneously send a copy thereof to the obligor not later than 45 days after receipt of the obligor's request.

(c) The detailed list prepared by the Village Engineer shall be in accordance with the itemized cost estimate prepared by the Village Engineer, which estimate shall have been appended to the performance guaranty as required herein. The list prepared by the Village Engineer shall state, in detail, with respect to each improvement determined to be incomplete or unsatisfactory, the nature and extent of the incompleteness of each incomplete improvement or the nature and extent of and remedy for the unsatisfactory state of each completed improvement determined to be unsatisfactory.

(d) The report prepared by the Village Engineer shall identify each improvement determined to be complete and satisfactory together with a recommendation as to the amount of reduction to be made in the performance guaranty relating to the completed and satisfactory improvement. The recommended reduction shall be in accordance with the itemized cost estimate prepared by the Village Engineer, which cost estimate shall have been appended to the performance guaranty as required herein.

(e) The Village Council, by resolution, shall either approve the improvements determined to be complete and satisfactory by the Village Engineer or reject any or all of these improvements. The cause for any rejection shall be stated in the Council's resolution. If any portion of the required improvements is rejected, the approving authority may require the obligor to complete or correct such improvements and, upon completion or correction, the same procedure of notification as required herein shall be followed.

(f) For accepted improvements, the Village Council shall approve and authorize the amount of reduction to be made in the performance guaranty relating to the improvements accepted. Any authorized reduction shall be in accordance with itemized cost estimate prepared by the Village Engineer, which cost estimate shall have been appended to the performance guaranty as required herein. The resolution shall be adopted not later than 45 days after receipt of the list and report prepared by the Village Engineer.

(g) Any partial reduction granted in the performance guaranty as provided herein shall be applied to the cash deposit in the same proportion as the original cash deposit bears to the full amount of the performance guaranty.

(h) Upon adoption of the resolution by the Village Council, the obligor shall be released from all liability pursuant to its performance guaranty, with respect to those approved improvements,

except for that portion adequately sufficient to secure completion or correction of the improvements not yet approved, provided that 30% of the amount of the performance guaranty posted may be retained to ensure completion and acceptability of all improvements.

(8) Failure of Village Engineer or Council to act. If the Village Engineer or Village Council fails to act on the request for release of a performance guaranty within the time required herein, the obligor may apply to the court in the manner provided below; provided that nothing herein shall be construed to limit the right of the obligor to contest by legal proceedings any determination of the Village Council or the Village Engineer. (a) If the Village Engineer fails to send or provide the list and report as requested by the obligor as required herein within 45 days from receipt of the request, the obligor may apply to the court in a summary manner for an order compelling the Village Engineer to provide the list and report within a stated time. The cost of applying to the court, including reasonable attorney's fees, may be awarded to the prevailing party.

(b) If the Village Council fails to approve or reject the improvements determined by the Village Engineer to be complete and satisfactory or reduce the performance guaranty for the complete and satisfactory improvements within 45 days from the receipt of the Village Engineer's report, the obligor may apply to the court in a summary manner for an order compelling, within a stated time, approval of the complete and satisfactory improvements and approval of a reduction in the performance guaranty for the approvable complete and satisfactory improvements in accordance with the itemized cost estimate prepared by the Village Engineer, which cost estimate shall have been appended to the performance guaranty as required herein. The cost of applying to the court, including reasonable attorney's fees, may be awarded to the prevailing party.

B. Maintenance guaranties. After final acceptance of required improvements, a maintenance guaranty shall be required to be posted with the Village. Except as specifically provided otherwise below, maintenance guaranties shall be administered in the same manner as performance guaranties as provided by this chapter. (1) Amount of maintenance guaranty. The maintenance guaranty shall be in favor of the Village of Ridgewood in an amount equal to 15% of the cost of such improvements. The cost of said improvements shall be determined by the Village Engineer in the same manner as provided herein for performance guaranties.

(2) Appeal of disputed maintenance guaranty amounts. The developer may appeal the Village Engineer's estimate of the cost of improvements for purposes of furnishing a maintenance guaranty. Such appeal shall be made in accordance with the procedures set forth in § 190-23G.

(3) Form of guaranty. The maintenance guarantee shall be in the form of any security issued by an institution authorized to issue such securities in the State of New Jersey and which may be accepted by the Village and approved by the Village Attorney, including but not limited to surety bonds, cash and letters of credit, provided that acceptance of irrevocable letters of credit shall be subject to the same conditions as provided herein for performance guaranties.

(4) Time required for maintenance guaranty. The maintenance guaranty shall be required to run for a period of two years, which shall be stated in the guaranty.

C. Exception for improvements related to other jurisdictions. In the event that other governmental agencies or public utilities automatically will own the utilities to be installed or the improvements are covered by a performance or maintenance guaranty to another governmental

agency, no performance or maintenance guaranty, as the case may be, shall be required by the Village for such utilities or improvements.

D. Final approval by stages or sections of development. In the event that final approval is by stages or sections of development as provided by this chapter, the provisions Of this section shall be applied by stage or section of development.

#### § 190-26. Administration of deposits.

Deposits received for professional services employed by the Village to review applications for development, for Village inspection fees in accordance with this chapter or to satisfy the guaranty requirements of this chapter shall be administered in accordance with the following provisions: A. Deposits to be held in escrow. Whenever an amount of money in excess of \$5,000 shall be deposited by an applicant with the Village, the money, until repaid or applied to the purposes for which it is deposited, including the applicant's portion of the interest earned thereon, except as otherwise provided in this chapter, shall continue to be the property of the applicant and shall be held in trust by the Village. Deposits received pursuant to this article shall be held in escrow and deposited in a banking institution or savings and loan association in New Jersey insured by an agency of the federal government, or any other fund or depository approved for such deposits by the State of New Jersey. Such deposits shall be placed in an account bearing interest at the minimum rate currently paid by the institution or depository on time or savings deposits. The Village shall notify the applicant in writing of the name and address of the institution or depository in which the deposit is made and the amount of the deposit.

B. Refund of deposits; interest. Any of the funds remaining in the deposit upon completion of the purpose for which the deposit was made shall be returned to the applicant and the account shall be terminated. For deposits over \$5,000 placed in an interest bearing account pursuant to this chapter, refunds of interest shall be made as follows: (1) The Village shall not be required to refund an amount of interest paid on a deposit which does not exceed \$100 for the year. (2) If the amount of interest exceeds \$100 for the year, that entire amount shall belong to the applicant and shall be refunded to him by the Village annually or at the time the deposit is repaid or applied to the purposes for which it was deposited, as the case may be; except that the Village may retain for administrative expenses a sum equivalent to no more than 1/3 of that entire amount, which shall be in lieu of all other administrative and custodial expenses.

C. Procedure for closing of deposits and escrow accounts. The following close-out procedure shall apply to all deposits and escrow accounts established under the Municipal Land Use Law Editor's Note: See N.J.S.A. 40:55D-1 et seq. and this chapter: (1) In the case of application review escrows and deposits, the close-out of deposits and escrow accounts shall commence after the approving authority has granted final approval and signed the subdivision plat or site plan, or after the authority has denied the application or after the applicant has formally withdrawn the application.

(2) In the case of improvement inspection escrows and deposits, the close-out of deposits and escrow accounts shall commence after the improvements have been approved as provided in § 190-25.

(3) The applicant shall send written notice by certified mail to the Chief Financial Officer of the Village and the approving authority and to the relevant Village professional that the application is completed, denied or withdrawn or the improvements are completed, as the case may be.

(4) After receipt of such notice, the professional shall render a final bill to the Chief Financial Officer of the Village within 30 days and shall send a copy simultaneously to the applicant.

(5) The Chief Financial Officer of the Village shall render a written final accounting to the applicant on the uses to which the deposit was put within 45 days of receipt of the final bill. Any balances remaining in the deposit or escrow account, including interest in accordance with Subsection B above, shall be refunded to the developer along with the final accounting.

§ 190-27. Approvals contingent upon payment; exemptions. A. Approvals contingent upon payment of fees. All approvals granted by the Village pursuant to this chapter shall be conditional upon the payment of the fees and other payments required herein. If, after the date of an approval, the applicant shall fail to pay any and all outstanding fees and other payments, the Village may, at its discretion, void any approval which may have been granted.

B. Projects of the Village of Ridgewood and the Village of Ridgewood Board of Education shall be exempt from the provisions of this article.

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## ARTICLE VI Appeals

§ 190-28. General appeals procedure.

It is the intent of this article to set forth the procedures for the various appeals to the Planning Board, Zoning Board of Adjustment and the Village Council as permitted by this chapter. In addition to the procedures set forth in the following sections for each type of appeal, the procedures set forth for review of site plan and subdivision applications in Article VII of this chapter shall apply, unless the context clearly indicates otherwise or unless contrary to law, including but not necessarily limited to the following:

- A. The filing procedures in § 190-39.
- B. The procedures for filing simultaneous applications in § 190-40.
- C. The completeness review procedures in §§ 190-41 and 190-66.
- D. The general review procedures in § 190-42.
- E. The conditional approval provisions in § 190-49.
- F. The default approval provisions in § 190-50.
- G. The provisions for extensions and tolling of approvals in §§ 190-51 and 190-52, respectively.
- H. The provisions for reservation of public areas, payment of taxes and assessments, disclosure of ownership and binding nature of approvals in §§ 190-61, 190-63, 190-64 and 190-65, respectively.

§ 190-29. Appeal alleging erroneous administrative officer decision.

Appeals to the Zoning Board of Adjustment may be taken by any interested party when it is alleged by the appellant that there is error in any order, requirement, decision or refusal made by the Zoning Officer or Construction Official of the Village based on or made in the enforcement of the zoning regulations, Article X of this chapter. The following provisions shall apply to such appeals: A. Appeals must be taken within 20 days of the decision of the Zoning Officer or Construction Official.

B. A notice of appeal shall be filed with the Zoning Officer or Construction Official, specifying the grounds of the appeal. The officer from whom the appeal is taken shall immediately transmit to the Board all the papers constituting the record upon which the action appealed from was taken.

C. Fees required by this chapter shall be submitted with the notice of appeal, as well as proof of payment of taxes and assessments.

D. An appeal to the Zoning Board of Adjustment shall stay all proceedings in furtherance of the action in respect to which the decision appealed from was made unless the officer from whose action the appeal is taken certifies to the Zoning Board of Adjustment, after the notice of appeal shall have been filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed other than by an order of the Superior Court upon notice to the officer from whom the appeal is taken and on due cause shown.

E. A public hearing shall be held in accordance with the provisions for hearings in this chapter.

F. The appellant shall give public notice of the hearing in the manner specified for development applications in this chapter, provided that the parties entitled to notice shall be as specified in § 190-12B(1) of this chapter. If the appeal is made by an interested party other than the owner of the property which was the subject of the decision by the Zoning Officer or Construction Official, notice shall also be sent to said property owner. Affidavits of proof of service of notice shall be submitted at least two business days prior to the hearing.

G. The Zoning Board of Adjustment may reverse or affirm, wholly or in part, or may modify the action, order, requirement, decision, interpretation or determination appealed from and to that end shall have all the powers of the officer from whom the appeal is taken.

H. The Zoning Board of Adjustment shall render a decision not later than 120 days after the date the appeal is taken from the Zoning Officer or Construction Official, or within such further time as may be consented to by the applicant.

I. The Zoning Board of Adjustment may refer an application pursuant to this section to any appropriate person or agency, including the Planning Board, for its report, provided that such reference shall not extend the period of time within which the Board shall act.

#### § 190-30. Request for interpretation or other special questions.

The Zoning Board of Adjustment shall hear and decide requests for interpretation of the Zoning Map or zoning regulations, Article X of this chapter, or for decisions upon other special questions upon which the Board is specifically authorized to pass by this chapter. The following provisions shall apply to such requests: A. An application form shall be completed and shall be accompanied by a specific written request which outlines that part of the Zoning Map, zoning regulations or Official Map for which an interpretation is sought or outlines the special question that the Board is asked to consider.

B. Twelve copies of the application form and all accompanying documentation shall be submitted to the Secretary of the Board.

C. Fees required by this chapter shall be submitted with the request, as well as proof of payment of taxes and assessments.

D. A public hearing shall be held in accordance with the provisions for hearings in this chapter.

E. The appellant shall publish notice of the hearing on the request in the official newspaper of the Village, if there is one, or in a newspaper of general circulation in the Village. If the request for interpretation or special question concerns a specific property, the appellant shall also give public notice of the hearing in the manner specified for development applications in this chapter, provided that the parties entitled to notice shall be as specified in § 190-12B(1) of this chapter. If the request is made by a person other than the owner of the specific property which is the concern of the interpretation or special question, notice shall also be sent to said property owner. Affidavits of proof of service of notice shall be submitted at least two business days prior to the hearing.

F. The Zoning Board of Adjustment may refer an application pursuant to this section to any appropriate person or agency, including the Planning Board, for its report.

#### § 190-31. Appeal for issuance of permits for areas on Official Map.

Appeals to the Zoning Board of Adjustment may be taken from a refusal by the Construction Official to issue a permit for any building or structure in the bed of any street or public drainage way, flood control basin or public area reserved on the Official Map; provided that if the proposed development requires approval by the Planning Board of a subdivision, site plan or conditional use, the Planning Board shall also hear any appeal pursuant to this section. The following provisions shall apply to such appeals or applications: A. A developer may file an application for development with the appropriate board under this section without prior application to the Construction Official. In addition, the developer may elect to submit a separate application requesting direction for the issuance of a permit and a subsequent application for any required approval of a subdivision, site plan or conditional use. The separate direction for the issuance of a permit shall be conditioned upon grant of all required subsequent approvals by the same Board that directed the issuance of a permit.

B. Any appeal or application pursuant to this section shall be required to submit 12 copies, if the Zoning Board of Adjustment has jurisdiction, or 20 copies, if the Planning Board has jurisdiction, of a map showing the property in question and the location of the proposed building and/or structure in relation to the bed of the mapped street or public drainage way, flood control basin or public area reserved on the Official Map. In addition, fees required by this chapter shall be submitted with the notice of appeal, as well as proof of payment of taxes and assessments.

C. An appeal pursuant to this section shall stay all proceedings in the same manner as specified in § 190-29D.

D. A public hearing shall be held in accordance with the provisions for hearings in this chapter.

E. The appellant shall give public notice of the hearing in the manner specified for development applications in this chapter; provided that the parties entitled to notice shall be as specified in § 190-12B(1) of this chapter. Affidavits of proof of service of notice shall be submitted at least two business days prior to the hearing.

F. The Zoning Board of Adjustment may reverse or affirm, wholly or in part, or may modify the refusal of the Construction Official and direct the issuance of a permit subject to the following provisions: (1) There must be a showing by the appellant, and the Board must find, that the subject property cannot yield a reasonable return to the owner unless a building permit is granted.

(2) Any decision of the Board to direct the issuance of a permit pursuant to this section shall only be by an affirmative vote of a majority of the full authorized membership of the Board.

(3) Any decision of the Board to direct the issuance of a permit pursuant to this section shall be in accordance with terms and conditions which will as little as practicable increase the cost of opening such street, or tend to cause a minimum change of the Official Map, and the Board shall impose reasonable requirements as a condition of granting the permit so as to promote the health, morals, safety and general welfare of the public.

G. The Zoning Board of Adjustment shall render a decision not later than 120 days after the date an appeal is taken from the Construction Official or a development application is certified to be complete pursuant to this chapter, or within such further time as may be consented to by the applicant.

H. The Zoning Board of Adjustment may refer an application pursuant to this section to any appropriate person or agency, including the Planning Board, for its report; provided that such reference shall not extend the period of time within which the Board shall act.

#### § 190-32. Appeal for permits for lot not abutting a street.

Appeals to the Zoning Board of Adjustment may be taken from a refusal by the Construction Official to issue a permit for any building or structure on a lot which does not abut a street giving access to such building or structure, provided that if the proposed development requires approval by the Planning Board of a subdivision, site plan or conditional use, the Planning Board shall also hear any appeal pursuant to this section. The following provisions shall apply to such appeals or applications: A. A developer may file an application for development with the appropriate board under this section without prior application to the Construction Official. In addition, the developer may elect to submit a separate application requesting direction for the issuance of a permit and a subsequent application for any required approval of a subdivision, site plan or conditional use. The separate direction for the issuance of a permit shall be conditioned upon grant of all required subsequent approvals by the same Board that directed the issuance of a permit.

B. Any appeal or application pursuant to this section shall be required to submit 12 copies, if the Zoning Board of Adjustment has jurisdiction, or 20 copies, if the Planning Board has jurisdiction, of a map showing the property in question and the manner by which access will be provided to the building and/or structure, including the location of the nearest street from which access may be obtained. In addition, fees required by this chapter shall be submitted with the notice of appeal, as well as proof of payment of taxes and assessments.

C. An appeal pursuant to this section shall stay all proceedings in the same manner as specified in § 190-29D.

D. A public hearing shall be held in accordance with the provisions for hearings in this chapter.

E. The appellant shall give public notice of the hearing in the manner specified for development applications in this chapter, provided that the parties entitled to notice shall be as specified in § 190-12B(1) of this chapter. Affidavits of proof of service of notice shall be submitted at least two business days prior to the hearing.

F. The Zoning Board of Adjustment may reverse or affirm, wholly or in part, or may modify the refusal of the Construction Official and direct the issuance of a permit subject to the following provisions: (1) There must be a showing by the appellant, and the Board must find, that the refusal to issue a permit would entail practical difficulty or hardship, or that the circumstances of the case do not require the building or structure to be related to a street.

(2) Any decision of the Board to direct the issuance of a permit pursuant to this section shall be in accordance with terms and conditions which will provide adequate access for fire fighting equipment, ambulances and other emergency vehicles necessary for the protection of health and safety and that will protect any future street layout shown on the Official Map or on the circulation plan element of the Village Master Plan.

G. The Zoning Board of Adjustment shall render a decision not later than 120 days after the date an appeal is taken from the Construction Official or a development application is certified to be complete pursuant to this chapter, or within such further time as may be consented to by the applicant.

H. The Zoning Board of Adjustment may refer an application pursuant to this section to any appropriate person or agency, including the Planning Board, for its report, provided that such reference shall not extend the period of time within which the Board shall act.

#### § 190-33. "C" variance appeals.

Appeals to the Zoning Board of Adjustment may be taken for relief from the zoning regulations, Article X of this chapter. Notwithstanding the above, if the proposed development requires approval by the Planning Board of a subdivision, site plan or conditional use, the Planning Board shall also hear any such variance appeals, except for "D" variances. The following provisions shall apply to "C" variance appeals or applications: A. A developer may file an application for development with the appropriate board under this section without prior application to the Zoning Officer or Construction Official.

B. The developer may elect to submit a separate application requesting approval of the variance and a subsequent application for any required approval of a subdivision, site plan or conditional use. The separate approval of the variance shall be conditioned upon grant of all required subsequent approvals by the same Board that approved the variance.

C. Any appeal or application pursuant to this section shall be required to submit the information required by the § 190-75.

D. An appeal pursuant to this section shall stay all proceedings in the same manner as specified in § 190-29D.

E. A public hearing shall be held in accordance with the provisions for hearings in this chapter.

F. The appellant shall give public notice of the hearing in the manner specified for development applications in this chapter, provided that the parties entitled to notice shall be as specified in § 190-12B(1) of this chapter. Affidavits of proof of service of notice shall be submitted at least two business days prior to the hearing.

G. The Zoning Board of Adjustment may grant a "C" variance to allow departure from the zoning regulations if there is a showing by the appellant, and the Board finds that: (1) The strict application of the specific zoning regulation would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the developer of the subject property due to exceptional narrowness, shallowness or shape of the subject property, exceptional topographic conditions or physical features uniquely affecting the subject property or an extraordinary and exceptional situation uniquely affecting the subject property or the structures lawfully existing thereon; or that the purposes of the Municipal Land Use Law Editor's Note: See N.J.S.A. 40:55D-1 et seq. would be advanced by the requested variance, and the benefits of the variance would substantially outweigh any detriment;

(2) The variance can be granted without substantial detriment to the public good; and

(3) The grant of the variance will not substantially impair the intent of the zone plan and zoning regulations.

H. The Zoning Board of Adjustment shall render a decision not later than 120 days after the date an appeal is taken from the Zoning Officer or Construction Official or a development application is certified to be complete pursuant to this chapter, or within such further time as may be consented to by the applicant.

I. The Zoning Board of Adjustment may refer an application pursuant to this section to any appropriate person or agency, including the Planning Board, for its report; provided that such reference shall not extend the period of time within which the Board shall act.

#### § 190-34. "D" variance appeals.

In particular cases, appeals to the Zoning Board of Adjustment may be taken for "D" variance requests. Whenever the proposed development involves a "D" variance, the Zoning Board of Adjustment shall also hear any subdivision, site plan, conditional use application and any other variance applications required for the development. The following provisions shall apply to "D" variance appeals or applications: A. A developer may file an application for a "D" variance with the Zoning Board of Adjustment without prior application to the Zoning Officer or Construction Official.

B. The developer may elect to submit a separate application requesting approval of the variance and a subsequent application for any required approval of a subdivision, site plan or conditional use. The separate approval of the variance shall be conditioned upon grant of all required subsequent approvals by the Zoning Board of Adjustment.

C. Any appeal or application pursuant to this section shall be required to submit the information required by § 190-75.

D. An appeal pursuant to this section shall stay all proceedings in the same manner as specified in § 190-29D.

E. A public hearing shall be held in accordance with the provisions for hearings in this chapter.

F. The appellant shall give public notice of the hearing in the manner specified for development applications in this chapter; provided that the parties entitled to notice shall be as specified in § 190-12B(1) of this chapter. Affidavits of proof of service of notice shall be submitted at least two business days prior to the hearing.

G. The Zoning Board of Adjustment may grant a "D" variance to allow departure from the zoning regulations subject to the following provisions: (1) There must be a showing by the appellant, and the Board must find, the following: (a) Special reasons exist justifying the grant of the variance;

(b) The variance can be granted without substantial detriment to the public good; and

(c) The grant of the variance will not substantially impair the intent of the zone plan and zoning regulations.

(2) Any decision of the Board to grant a "D" variance pursuant this section shall only be by an affirmative vote of at least five members of the Board.

H. The Zoning Board of Adjustment shall render a decision not later than 120 days after the date an appeal is taken from the Zoning Officer or Construction Official or a development application is certified to be complete pursuant to this chapter, or within such further time as may be consented to by the applicant.

I. The Zoning Board of Adjustment may refer an application pursuant to this section to any appropriate person or agency, including the Planning Board, for its report; provided that such reference shall not extend the period of time within which the Board shall act.

#### § 190-35. Appeal of "D" variance approval to the Village Council.

Any interested party may appeal to the Village Council any final decision of the Zoning Board of Adjustment approving an application for development involving a "D" variance. The following provisions shall apply to such appeals: A. Appeals to the Village Council shall be made within 10 days of the date of publication of the final decision of the Zoning Board of Adjustment.

B. The appeal to the Village Council shall be made by serving the Village Clerk in person or by certified mail with a notice of appeal specifying the grounds thereof, the name and address of the appellant and the name and address of his attorney, if represented.

C. An appeal pursuant to this section shall stay all proceedings in the same manner as specified in § 190-29D.

D. The appellant shall, within five days of service of the notice of the appeal, arrange for a transcript pursuant to § 190-18 for use by the Village Council and pay a deposit as specified in Article V of this chapter or within 35 days of service of the notice of appeal submit a transcript as otherwise arranged to the Village Clerk; otherwise, the appeal may be dismissed for failure to prosecute.

E. Notice of the meeting to review the record below shall be given by the Village Council by personal service or certified mail to the appellant, or to his attorney if represented, to those entitled to notice of a decision pursuant to § 190-20A and to the Zoning Board of Adjustment at least 10 days prior to the date of the meeting.

F. The appeal shall be decided by the Village Council only upon the record established before the Zoning Board of Adjustment. The parties may submit oral and written argument on the record at such meeting, and the Village Council shall provide for verbatim recording and transcripts of such meeting pursuant to § 190-18.

G. The Village Council may reverse, remand or affirm with or without the imposition of conditions the final decision of the Zoning Board of Adjustment granting a "D" variance.

H. The affirmative vote of a majority of the full authorized membership of the Village Council shall be necessary to reverse or remand to the Zoning Board of Adjustment or to impose conditions on or alter conditions to any final action of the Zoning Board of Adjustment; otherwise the final action of the Zoning Board of Adjustment shall be deemed to be affirmed. A tie vote of the Village Council shall constitute affirmance of the decision of the Zoning Board of Adjustment.

I. The Village Council shall conclude a review of the record below not later than 95 days from the date of publication of notice of the decision below pursuant to § 190-20C, unless the applicant consents in writing to an extension of such period.

J. Failure of the Village Council to hold a hearing and conclude a review of the record below and to render a decision within the period specified in Subsection I above shall constitute a decision affirming the action of the Zoning Board of Adjustment.

K. The Village Council shall mail a copy of the decision to the appellant, or if represented then to his attorney, without separate charge, and for a fee as provided by Article V of this chapter to any interested party who has requested it, not later than 10 days after the date of the decision.

L. A brief notice of the decision shall be published in the official newspaper of the Village, if there is one, or in a newspaper of general circulation in the Village. Such publication shall be arranged by the Village Clerk, provided that nothing herein shall be construed as preventing the applicant from arranging such publication if he so desires. The Village Council shall require a fee for the publication as specified in Article V of this chapter.

M. Nothing in this section shall be construed to restrict the right of any party to obtain a review by any court of competent jurisdiction according to law. The period of time in which an appeal to a court of competent jurisdiction may be made shall run from the first publication of the decision of the Village Council, whether arranged by the Council or the applicant.

#### § 190-36. Expiration of variances.

Variances granted after the effective date of this chapter by the Planning Board or the Zoning Board of Adjustment shall expire unless the development associated with the variance is promptly completed; provided, however, that no variance which was a prerequisite for subdivision approval shall expire if the plat or deed for the subdivision has been filed with the County Recording Officer as required by law. All other variances shall expire in accordance with the following provisions: A. Variance approvals not subject to site plan, subdivision or conditional use approval. In the case of a variance approval from the Zoning Board of Adjustment which does not also require subdivision, site plan or conditional use approvals from the Board, the required building permits must be obtained within six months of the date of the resolution of approval or within six months of the date that all conditions precedent of approval, if any, have been satisfied, whichever occurs later, or the variance will expire.

B. Variance approvals subject to or part of site plan or conditional use approval. In the case of a variance approval from the Planning Board or the Zoning Board of Adjustment which also requires site plan or conditional use approvals from the Board, the required building permits must be obtained prior to the date of expiration of the period of statutory protection against changes in the zoning regulations, which periods are provided in Article VII of this chapter, or the variance will expire.

C. Bifurcated variance applications. In the case of a bifurcated variance approval from the Planning Board or the Zoning Board of Adjustment which requires subsequent subdivision, site plan or conditional use approvals from the Board, all such subsequent applications shall be filed within 12 months of the date of the resolution approving the original variance or within 12 months of the date that all conditions precedent of the approval for the original variance, if any, have been satisfied, whichever occurs later, or the variance will expire.

D. Extensions. The Planning Board or the Zoning Board of Adjustment, as applicable, may, upon good cause shown in writing, extend the expiration dates for variances specified in Subsections A, B and C above, provided that the extension is applied for prior to or within 10 days of the date upon which the variance would otherwise expire.

E. Appeal of expiration. Should the developer fail to meet the deadlines for the expiration of variances specified in this section, said relief shall be deemed to be automatically rescinded by the Board unless the developer, within 10 days of the required deadline, provides in writing sufficient cause to show why such relief should not be rescinded. Should the developer submit a written showing of cause, the Board shall hold a public hearing on the request by the developer, with public notice to be served the same as in the original variance application.

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## ARTICLE VII Site Plan and Subdivision Review Procedures

### § 190-37. When required; exemptions.

Prior to the issuance of a building permit, zoning permit or certificate of occupancy for any development, a final site plan application shall be submitted to and approved by resolution of the Planning Board in accordance with the requirements of this article. Prior to the filing of any plat, deed or other recorded instrument for the subdivision of land with the county recording officer, a final subdivision application shall be submitted to and approved by resolution of the Planning Board in accordance with the requirements of this article. The resolution of the Zoning Board of Adjustment shall substitute for that of the Planning Board whenever the Zoning Board of Adjustment has jurisdiction over a subdivision or site plan pursuant to this chapter.

Notwithstanding the above, the following developments shall be exempt from site plan review and approval; provided that if such developments are proposed in connection with an application that otherwise would require site plan approval, they shall be reviewed as part of the overall site plan application: A. Subdivision or individual lot applications for detached one- or two-dwelling-unit buildings and permitted accessory uses thereto. [Amended 6-10-1997 by Ord. No. 2606; 1-15-2003 by Ord. No. 2814; 3-12-2003 by Ord. No. 2818; 4-13-2005 by Ord. No. 2933]

B. A proposed interior alteration, change in occupancy or change of use involving no exterior site improvements other than those improvements exempted from site plan review and approval by this section.

C. Wall-mounted signs and temporary signs.

D. (Reserved) Editor's Note: Former Subsection D, regarding fences, freestanding walls and retaining walls up to six feet in height, was repealed 3-12-2003 by Ord. No. 2818.

E. Minor maintenance and repair of existing improvements.

F. Those antennas set forth in § 190-124N. [Added 10-13-1998 by Ord. No. 2643 Editor's Note: This ordinance also provided that former Subsections F and G be redesignated as Subsections G and H, respectively. ]

G. Development undertaken by the Village of Ridgewood.

H. Development otherwise exempt from the requirement of site plan approval by law.

I. The placement of temporary and movable tables, chairs, umbrellas and or other such furnishings or fixtures approved in connection with a licensed outdoor cafe, provided that the construction, reconstruction or demolition of permanent structures or any structures requiring a permit shall not be exempt but shall require site plan approval unless otherwise exempted by this section. [Added 7-18-2007 by Ord. No. 3071]

#### § 190-38. Classification of site plans and subdivisions.

Applications for site plan and/or subdivision approval shall be classified as one or more of the following, as defined by this chapter: A. Conceptual site plan.

B. Conceptual subdivision.

C. Minor site plan.

D. Minor subdivision.

E. Preliminary major site plan.

F. Preliminary major subdivision.

G. Final site plan.

H. Final subdivision.

#### § 190-39. Filing of applications.

Applications for site plan and/or subdivision approval shall be filed in accordance with the following procedures: A. An application for site plan or subdivision approval shall be filed with the Secretary of the board having jurisdiction over the application. Required forms and checklists for the application shall be available in the office of the Secretary for the respective board and shall be provided to the applicant prior to formal submission of an application.

B. Applications must be accompanied by the required drawings, documents, fees and other data as required by the completeness checklists in this chapter. The applicant may produce other documents, records, or testimony at the hearing to substantiate, clarify or supplement the previously filed maps and documents.

C. Maps and documents. [Amended 4-10-2002 by Ord. No. 2776] (1) Any maps and documents for which approval is sought shall be submitted and determined complete within the following deadlines before the date of the public hearing at which the application will be heard in order to give the Board, its advisors and Village agencies sufficient time to review the application and report to the Board:

Type of Application

Days Before Public Hearing

"C" variance applications, appeals other than variances, minor site plans, minor subdivisions, final major site plans and final major subdivisions

21

"D" variances, preliminary major site plans and preliminary major subdivisions

28

Combination of application types

The longest time period applicable to any of the application types

(2) The hearing date for any application will be deferred for any application failing to meet this deadline; however, the Board may vary from this procedure when necessary to act on the application within the time periods set forth in § 190-42C or in exceptional circumstances and for due cause shown upon written request from the applicant. Under no circumstances, however, shall the ten-day deadline in § 190-15 be waived. The foregoing provisions shall not be construed as a requirement that an application determined complete within the required deadline be heard at the next meeting; the Board shall set its own agenda in accordance with its rules and in accordance with the time periods within which the Board is required to act.

§ 190-40. Simultaneous application.

The Planning Board or the Zoning Board of Adjustment, as applicable, shall have the power to review and approve or deny conditional uses, site plans and subdivisions simultaneously and shall have the power to review and approve or deny variance requests simultaneously with any of the above applications, without the developer being required to make further application to the Board or the Board being required to hold further hearings.

§ 190-41. Completeness determination.

Upon the filing of an application, it shall be reviewed to determine compliance with the submission requirements of this chapter. The following procedure shall apply: A. An application for development shall be complete for purposes of commencing the applicable time period for action by the Board when so certified by the Board or its authorized committee or designee. B. The applicant shall be notified in writing whether the application has been determined complete or incomplete by the Board or its authorized committee or designee within 45 days of the date of submission of an application. An application shall be determined complete if all of the items required by the appropriate completeness checklists have been submitted. C. In the event that the agency, committee or designee does not certify the application to be complete or incomplete within 45 days of the date of its submission, the application shall be deemed complete upon the expiration of said forty-five-day period.

D. The applicant may request that one or more of the submission requirements be waived. A written request explaining the basis for such request(s) must be submitted for such waiver requests in order to be considered. The Board or its authorized committee shall grant or deny the waiver request within 45 days of receipt of the written request.

E. Nothing herein shall be construed as diminishing the applicant's obligation to prove in the application process that he is entitled to approval of the application. The Board may subsequently require correction of any information found to be in error and submission of additional information not specified in this chapter or any revisions in the accompanying documents as are reasonably necessary to make an informed decision as to whether the requirements necessary for approval of the application have been met. The application shall not be deemed incomplete for lack of any such additional information or any revisions in the accompanying documents so required by the Board.

#### § 190-42. General review procedures.

The following general review procedures shall apply, unless the provisions for specific types of applications indicate a contrary procedure. A. After an application has been determined to be complete, the Secretary shall forward the application to the Planning Board or the Zoning Board of Adjustment for public hearing, depending on which Board has jurisdiction. Hearings shall be conducted in accordance with the procedures outlined in this chapter.

B. After an application has been determined to be complete or when the application has been scheduled for public hearing, whichever occurs sooner, the Secretary shall refer the application to the following persons or agencies for report and recommendation to the Board: (1) Village Engineer;

(2) Planning consultant for the Board;

(3) Ridgewood Historic Preservation Commission, if the property for the application is located in an historic district designated by the zoning regulations, Article X of this chapter, or is designated as an historic site on the Zoning Map, Official Map or by any component element of the Master Plan. Failure to refer the application to the Commission shall not invalidate any hearing or proceeding. The Commission may provide its advice, which shall be conveyed through its delegation of one of its members or staff to testify orally at the hearing on the application and to explain any written report which may have been submitted;

(4) Village Environmental Commission, if one exists; and

(5) Such other consultants which have been directed by the Board to review and comment on the application, as well as other Village, county, state and federal officials and agencies having appropriate jurisdiction and as directed by the Board. Such referral to other governmental officials or agencies shall not relieve the applicant of the responsibility of applying independently to and receiving approval from such agencies as required by law.

C. The Board shall grant or deny an application within the following time periods or within such further time as may be consented to by the applicant. The time period required below for action shall begin on the date that an application is determined to be complete. (1) Conceptual site plan and conceptual subdivision: no time limit.

(2) Minor site plan: 45 days.

(3) Preliminary major site plan, 10 acres of land or less and 10 or fewer dwelling units: 45 days.

- (4) Preliminary major site plan, more than 10 acres of land or more than 10 dwelling units: 95 days.
- (5) Final site plan: 45 days.
- (6) Minor subdivision: 45 days.
- (7) Preliminary major subdivision, 10 or fewer lots: 45 days.
- (8) Preliminary major subdivision, more than 10 lots: 95 days.
- (9) Final major subdivision: 45 days.
- (10) Conditional use site plan: 95 days.
- (11) Any application involving a variance: 120 days.
- (12) Simultaneous or consecutive applications. Whenever an applicant seeks simultaneous approval of a subdivision, site plan, conditional use, variance request and/or direction for issuance of a permit, the longest time period for action by the Board, whether it is for subdivision, site plan, conditional use, variance or direction for issuance of a permit, shall apply to the simultaneous application. In the event that the applicant elects to submit separate consecutive applications, the time period for action provided by this chapter shall apply to each individual application.

D. If the Board requires any substantial amendments in the layout of improvements proposed by the developer that have been the subject of a hearing, an amended application for development shall be submitted and proceeded upon, as in the case of the original application for development.

E. If the proposed development complies with this chapter and the Municipal Land Use Law, Editor's Note: See N.J.S.A. 40:55D-1 et seq. the Board shall grant site plan and/or subdivision approval.

#### § 190-43. Conceptual site plans and subdivisions.

At the request of the developer, the Planning Board shall grant an informal review of a concept plan for a development for which the developer intends to prepare and submit an application for development. Submission of a concept plan is optional with the developer. Informal review of a concept plan is intended to enable the Board and the developer to discuss and evaluate principles and potential problems involved before the applicant has gone to the expense of completing detailed engineering drawings as required for formal plan review and approval. The procedures for filing, determination of completeness and review shall be as provided by this article. The developer shall not be bound by any concept plan for which review is requested, and the Planning Board shall not be bound by any such review.

#### § 190-44. Minor site plans.

In addition to the procedures for filing, completeness determination and review provided by this article, the following provisions shall apply to minor site plans. A. If an application for minor site plan approval is classified as other than a minor site plan, the applicant will be so notified. No further action by the Board will be required, and the applicant will be required to follow the procedures for filing an application for preliminary and final major site plan approval.

B. A minor site plan may, at the discretion of the Board, be reviewed by the full Board, referred to the Site Plan Committee for review and recommendations or be approved subject to administrative review by the Village Engineer, provided that any minor site plan which requires any variances shall be reviewed by the full Board, and a public hearing shall be held in accordance with the procedures set forth in this chapter.

C. Minor site plan approval shall be deemed to be final approval of the plan by the Board, provided that the Board or, in the case of administrative review, the Village Engineer may condition such approval on terms ensuring the provision of improvements pursuant to §§ 190-25, 190-54 and 190-55.

D. If the application is approved, the approved plan shall be signed by the Chairman and Secretary of the Board; provided that the signatures of the Chairman and Secretary shall not be affixed until the developer has posted any guaranties that may be required pursuant to §§ 190-25 and 190-57.

E. Prior to the Board returning the signed minor site plan to the applicant, the applicant shall submit six copies of the approved plan to the Secretary. If the approved plan is larger than 11 inches by 17 inches, the applicant shall also submit a translucent copy of the drawing suitable for making prints.

F. The zoning requirements and general terms and conditions, whether conditional or otherwise, upon which minor site plan approval was granted shall not be changed for a period of two years after the date of minor site plan approval. The Planning Board shall grant an extension of this period for a period determined by the Board but not exceeding one year from what would otherwise be the expiration date, if the developer proves to the reasonable satisfaction of the Board that the developer was barred or prevented, directly or indirectly, from proceeding with the development because of delays in obtaining legally required approvals from other governmental entities and that the developer applied promptly for and diligently pursued the approvals. The developer shall apply for this extension before what would otherwise be the expiration date or the 91st day after the date on which the developer receives the last of the legally required approvals from the other governmental entities, whichever occurs later.

G. If the required building and/or zoning permits for an approved minor site plan have not been issued within the period of protection set forth in Subsection F above, the approval of said minor site plan shall become null and void.

#### § 190-45. Minor subdivisions.

In addition to the procedures for filing, completeness determination and review provided by this article, the following provisions shall apply to minor subdivisions. A. If an application for minor subdivision approval is classified as other than a minor subdivision, the applicant will be so notified. No further action by the Board will be required, and the applicant will be required to follow the procedures contained herein for filing an application for preliminary and final major subdivision approval.

B. In reviewing a minor subdivision application, the Board may accept a plat not in conformity with the Map Filing Law, Editor's Note: See N.J.S.A. 46:23-9.9 et seq. provided that if the developer chooses to file the minor subdivision as provided herein by plat rather than deed, such plat shall conform with the Map Filing Law.

C. A minor subdivision may, at the discretion of the Board, be reviewed by the full Board or referred to the Subdivision Committee for review and recommendations, provided that any minor subdivision which requires any variances shall be reviewed by the full Board, and a public hearing shall be held in accordance with the procedures set forth in this chapter.

D. Minor subdivision approval shall be deemed to be final approval of the subdivision by the Board, provided that the Board may condition any such approval on terms ensuring the provision of improvements pursuant to §§ 190-25, 190-54 and 190-55.

E. If the application is approved, the deed or plat, as applicable, shall be signed by the Chairman and Secretary of the Board, provided that the signatures of the Chairman and Secretary shall not be affixed until the developer has posted any guaranties that may be required pursuant to §§ 190-25 and 190-57.

F. Prior to the Board returning the signed minor subdivision plat or deed to the applicant, the applicant shall submit six copies of the approved plat or deed to the Secretary. If the approved plat is a drawing larger than 11 inches by 17 inches, the applicant shall also submit a translucent copy of the drawing suitable for making prints.

G. Except as provided otherwise below, approval of a minor subdivision shall expire 190 days from the date on which the resolution of Village approval is adopted unless within such period a plat in conformity with such approval and the provisions of the Map Filing Law, or a deed clearly describing the approved minor subdivision is filed by the developer with the county recording officer, the Village Engineer and the Village Tax Assessor. Any such plat or deed accepted for such filing shall have been signed by the Chairman and Secretary of the Board. No subdivision plat shall be accepted for filing by the county recording officer until it has been approved by the Planning Board as indicated on the instrument by the signature of the Chairman and Secretary of the Planning Board or a certificate has been issued pursuant to §§ 190-50 or 190-59.

H. The Board may extend the one-hundred-ninety-day period for filing a minor subdivision plat or deed if the developer proves to the reasonable satisfaction of the Board that the developer was barred or prevented, directly or indirectly, from filing because of delays in obtaining legally required approvals from other governmental or quasi-governmental entities and that the developer applied promptly for and diligently pursued the required approvals. The length of the extension shall be equal to the period of delay caused by the wait for the required approvals, as determined by the Board. The developer may apply for the extension either before or after what would otherwise be the expiration date.

I. The zoning requirements and general terms and conditions, whether conditional or otherwise, upon which minor subdivision approval was granted shall not be changed for a period of two years after the date on which the resolution of minor subdivision approval is adopted, provided that the approved minor subdivision shall have been duly recorded as provided in this section.

#### § 190-46. Preliminary major site plans and preliminary major subdivisions.

In addition to the procedures for filing, completeness determination and review provided by this article, the following provisions shall apply to preliminary major site plans and preliminary major subdivisions. A. If the application is approved, the site plan or plat, as applicable, shall be signed by the Chairman and Secretary of the Board.

B. Prior to the Board returning the approved preliminary subdivision plat or site plan drawings to the applicant, the applicant shall submit six copies of the approved site plan or plat to the Secretary. If the approved plan is larger than 11 inches by 17 inches, the applicant shall also submit a translucent copy of the drawing suitable for making prints.

C. Preliminary approval of a major site plan or preliminary major subdivision shall, except as provided otherwise below, confer upon the applicant the following right for a three-year period from the date on which the resolution of preliminary approval is adopted: (1) That the general terms and conditions on which preliminary approval was granted shall not be changed, including but not limited to use requirements; layout and design standards for streets, curbs and sidewalks; lot size; yard dimensions and off-tract improvements; and, in the case of a site plan, any on-tract improvements required to be installed, except that nothing herein shall be construed to prevent the Village from modifying by ordinance such general terms and conditions of preliminary approval as relate to public health and safety;

(2) That the applicant may submit for final approval on or before the expiration date of preliminary approval the whole or a section or sections of the preliminary major site plan or preliminary major subdivision, as the case may be; and

(3) That the applicant may apply for and the Board may grant extensions of such preliminary approval for additional periods of at least one year, but not to exceed a total extension of two years, provided that if the design standards have been revised by ordinance, such revised standards may govern.

D. In the case of a preliminary major site plan or preliminary major subdivision for an area of 50 acres or more, the Board may grant the rights referred to above for such period of time, longer than three years, as shall be determined by the Board to be reasonable taking into consideration the number of dwelling units and nonresidential floor area permissible under preliminary approval, economic conditions and the comprehensiveness of the development. The applicant may apply for thereafter and the Board may thereafter grant an extension to preliminary approval for such additional period of time as shall be determined by the Board to be reasonable taking into consideration the number of dwelling units and nonresidential floor area permissible under preliminary approval, and the potential number of dwelling units and nonresidential floor area of the section or sections awaiting final approval, economic conditions and the comprehensiveness of the development, provided that if the design standards have been revised, such revised standards may govern.

E. Whenever the Board grants an extension of preliminary major site plan or preliminary major subdivision approval as indicated above and the preliminary approval has expired before the date on which the extension is granted, the extension shall begin on what would otherwise be the expiration date. The developer may apply for the extension either before or after what would otherwise be the expiration date.

#### § 190-47. Final major site plans and final major subdivisions.

In addition to the procedures for filing, completeness determination and review provided by this article, the following provisions shall apply to final major site plans and final major subdivisions.

A. The Board shall grant final approval if the detailed drawings, specifications and estimates of the application for final approval conform to the standards established by ordinance for final

approval, the conditions of preliminary approval and, in the case of a major subdivision, the standards prescribed by the Map Filing Law. Editor's Note: See N.J.S.A. 46:23-9.9 et seq.

B. In the case of a residential cluster, the Board may permit minimal deviations from the conditions of preliminary approval necessitated by a change of conditions beyond the control of the developer since the date of preliminary approval without the developer being required to submit another application for development for preliminary approval.

C. If the application is approved, the site plan or plat, as applicable, shall be signed by the Chairman and Secretary of the Board, provided that the signatures of the Chairman and Secretary shall not be affixed until the developer has posted any guaranties that may be required pursuant to §§ 190-25 and 190-57. Prior to the signing and return of a final major subdivision plat or final major site plan, the applicant shall submit six copies of the approved plat to the Secretary. If the approved plat is a drawing larger than 11 inches by 17 inches, the applicant shall also submit a translucent copy of the drawing suitable for making prints.

D. Final approval of a major subdivision shall expire 95 days from the date of signing of the plat unless within such period the plat shall have been duly filed by the developer with the county recording officer. The Board may for good cause shown extend the period of recording for an additional period not to exceed 190 days from the date of signing of the plat.

E. The Board may extend the ninety-five-day or one-hundred-ninety-day filing period if the developer proves to the reasonable satisfaction of the Board that the developer was barred or prevented, directly or indirectly, from filing because of delays in obtaining legally required approvals from other governmental or quasi-governmental entities and that the developer applied promptly for and diligently pursued the required approvals. The length of the extension shall be equal to the period of delay caused by the wait for the required approvals, as determined by the Board.

F. The developer may apply for a filing extension either before or after the original expiration date.

G. No subdivision plat shall be accepted for filing by the county recording officer until it has been approved by the Planning Board as indicated on the instrument by the signature of the Chairman and Secretary of the Planning Board or a certificate has been issued pursuant to §§ 190-50 and 190-59. The signatures of the Chairman and Secretary of the Planning Board shall not be affixed until the developer has posted the guaranties required pursuant to §§ 190-25 and 190-57.

H. The zoning requirements applicable to the preliminary approval first granted and all other right conferred upon the developer by preliminary approval, whether conditionally or otherwise, shall not be changed for a period of two years after the date on which the resolution of final approval is adopted, provided that in the case of a major subdivision the rights conferred herein shall expire if the plat has not been duly recorded within the time period provided above.

I. Notwithstanding any other provisions of this chapter, the granting of final approval to the development or section of the development terminates the time period of protection for the preliminary approval granted to the same development or section of the development.

J. If the developer has followed the standards prescribed for final approval, and, in the case of a subdivision, has duly recorded the plat as required above, the Board may extend such period of protection for extensions of one year, but not to exceed three extensions.

K. In the case of a subdivision or site plan for a planned development of 50 acres or more, conventional subdivision or site plan for 150 acres or more, or site plan for development of a nonresidential floor area of 200,000 square feet or more, the Board may grant the rights referred

to in Subsection H above for such period of time, longer than two years, as shall be determined by the Board to be reasonable taking into consideration the number of dwelling units and nonresidential floor area permissible under final approval, economic conditions and the comprehensiveness of the development. The developer may apply for thereafter, and the Board may thereafter grant, an extension of final approval for such additional period of time as shall be determined by the Board to be reasonable taking into consideration the number of dwelling units and nonresidential floor area permissible under final approval, the number of dwelling units and nonresidential floor area remaining to be developed, economic conditions and comprehensiveness of the development.

L. The developer may apply for an extension either before or after what would otherwise be the expiration date. Whenever the Board grants an extension of final approval pursuant to Subsection J or K above and the final approval has expired before the date on which the extension is granted, the extension shall begin on what would otherwise be the expiration date.

#### § 190-48. Residential cluster.

In addition to the procedures for filing, completeness determination and review provided by this article, the following provisions shall apply to applications which involve residential cluster. A. Variation in density or intensity. The standards for permitting variation in intensity in a residential cluster shall be as set forth in the specific district regulations in Article X of this chapter. In the case of cluster development, the maximum number of lots which may be permitted shall be computed by providing the Board with a plan which shows a subdivision concept layout of the property as it could be developed as a conventional subdivision in conformance with all the regulations of the Land Use Ordinance. This subdivision concept plan shall provide all the information required pursuant to § 190-67 and also include road profiles, a wetlands delineation pursuant to the Freshwater Wetlands Protection Act and a floodplain delineation pursuant to the most recent Federal Flood Insurance Rate Map. The cluster development shall be entitled to the same number of lots that said conforming conceptual subdivision would be entitled to, taking into account good planning, zoning and engineering principles as determined by the Board.

B. Open space ownership and maintenance. Any subdivision which involves residential cluster shall either dedicate any resulting open space land to the Village or shall make provision for the establishment of an open space organization which shall own and maintain said open space for the benefit of owners or residents of the development. Any area to be dedicated to the Village for open space purposes under the terms of this section shall be at a location and shape as approved by the Planning Board. If any open space areas are to be owned and maintained by an organization for the benefit of owners and residents of the development, then the following provisions shall apply: (1) Such organization shall not be dissolved and shall not dispose of any open space, by sale or otherwise, except to an organization conceived and established to own and maintain the open space for the benefit of such development. Thereafter, such organization shall not be dissolved or dispose of any of its open space without first offering to dedicate the same to the Village of Ridgewood.

(2) In the event that such organization shall fail to maintain the open space in reasonable order and condition, the Planning Board may serve written notice upon such organization or upon the owners of the development setting forth the manner in which the organization has failed to

maintain the open space in reasonable condition. Said notice shall include a demand that such deficiencies of maintenance be cured within 35 days thereof and shall state the date and place of a hearing thereon. The hearing shall be held within 15 days of the notice.

(3) At the hearing on deficiencies in maintenance, the Planning Board may modify the terms of the original notice as to deficiencies and may give a reasonable extension of time not to exceed 65 days within which they shall be cured.

(4) If the deficiencies set forth in the original notice or in the modification thereof shall not be cured within 35 days or any permitted extension thereof, the Village, in order to preserve the open space and maintain the same for a period of one year, may enter upon and maintain such land. Said entry and maintenance shall not vest in the public any rights to use the open space except when the same is voluntarily dedicated to the public by the owners.

(5) Before the expiration of the year in Subsection B(4) above, the Planning Board shall, upon its initiative or upon the request of the organization theretofore responsible for the maintenance of the open space, call a public hearing upon 15 days' written notice to such organization and to the owners of the development shall show cause why such maintenance by the Village shall not, at the election of the Village, continue for a succeeding year.

(6) If at the hearing the Planning Board shall determine that such organization is ready and able to maintain said open space in a responsible condition, the Village shall cease to maintain said open space at the end of said year.

(7) If at the hearing the Planning Board shall determine such organization is not ready and able to maintain said open space in a reasonable condition, the Village may, at its discretion, continue to maintain said open space during the next succeeding year, subject to a similar hearing and determination, in each year thereafter. The decision of the Planning Board in any such case shall constitute a final administrative decision subject to judicial review.

(8) The cost of such maintenance by the Village shall be assessed pro rata against the properties within the development that have a right of enjoyment of the open space in accordance with assessed value at the time of imposition of the lien and shall become a lien and tax on said properties and be added to and be a part of the taxes to be levied and assessed thereon and enforced and collected with interest by the same officers and in the same manner as other taxes.

C. Findings for residential cluster. Prior to the approval of any residential cluster, the Board must find the following facts and conclusions: (1) That departures by the proposed development from the zoning regulations otherwise applicable to the subject property conform to the zoning regulations authorizing such departures by residential clusters in Article X;

(2) That the proposals for maintenance and conservation of the common open space are reliable and the amount, location and purpose of the common open space are adequate;

(3) That provisions through the physical design of the proposed development for public services, control over vehicular and pedestrian traffic and the amenities of light and air, recreation and visual enjoyment are adequate;

(4) That the proposed residential cluster will not have an reasonably adverse impact upon the area in which it is proposed to be established; and

(5) In the case of a proposed development which contemplates construction over a period of years, that the terms and conditions intended to protect the interests of the public and of the residents, occupants and owners of the proposed development in the total completion of the development are adequate.

§ 190-49. Conditional approvals.

The Planning Board or the Zoning Board of Adjustment, in granting any approval, may require reasonable conditions designed to further the intent and purpose of this chapter and the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.). The following provisions shall apply to conditional approvals: A. Time for compliance with conditions. Whenever any application for development is approved subject to specified conditions, said conditions shall be fulfilled within 190 days of the date on which the resolution of approval was adopted, subject, however, to the following: (1) Exempt from this requirement are those conditions pertaining to other governmental approvals as indicated in Subsections D and E below.

(2) Notwithstanding the above one-hundred-ninety-day limitation, the Board may, in appropriate circumstances, specify a longer period of time within which any specific condition must be fulfilled.

(3) The applicant may, for good cause shown, apply for and the Board may grant extensions of time within which such conditions must be fulfilled as the Board may deem appropriate under the circumstances. Applications for such extension must be made prior to the expiration of the period within which conditions were previously required to be fulfilled.

B. Procedure for demonstrating compliance. All conditions of approval shall be complied with in the following manner: (1) Proof that applications have been filed with all other agencies having jurisdiction over any aspect of the application for development shall forthwith be filed with the Board.

(2) The fulfillment of all other conditions shall forthwith be reported in writing to the Board, which may cause such reports to be verified in an appropriate manner.

C. Effect of failure to comply. Only upon fulfillment of all conditions precedent of preliminary approval shall any site clearing, grading, construction of required on-tract or off-tract improvements or other development be permitted only upon fulfillment of all conditions precedent of final approval shall any subdivision map or site plan be signed or any required building permit, occupancy permit, zoning approval or other required approval be issued. Failure to comply with any and all specified conditions of approval shall have the following effects: (1) Conditions precedent. In the case of specified conditions intended to be fulfilled before the approval becomes effective, failure to fulfill any such condition within the required time period shall cause said conditional approval to lapse and become null and void.

(2) Conditions subsequent. In the case of specified conditions which by their terms are incapable of being fulfilled or are not required to be fulfilled prior to the final approval of the application, the performance of which are not guaranteed by bonds or securities of any type, failure to fulfill any such condition within the required time period shall be grounds for the issuance of a stop-work order by the enforcing official and the withholding of any certificate of occupancy or any other approval until such conditions are fulfilled.

D. County Planning Board approval. Whenever review or approval of an application by the County Planning Board is required by Section 5 of P.L. 1968, c. 285 (N.J.S.A. 40:27-6.3), in the case of a subdivision, or Section 8 of P.L. 1968, c. 285 (N.J.S.A. 40:27-6.6), in the case of a site

plan, the Board shall condition any approval that it grants upon timely receipt of a favorable report on the application by the County Planning Board or approval by the County Planning Board by its failure to report thereon within the required time period.

E. Other governmental approvals. In the event that development proposed by an application requires an approval by a governmental agency other than the Planning Board, the Zoning Board of Adjustment or the County Planning Board, the Board shall, in appropriate instances, condition its approval upon the subsequent approval of such governmental agency, provided that the Board shall make a decision on any application within the time periods provided in this chapter or within an extension of such period as has been agreed to by the applicant unless the Board is prevented or relieved from so acting by the operation of law.

F. In the event that a developer submits an application for development that is barred or prevented, directly or indirectly, by a legal action instituted by any state agency, political subdivision or other party to protect the public health and welfare or by a directive or order issued by any state agency, political subdivision or court of competent jurisdiction to protect the public health and welfare, the Village agency shall process such application for development in accordance with the Municipal Land Use Law Editor's Note: See N.J.S.A. 40:55D-1 et seq. and this chapter, and, if such application for development complies with this chapter, the Village agency shall approve such application conditioned on removal of such legal barrier to development.

#### § 190-50. Default approvals.

Failure of the Planning Board or the Zoning Board of Adjustment to act within the periods prescribed herein shall constitute an approval of the application, and a certificate of the Board Secretary as to the failure of the Board to act shall be issued on the request of the applicant, and it shall be sufficient in lieu of the written endorsement or other evidence of approval, as required by the Municipal Land Use Law, Editor's Note: See N.J.S.A. 40:55D-1 et seq. and shall be so accepted by the county recording officer for purposes of filing subdivision plats. The following provisions shall apply whenever an applicant wishes to claim approval of his application for development by reason of the failure of the Board to grant or deny approval within the time period provided herein. A. The applicant shall provide notice of the default approval to the municipal agency and to all those entitled to notice by personal service or certified mail of the hearing on the application for development; but for purposes of determining who is entitled to notice, the hearing on the application for development shall be deemed to have required public notice pursuant to § 190-11.

B. The applicant shall arrange publication of a notice of the default approval in the official newspaper of the Village, if there is one, or in a newspaper of general circulation in the Village.

C. The applicant shall file an affidavit of proof of service and publication with the Board Secretary, who, in the case of a minor subdivision or final approval of a major subdivision, shall be the officer who issues certificates pursuant to § 190-59.

#### § 190-51. Extensions of approvals due to delay in obtaining other governmental approvals.

The following shall apply to requests for extension of any approval from the Planning Board or Zoning Board of Adjustment due to delays in obtaining approvals from other government agencies. A. The Planning Board shall grant an extension of any site plan or subdivision approval for a period determined by the Board, but not exceeding one year from what would otherwise be the expiration date, if the developer proves to the reasonable satisfaction of the Board that the developer was barred or prevented, directly or indirectly, from proceeding with the development because of delays in obtaining legally required approvals from other governmental entities and that the developer applied promptly for and diligently pursued the approvals.

B. A developer shall apply for this extension before what would otherwise be the expiration or the 91st day after the date on which the developer receives the last of the legally required approvals from the other governmental entities, whichever occurs later.

C. An extension granted pursuant to this section shall not preclude the Board from granting any other extensions permitted herein or by any other law.

#### § 190-52. Tolling of running of period of approval due to legal action.

In the event that, during the period of approval heretofore or hereafter granted to an application for development, the developer is barred or prevented, directly or indirectly, from proceeding with the development otherwise permitted under such approval by a legal action instituted by any state agency, political subdivision or other party to protect the public health and welfare or by a directive or order issued by any state agency, political subdivision or court of competent jurisdiction to protect the public health and welfare and the developer is ready, willing and able to proceed with said development, the running of the period of approval under this chapter shall be suspended for the period of time said legal action is pending or such directive order is in effect.

#### § 190-53. Developer's agreements; restoration guaranties.

Prior to any construction and coincident with the furnishing of the performance guarantee by the developer, the developer shall enter into a developer's agreement with the Village Council incorporating all of the terms and conditions of approval as required by the Planning Board. At the discretion of the Village Council, the developer may be required to provide a restoration guarantee as part of the agreement that can be used by the Village to restore the property to a safe condition in the event that the developer abandons the development project. The intent of such guarantee is to ensure that the property in its unfinished development state does not adversely affect the public safety or adversely impact the environment. No cutting of trees or vegetation and no excavation, earth moving or installation of infrastructure shall be permitted until said developer's agreement is executed between the Village Council and the developer. No Village official shall sign an approved preliminary subdivision or site plan until the required developer's agreement has been executed.

§ 190-54. Required improvements. A. All on-site improvements for site plans and all public improvements for subdivisions shall be installed and any required off-tract improvements shall be installed or a pro rata share of such off-tract improvements paid prior to final approval,

provided that the Village may accept a performance guarantee for all or some of the required improvements in lieu of installation of said improvements prior to final approval. If a developer posts a performance guarantee as provided by this chapter, the Board shall condition the issuance of building permits, demolition permits or certificates of occupancy, as the Board deems appropriate, upon the timely installation of improvements. No building permit for the construction of any structure other than public improvements as required pursuant to Subsection B below shall be issued for any portion of a property that has been granted preliminary approval by the Planning Board until such time as final approvals have been granted by the Board.

B. The following improvements shall be required for all major subdivisions, designed in accordance with the provisions in Article IX of this chapter: (1) Street pavement and curbs; (2) Sidewalks on both sides of new streets and along any side of existing streets upon which the subject property has frontage; (3) Driveway aprons; (4) Streetlighting; (5) Street signs, traffic signs and striping; (6) Street trees; (7) Monuments; (8) Potable water facilities; (9) Water facilities for fire-fighting purposes; (10) Sanitary sewer facilities; (11) Storm drainage facilities; (12) Electric, telephone, gas and cable television service, as applicable; (13) Any related improvements that may be necessary to provide any of the improvements required above; and (14) Any off-tract improvements required pursuant to the provisions in § 190-55.

C. All improvements as shown on an approved site plan, plus any off-tract improvements required by § 190-55, shall be required to be installed so as to comply with the provisions in Articles IX and X of this chapter.

#### § 190-55. Off-tract improvements.

As a condition of preliminary approval and prior to any construction or the filing of an application for final approval of a subdivision or site plan, the applicant shall have made cash payments or other forms of payment acceptable to the Village and/or installed with the consent of the Village for any required off-tract improvements. The following provisions shall apply: A. Determination of required improvements. The Planning Board or the Zoning Board of Adjustment, as applicable, shall determine the nature of off-tract improvements to be required. Such determinations shall not be inconsistent with the Village Master Plan circulation and utility elements and may include street and related improvements, water, sewer and drainage facilities and easements therefor.

B. Determination of total cost of improvements. The cost of installation of the required off-tract improvements shall be determined by the Planning Board with advice of the Director of Public Works and appropriate Village agencies.

C. General criteria in determining proportion of costs to be paid by applicant. The proportion of the total cost to be paid by the applicant for off-tract improvements shall be determined by the Board, with the assistance of the appropriate Village agencies, based on the following criteria:

- (1) The total cost of the off-tract improvements;
- (2) The increase in market values of the property affected and any other benefits conferred;
- (3) The needs created by the application;
- (4) Population and land use projections for the general area of the applicant's property and other areas to be served by the off-tract improvements;
- (5) The estimated time of construction of the off-tract improvements;
- (6) The condition and periods of usefulness of the off-tract improvements, which periods may be based upon the criteria of N.J.S.A. 40A:2-22; and
- (7) Any other reasonable criteria the Board feels is necessary to protect the public health, safety and welfare.

D. Criteria in determining proportion of costs to be paid by applicant for specific improvements.

In addition to and notwithstanding the provisions of Subsection C above, the following criteria may be considered in determining the proportion of the total cost to be paid by the applicant for the following specific off-tract improvements: (1) Proportion of costs for street pavement, curbs, sidewalks, shade trees, streetlights, street signs, traffic lights and related improvements and easements therefor may also be based upon the anticipated increase of traffic generated by the development. In determining such traffic increase, the Board may consider traffic counts, existing and projected traffic patterns, quality of roads and sidewalks in the area and other factors related to the need created by the development and the anticipated benefit thereto.

(2) Proportion of costs for drainage facilities may also be based upon the drainage conditions created by or affected by a particular development, considering: (a) The percentage relationship between the acreage of the development and the acreage of the total drainage basin.

(b) The use of the site and the amount of area to be covered by impervious surfaces on the site.

(c) The use, condition or status of the remaining area of the drainage basin.

(3) Proportion of costs for water supply and distribution facilities may also be based upon the additional facilities necessitated by the total anticipated water use requirements of the development and other properties in the general area benefiting therefrom.

(4) Proportion of costs for sanitary sewer facilities may also be based upon the proportion that the total anticipated volume of sewage effluent of the development and other properties connected to the new facility bears to the existing capacity of existing sewerage facilities. The calculation shall include the lines and other appurtenances leading to and servicing the development property. Consideration may also be given to the types of effluent and particular problems requiring special equipment or added costs for treatment. In the event that the applicant's property shall be permitted to be connected to existing sewer facilities, the applicant shall pay a charge or be assessed in accordance with law.

E. Manner of implementation. After the estimated total cost of construction and the application's proportion of the total cost has been determined, the Village Council shall determine whether the off-tract improvement is to be implemented by the Village as a general or local improvement or by the applicant under a formula providing for partial reimbursement by the Village for benefits to properties other than the subdivision or site plan.

F. Deposit for improvements. When the manner of implementation has been determined by the Village Council, the applicant may be required to provide a cash deposit or other deposit acceptable to the Village, in accordance with the following: (1) If the improvement is to be constructed by the Village as a general improvement, the applicant shall be required to deposit an amount equal to the difference between the total cost of the improvement and the estimated amount, if less than the total cost, that all properties which are to be serviced by the improvement, including the subject property, will be specifically benefited by the improvement. (2) If the improvement is to be constructed by the Village as a local improvement, the applicant shall be required to deposit an amount equal to the amount specified in Subsection F above, plus the estimated amount that the subject property will be specifically benefited by the improvement. (3) If the improvement is to be constructed by the applicant, the applicant shall be required to deposit an amount equal to the estimated cost of the improvement, less an offset for benefits to properties other than the subject property.

G. Payment for applicant's share of the cost of improvement. The applicant's proportion of the total cost of off-tract improvements shall be paid by the applicant to the Village Treasurer, who shall provide a suitable depository therefor, and such funds shall be used only for the off-tract improvements for which they are deposited, or for other improvements serving the same purpose. In the event that the amount of the deposit pursuant to Subsection F above is less than the applicant's proportion of the total cost determined pursuant to Subsections C and D above, then the applicant shall be required to pay said proportion. In the event that the amount of the deposit pursuant to Subsection F above is more than the applicant's proportion of the total cost determined pursuant to Subsections C and D above, then the Village shall reimburse the applicant or his successors or assigns for the difference between the deposit and the applicant's proportion.

H. Refund of payments for failure of Village to make improvements. If after a period of 10 years from the date of payment by an applicant for off-tract improvements to be constructed by the Village, construction of such off-tract improvements has not been initiated, the Village shall refund any and all deposits made by the applicant for such improvements, together with the accumulated interest or other income earned on the deposit, if any.

I. Dispute of amount of applicant's contribution. If the applicant and the Board cannot agree on the total cost or the applicant's proportion of the total cost of the off-tract improvement, or on the determination made by the officer or Board charged with the duty of making assessments as to special benefits, and if the off-tract improvement is to be constructed as a local improvement, no approval shall be granted for the application. Where a developer pays the amount determined as his proportion of the total cost of the improvement under protest, he shall institute legal action within one year of such payment in order to preserve the right to a judicial determination as to the fairness and reasonableness of such amount.

J. Assessments of properties. Upon receipt from the applicant of his proportion of the total cost of the off-tract improvement, the Village may adopt a local improvement assessment ordinance for the purpose of construction of the off-tract improvements based upon the actual cost thereof. Any portion of the cost of the improvements not defrayed by a deposit by the applicant may be assessed by the Village against any property owners who benefit from the improvement. Any assessments made against the applicant or his successors or assigns for benefits conferred shall be first offset by a credit for the payment made by the applicant pursuant to Subsection G above. The applicant or his successors or assigns shall not be liable for any part of any assessment for

such improvements unless the assessment exceeds the credit for payment previously made, and then only to the extent of the deficiency.

K. Credit for work performed. In the event that the applicant, with the Village's consent, decides to install and construct the off-tract improvement or any portion thereof, the certified cost shall be treated as a credit against any future assessment for that particular off-tract improvement or portion thereof constructed by the Village in the same manner as if the applicant had made a payment pursuant to Subsection G above.

L. Installation of improvements by applicant. At the option of the Village, and with the consent of the applicant, the Village may enter into a contract with the applicant providing for the construction of off-tract improvements by the applicant upon contribution by the Village of the remaining unallocated portion of the cost of the off-tract improvement. In the event that the Village so elects to contribute to the cost and expense of installation of the off-site improvements by the applicant, the portion contributed by the Village shall be subject to possible certification and assessment as a local improvement against benefiting property owners in the manner provided by law, if applicable.

M. Compliance with design criteria. Should the applicant and the Village enter into a contract for the construction and erection of the off-tract improvement to be done by the applicant, he shall observe all requirements and principles of this chapter in the design of such improvements.

#### § 190-56. Inspection of improvements and construction.

All improvements required by the Board except electric, telephone, cable television, streetlighting, gas, water and streets not under the jurisdiction of the Village of Ridgewood shall be installed under the supervision and inspection of the director of the Department of Public Works. Other improvements shall be installed under the supervision and inspection of the authority having jurisdiction over such improvements. No construction work covering the required improvements shall be commenced without the developer first notifying the Director that said construction work is about to take place. Such notice shall be given, in writing, to the Director at his office in the Village Hall at least one week before the commencement of such work. No required improvements shall be covered until inspected and approved by the Director of the Department of Public Works.

#### § 190-57. Maintenance of improvements prior to acceptance.

Until final acceptance of all public improvements by the Village Council, the developer shall be responsible for the maintenance of all such improvements, whether such improvements are completed or are under construction, and shall be responsible for providing all municipal services regarding such improvements other than solid waste collection. The following provisions shall apply: A. If the developer fails to maintain such improvements, including but not limited to a failure to sweep streets, remove leaves or remove ice or snow, the Village may, after 24 hours' notice to the developer, proceed to perform such maintenance at the expense of the developer.

B. The cost charged by the Village for such services shall include direct labor, overhead, materials and equipment as computed by the Director of the Department of Public Works.

C. In order to ensure payment of such charges, the Village shall require the applicant, at the time of and as a condition of preliminary approval, to deposit in an escrow account an amount equal to that necessary to provide all necessary maintenance services for a time period equal to that established for the required performance guarantee, and any extension thereof. Such escrow deposit shall be administered in accordance with § 190-26, with the amount of any additional deposits to be computed by the Director of the Department of Public Works.

§ 190-58. Selling before final subdivision approval; violations and penalties. A. If, before final subdivision approval has been granted, any person transfers or sells or agrees to transfer or sell, except pursuant to an agreement expressly conditioned on final subdivision approval, as owner or agent, any land which forms a part of a subdivision for which Village approval is required by this chapter or any other ordinance pursuant to the Municipal Land Use Law, Editor's Note: See N.J.S.A. 40:55D-1 et seq. such person shall be subject to a penalty not to exceed \$1,000, and each lot disposition so made may be deemed a separate violation.

B. In addition to the foregoing, the Village may institute and maintain a civil action for injunctive relief and to set aside and invalidate any conveyance made to such a contract of sale if a certificate of compliance has not been issued in accordance with § 190-59. In any such action, the transferee, purchaser or grantee shall be entitled to a lien upon the portion of the land from which the subdivision was made that remains in the possession of the developer or his assigns or successors, to secure the return of any deposits made or purchase price paid and also, a reasonable search fee, survey expense and title closing expense, if any. Any such action must be brought within two years of the date of the recording of the instrument of transfer, sale or conveyance of said land or within six years, if unrecorded.

§ 190-59. Certification of subdivision approval.

The prospective purchaser, prospective mortgagee or any other person interested in any land which forms part of a subdivision or which formed part of such a subdivision subsequent to August 1, 1973, may apply in writing to the Board Secretary for the issuance of a certificate certifying whether or not such subdivision has been approved by the Board. The following provisions shall apply to the issuance of said certificates: A. Such application shall contain a diagram showing the location and dimension of the land to be covered by the certificate and the name of the owner thereof.

B. The Board Secretary shall make and issue such certificate within 15 days after the receipt of such written application and the fees therefor.

C. Each such certificate shall be designated a "certificate as to approval of subdivision of land" and shall certify: (1) Whether there exists in the Village a duly established planning board and whether there is an ordinance controlling subdivision of land adopted under the authority of the Municipal Land Use Law. Editor's Note: See N.J.S.A. 40:55D-1 et seq.

(2) Whether the subdivision, as it relates to the land shown in said application, has been approved by the Planning Board and, if so, the date of such approval and any extensions and terms thereof, showing that subdivision of which the lands are a part is a validly existing subdivision.

(3) Whether such subdivision, if the same has not been approved, is statutorily exempt from the requirement of approval as provided in the Municipal Land Use Law.

D. The Board Secretary shall charge a fee for such certificate as provided in Article V of this chapter, which fee shall be paid by the Board Secretary to the Village of Ridgewood.

E. The Board Secretary shall keep a duplicate copy of each certificate, consecutively numbered, including a statement of the fee charged, in a binder as a permanent record of his office.

F. Any person who shall acquire for a valuable consideration an interest in the lands covered by any such certificate of approval of a subdivision in reliance upon the information contained therein shall hold such interest free of any right, remedy or action which could be prosecuted or maintained by the Village pursuant to the provisions of § 190-58.

G. If the Board Secretary fails to issue the same within 15 days after receipt of an application and fees therefor, any person acquiring an interest in the lands described in such application shall hold such interest free of any right, remedy or action which could be prosecuted or maintained by the Village pursuant to § 190-58.

H. Any such application addressed to the Village Clerk shall be deemed to be addressed to the proper designated officer, and the Village shall be bound thereby to the same extent as though the same was addressed to the designated official.

#### § 190-60. Exception in application of subdivision or site plan regulation.

The Board, when acting upon applications for minor site plan, minor subdivision, preliminary major site plan or preliminary major site plan approval, shall have the power to grant such exceptions from the requirements in this chapter for site plan or subdivision approval as may be reasonable and within the general purpose and intent for the provisions for site plan and subdivision review and approval, if the literal enforcement of one or more provisions of this chapter regulating site plan and subdivision applications is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question. Notwithstanding the above, there shall be no deviation from the zoning regulations, Article X of this chapter, authorized by this section.

#### § 190-61. Reservation of public areas.

If the Village Master Plan or Official Map provides for the reservation of designated streets, public drainageways, flood control basins or public areas within the proposed development, the Board may require that such streets, ways, basins or areas be shown on the plat in locations and sizes suitable to their intended uses before approving the subdivision or site plan. The Board may also reserve such areas in accordance with the provisions of § 190-130.

#### § 190-62. Soil removal.

Notwithstanding any other provision of Chapter 246, Soil Removal, in any instance where an application for development proposes the moving of any soil, the applicant may pay a soil permit fee as required in said Chapter 246, and the Board may process the soil permit as an integral part of the site plan or subdivision application. In processing such applications, the applicant will be

required to meet all provisions of said Chapter 246, except that a separate public hearing pertaining to the moving of soil will not be required.

§ 190-63. Payment of taxes and assessments prior to approval.

It shall be a condition of any approval by a Village agency pursuant to this chapter that proof be submitted that no taxes or assessments for local improvements are due or delinquent on the property for which any approval is sought.

§ 190-64. Disclosure of ownership required; violations and penalties.

A corporation or partnership applying to the Planning Board, Zoning Board of Adjustment or to the Village Council, as provided herein, for permission to subdivide a parcel of land into six or more lots or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes shall disclose the ownership of the corporation or partnership as follows: A. The corporation shall list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership, as the case may be.

B. If a corporation or partnership owns 10% or more of the stock of a corporation, or 10% or greater interest in a partnership, subject to disclosure pursuant to this section, that corporation or partnership shall list the names and addresses of its stockholders holding 10% or more of its stock or of 10% or greater interest in the partnership, as the case may be, and this requirement shall be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the noncorporate stockholders and individual partners exceeding the 10% ownership criterion established in this section have been listed.

C. The Planning Board, Zoning Board of Adjustment or Village Council shall not approve any application of any corporation or partnership that does not comply with the provisions of this section.

D. Any corporation which conceals the names of the stockholders owning 10% or more of its stock or of the individual partners owning a ten-percent or greater interest in the partnership, as the case may be, shall be subject to a fine of \$1,000 to \$10,000, which shall be recovered in the name of the Village of Ridgewood in any court of record in the state in a summary manner pursuant to the Penalty Enforcement Law. Editor's Note: See N.J.S.A. 2A:58-10 et seq.

§ 190-65. Approvals binding.

Any site plan or subdivision approved by the Board pursuant to this article shall be binding upon the applicant and his heirs, executors, successors or assigns. Any deviation from an approved site plan or subdivision or any failure to adhere to the conditions of approval shall be deemed a violation of this chapter and shall be subject to the enforcement and penalties prescribed by this chapter.

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ARTICLE VIII Submission Requirements for Development Applications  
§ 190-66. General procedure for completeness review.

This article sets forth the submission requirements for the various categories of subdivision, site plan and variance applications to the Planning Board and the Zoning Board of Adjustment. The following general procedures shall apply to the completeness review of applications: A. In order to be determined complete for review by the Board, all of the required information must be submitted, provided that the applicant may request that one or more of the submission requirements be waived. A written request, explaining the basis for such request(s) must be submitted for such waiver requests in order to be considered. The Board or its authorized committee shall grant or deny the waiver request within 45 days of receipt of the written request. B. If more than one development application category is to be considered by the Board, the applicant shall be required to submit the information required for all of the individual applications. C. Nothing herein shall be construed as diminishing the applicant's obligation to prove in the application process that he is entitled to approval of the application. D. The Board may subsequently require correction of any information found to be in error and submission of additional information not specified in this chapter or any revisions in the accompanying documents, as are reasonably necessary to make an informed decision as to whether the requirements necessary for approval of the application have been met. The application shall not be deemed incomplete for lack of any such additional information or any revisions in the accompanying documents so required by the Board.

§ 190-67. General requirements. [Amended 7-16-2003 by Ord. No. 2833]

In addition to the submission requirements for the individual categories of applications in the following sections, all categories of applications, except for conceptual site plans, conceptual subdivisions and minor site plans for which a waiver of public hearing is granted, shall be required to submit the following: A. For purposes of completeness review only, three copies of the appropriate application form(s). Thereafter, if the application is determined to be complete, the applicant shall submit 20 copies (if submitting to the Planning Board) or 12 copies (if submitting to the Zoning Board of Adjustment) of the appropriate application form(s), completed and signed. If any item is not applicable to the applicant, it shall be indicated on the application form(s) by the words "not applicable" or "none." B. Written description of the application, including a description of the proposed use and improvements. C. Statements as to any requirements from which a waiver or variance is sought, together with a statement of reasons why same should be granted. D. Receipt indicating that applicable fees and initial escrow deposits are paid. E. Certificate from the Tax Collector indicating that all taxes and assessments for the subject property are paid up to and including the most recent collection period. F. Certificate from both the Board of Adjustment and the Planning Board indicating the nature and date of prior actions, if any, by the respective Boards affecting the subject property.

G. Affidavit of ownership. If applicant is not the owner, applicant's interest in land must be indicated; e.g., tenant, contract/purchaser, lien holder, etc., and permission of property owner to file the application must be submitted.

H. If the applicant is a corporation or partnership applying to the Board or the Council for permission to subdivide a parcel of land into six or more lots or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes, list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class as required by § 190-64.

I. For purposes of completeness review only, three copies of the required plot plan, site plan or subdivision plan. Thereafter, if the application is determined to be complete, the applicant shall submit 20 copies (if submitting to the Planning Board) or 12 copies (if submitting to the Zoning Board of Adjustment) of any required plot plan, site plan or subdivision plan, signed and sealed by the professional who prepared the plot plan, site plan or subdivision plan. Any plan submitted as part of an application to a Village agency shall be prepared by an individual pursuant to the regulations in N.J.A.C. 13:27, 13:40 and 13:41, as amended, provided that the owner of a single-family detached or two-family dwelling may sign the plans for an application if he has prepared them. All such plans shall contain the following information: (1) Title block containing the type of application; name and address of applicant and owner; name, address, signature, license number and seal of plan preparer; existing lot and block numbers; municipality and county, date prepared and date(s) of all plan amendments.

(2) Signature block for signatures of Chairman and Secretary of the Board.

(3) The name of all adjoining property owners as disclosed by current Village tax records.

(4) A key map showing the location of the tract to be considered in relation to the surrounding area within at least 500 feet of the subject property.

(5) Scale of map, both written and graphic. The scale shall consist of no more than 50 feet to the inch.

(6) North arrow.

(7) Zoning district in which parcel is located, and the zone district of adjacent property, with a table indicating tract area, lot area(s), lot width(s), all yard setbacks, coverage by above-grade structures and coverage by improvements, building height, floor area ratio, density and number of parking spaces, both as to required, existing and proposed, for the subject property. If the application involves a conditional use, compliance with the applicable conditional use standards shall be indicated on the plan.

(8) Existing and proposed boundaries of the site(s) in question, with bearings and dimensions of the same. The number of each existing tax lot in accordance with the Tax Map shall be shown.

(9) Municipal boundary line(s), if any, crossing or adjacent to the subject property.

(10) Location and width of existing easements or rights-of-way on or abutting the subject property, including but not limited to streets, utility and drainage easements, sight easements and access easements.

(11) Location of existing and proposed buildings, with setbacks from property lines dimensioned on the plan.

(12) Location of existing and proposed paved areas, including parking and loading areas, driveways, sidewalks, etc., showing the design of such areas.

(13) Location of natural features, including woodlands, streams and other water bodies, wetlands, flood hazard areas and rock outcrops on the property, and also on adjacent properties if the same affect the proposed development.

(14) Location of any required dedication or reservation for streets or any area shown on the Official Map or Master Plan.

(15) Soil erosion and sedimentation control plan, if required pursuant to P.L. 1975, c. 251.

Editor's Note: See N.J.S.A. 4:24-39 et seq.

(16) Construction details and specifications sufficient to illustrate the nature of site improvements, including but not limited to the following, when appropriate: paving, curbing, walls, fences, utility and storm drainage structures, soil erosion control structures, tree protection devices, light fixtures and standards, signs, planting and staking details and barrier-free access design.

J. A statement of any and all approvals which are required from other governmental entities.

K. For minor subdivisions, preliminary major site plans and preliminary major subdivisions, one of the following: (1) A letter of interpretation from the New Jersey Department of Environmental Protection and Energy (NJDEPE) indicating the absence of freshwater wetlands, or indicating the presence and verifying the boundaries of freshwater wetlands, and classifying the same by resource value;

(2) A letter of exemption from the NJDEPE certifying that the proposed activity is exempt from the Freshwater Wetlands Protection Act, and regulations promulgated thereunder;

(3) A copy of any application made to the NJDEPE for any permit concerning a proposed regulated activity in or around freshwater wetlands; or

(4) Documentation demonstrating that no wetlands exist on the subject property and demonstrating that no wetlands exist on adjacent property that would affect or limit development on the property which is the subject of the development application.

L. A copy of any protective covenants or deed restrictions, if any, affecting the property in question; provided that if none exist, an affidavit from the owner certifying that no such covenants or restrictions exist shall be submitted.

M. If the development is classified as a major development as defined by § 190-83C, three copies of a stormwater management plan including the following and sufficient to demonstrate that the project meets the standards for major development in § 190-83D: [Added 1-17-2007 by Ord. No. 3035]

(1) Topographic base map. The reviewing engineer may require upstream tributary drainage system information as necessary. The topographic base map should extend a minimum of 200 feet beyond the limits of the proposed development, at a scale of one inch equals 200 feet or greater, showing two-foot contour intervals. The map shall indicate, as appropriate, the following: existing surface water drainage, shorelines, steep slopes, soils, erodible soils, perennial or intermittent streams that drain into or upstream of Category One waters, wetlands and floodplains along with their appropriate buffer strips, marshlands and other wetlands, pervious or vegetative surfaces, existing man-made structures, roads, bearing and distances of property lines, and significant natural and man-made features not otherwise shown.

(2) Environmental site analysis. A written and graphic description of the natural and man-made features of the site and its environs. This description should include a discussion of soil conditions, slopes, wetlands, waterways and vegetation on the site. Particular attention should be given to unique, unusual, or environmentally sensitive features and to those that provide particular opportunities or constraints for development.

(3) Project description and site plan(s). A map (or maps) at the scale of the topographical base map indicating the location of existing and proposed buildings, roads, parking areas, utilities,

structural facilities for stormwater management and sediment control, and other permanent structures. The map(s) shall also clearly show areas where alterations occur in the natural terrain and cover, including lawns and other landscaping, and seasonal high groundwater elevations. A written description of the site plan and justification of proposed changes in natural conditions may also be provided.

(4) Land use planning and source control plan. This plan shall provide a demonstration of how the goals and standards of § 190-83D(1) through (7) are being met. The focus of this plan shall be to describe how the site is being developed to meet the objective of controlling groundwater recharge, stormwater quality and stormwater quantity problems at the source by land management and source controls whenever possible.

(5) Stormwater management facilities map. The following information, illustrated on a map of the same scale as the topographic base map, shall be included: (a) Total area to be paved or built upon, proposed surface contours, land area to be occupied by the stormwater management facilities and the type of vegetation thereon, and details of the proposed plan to control and dispose of stormwater.

(b) Details of all stormwater management facility designs, during and after construction, including discharge provisions, discharge capacity for each outlet at different levels of detention and emergency spillway provisions with maximum discharge capacity of each spillway.

(6) Calculations. Comprehensive hydrologic and hydraulic design calculations for the predevelopment and postdevelopment conditions for the design storms specified in § 190-83D(4), (5) and (6).

(7) When the proposed stormwater management control measures (e.g., infiltration basins) depend on the hydrologic properties of soils, then a soils report shall be submitted. The soils report shall be based on on-site boring logs or soil pit profiles. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soils present at the location of the control measure, or no less than one soil boring per 500 square feet of infiltration basin area to a depth 10 feet below the ambient groundwater elevation or 50 feet below surface elevation, whichever is less. Notwithstanding the foregoing, the Village Engineer may waive the requirement for borings if in his/her opinion the same are unnecessary to determine the hydrologic properties of the soil(s).

(8) Maintenance and repair plan. The plan shall be sufficient to demonstrate that the design and planning of the stormwater management facility shall meet the maintenance requirements of § 190-83D(8).

N. If the development is classified as a minor development as defined by § 190-83C and involves a new building, an addition to an existing building, pool or any site improvement resulting in an increase of at least 200 square feet of impervious surface, three copies of a stormwater management application and plan including the following and sufficient to demonstrate that the project meets the standards for minor development in § 190-83E: [Added 1-17-2007 by Ord. No. 3035] (1) A current survey of the site indicating existing conditions.

(2) All existing and proposed impervious cover areas.

(3) All methods of capturing and directing stormwater runoff into seepage tanks.

(4) All inlet and pipe sizes.

(5) Manufacturer's drawings and installation details of all proposed products.

- (6) Existing and proposed contours and/or spot elevations sufficient to allow calculation of soil movement and accurately depict drainage patterns.
- (7) Limits of disturbance for all proposed work.
- (8) All trees with a trunk diameter of at least six inches at breast height to be removed and to remain.
- (9) Elevations at property corners and key points of proposed buildings, additions, paved areas, property corners, gutters, swales, top and bottom of walls and curbs, and at all significant grade changes.
- (10) Existing and proposed basement, first floor and garage slab elevations, where applicable. All elevations shall be in the National Geodetic Vertical Datum of 1929. Benchmarks are available at the Village of Ridgewood, Engineering Division.
- (11) All existing streams, brooks, or other natural or man-made drainage facilities, and including utilities when pertinent to any proposed use or construction.
- (12) Proposed landscaping, showing the treatment of nonimpervious areas.
- (13) A soil erosion/sediment control plan, including but not limited to silt fence and/or salt hay barrier(s). A fifty-foot long by ten-foot wide clean crushed stone access drive is required for all sites also obtaining a soil moving permit. Bergen County Soil Conservation District certification shall be required for any project that will disturb an area greater than 5,000 square feet.
- (14) Information sufficient to demonstrate compliance with the requirements for seepage tank/retention system design in § 190-83E(2).
- (15) Where applicable, the boundary of the one-hundred-year floodplain and flood hazard area and the base flood elevation, as determined by the latest accepted Federal Emergency Management Agency's Flood Insurance Rate Map (information available from the Engineering Division).
- (16) Limits of wetlands and associated transition areas.

#### § 190-68. Conceptual site plans and subdivisions.

Applications for informal review of conceptual site plans and/or subdivisions shall be required to submit a plan of the proposed development. The procedures for completeness review of formal applications shall not apply to such plan, except as provided below; however, the Board Secretary shall refer the plan to the appropriate persons and agencies, who shall provide suggestions as to any additional information that may be helpful to the Board in reviewing the plan. The applicant may choose to proceed without providing such additional information or may provide some or all of the suggested information. Once the applicant has finalized his plan submittal, the application shall be scheduled for the Board's agenda; provided that any application for informal review shall provide the following prior to referral or review by the Board: A. Twenty copies of the appropriate application form(s), completed and signed. If any item on the form is not applicable to the applicant, it shall be indicated on the application form(s) by the words "not applicable" or "none."

B. Twenty copies of the concept plan.

C. Written description of the application, including a description of the proposed use and improvements.

D. Receipt indicating that applicable fees and initial escrow deposits are paid.

E. Certificate from the Tax Collector indicating that all taxes and assessments for the subject property are paid up to and including the most recent collection period.

§ 190-69. Minor subdivisions.

In addition to the requirements indicated in § 190-67, the information below shall be shown on the plans for all minor subdivision applications. Minor subdivision plans to be filed with the County Recording Officer shall use a sheet size of either 8.5 inches by 13 inches, 15 inches by 21 inches, 24 inches by 36 inches or 30 inches by 42 inches. A. Name of the map.

B. Dimensions, bearings and curve data for all property lines and easements.

C. Location and description of existing and proposed monuments, including monuments where found, monuments set or reset, and monuments to be set or reset.

D. Proposed lot and block numbers for each proposed lot.

E. Reference meridian for North arrow shown graphically.

F. Date of the survey.

G. Required building envelopes drawn for each lot, showing graphically and by dimension the minimum front, side and rear yard setbacks, as well as any easements within which the construction of buildings is prohibited.

H. Location, dimensions and nature of existing and proposed improvements in any streets, within or abutting the tract.

I. Existing and proposed topographic contours, both for the tract and for adjacent areas affecting and affected by the development. Contour intervals shall not exceed the following: up to 10% grade: two feet; over 10% grade: five feet. Contour elevations shall be referenced to the National Geodetic Vertical Datum of 1929. [Amended 1-17-2007 by Ord. No. 3035]

J. Location of existing and proposed wells and septic systems and location of existing and proposed connections to public water and sanitary sewer systems, as well as connections to other utilities.

K. Certification from a licensed surveyor as to the accuracy of the details on the plat and as to compliance with provisions of the Map Filing Law. Editor's Note: See N.J.S.A. 46:23-9.9 et seq.

L. Certification from a licensed surveyor as to the setting of monuments or from the Village Clerk as to the posting of a bond for the future setting of monuments.

M. Certification from the Village Engineer as to the plat's compliance with the provisions of the Map Filing Law and all applicable Village ordinances and requirements.

N. A statement from the Village Engineer that he has received a map showing all utilities in exact location and elevation identifying those portions already installed and those to be installed, and that the developer has installed all improvements in accordance with all Village regulations and/or a statement by the Village Clerk that proper performance guaranties have been posted with the Village Council for the installation of required improvements.

O. When approval of a plat is required by an officer or agency of the Village, county or state, such approval shall be referenced and certified on the plat.

§ 190-70. Preliminary major subdivisions.

In addition to the requirements indicated in § 190-67, the information below shall be shown on the plans for all preliminary major subdivision applications: A. The proposed name of the subdivision.

B. Curve data for all property lines.

C. Proposed lot and block numbers for each proposed lot.

D. Required building envelopes drawn for each lot, showing graphically and by dimension the minimum front, side and rear yard setbacks, as well as any easements within which the construction of buildings is prohibited.

E. Location and use of open space, if any, to be deeded to the Village or controlled by an open space organization, as well as the use and nature of any other common areas.

F. Location, dimensions and nature of existing and proposed improvements in any streets, within or abutting the tract for a minimum distance of 200 feet beyond the tract boundaries, including profiles and cross-sections for all proposed streets, sidewalks, alleys, and planting strips; radii, points of curvature and tangency and central angles of all curves, both center-line and curb.

G. Existing and proposed water supply, including plans and profiles of proposed water mains, pipe material and sizes, valves, joints, hydrants and location of private wells.

H. Existing and proposed sanitary sewer service. If septic disposal systems are proposed, test hole locations and soil log information shall be submitted, along with the location of existing septic tanks and fields. If connection to public sanitary sewers is contemplated, the applicant shall submit plans and profiles of proposed sanitary sewer lines; pipe length, material and sizes; location of pumping stations, manholes and other structures; and appropriate elevations.

I. Plans and profiles of existing and proposed storm drainage design and improvements, including a map showing the entire drainage area; the drainage area contributing to each pertinent drainage structure; drainage tabulation sheets showing calculations for each drainage area; length, size and material of drain pipes; direction of flow; location of inverts, manholes, dry wells, groundwater recharge basins, swales, drainage basins and other structures; and elevations of grates, inverts, etc.

J. Proposed location of easements for gas, electric, telephone and cable television service.

K. Existing and proposed topographic contours, both for the tract and for adjacent areas affecting and affected by the development. Contour intervals shall not exceed the following: up to 10% grade: two feet; over 10% grade: five feet. Contour elevations shall be referenced to the National Geodetic Vertical Datum of 1929. [Amended 1-17-2007 by Ord. No. 3035]

L. If regrading near existing buildings is proposed, proposed spot grades at the corners of all buildings, and finished floor elevations of buildings.

M. Location and description of existing and proposed street trees, landscaping and natural vegetation to remain. Information for proposed plantings shall include common and scientific names, number of plants, planted size and root specification.

N. The location and design of fences, walls, sidewalks and similar improvements to be proposed.

O. If development is proposed in phases or stages, a phasing plan.

§ 190-71. Final major subdivisions.

In addition to the requirements indicated in § 190-67, the information below shall be shown on the plans for all minor subdivision applications. Minor subdivision plans shall use a sheet size of either 8.5 inches by 13 inches, 15 inches by 21 inches, 24 inches by 36 inches or 30 inches by 42

inches. A. Those items required for preliminary major subdivisions pursuant to § 190-70, shown in final form.

B. Information sufficient to demonstrate that all of the conditions of preliminary approval have been satisfied.

C. Name of the map.

D. Location and description of existing and proposed monuments, including monuments where found, monuments set or reset, and monuments to be set or reset.

E. Reference meridian for North arrow shown graphically.

F. Date of the survey.

G. Certification from a licensed surveyor as to the accuracy of the details on the plat and as to compliance with provisions of the Map Filing Law. Editor's Note: See N.J.S.A. 46:23-9.9 et seq.

H. Certification from a licensed surveyor as to the setting of monuments or from the Village Clerk as to the posting of a bond for the future setting of monuments.

I. Certification from the Village Engineer as to the plat's compliance with the provisions of the Map Filing Law and all applicable Village ordinances and requirements.

J. A statement from the Village Engineer that he has received a map showing all utilities in exact location and elevation identifying those portions already installed and those to be installed and that the developer has installed all improvements in accordance with all Village regulations and/or a statement by the Village Clerk that proper performance guaranties have been posted with the Village Council for the installation of required improvements.

§ 190-72. Minor site plans. [Amended 7-16-2003 by Ord. No. 2833] A. In addition to the requirements indicated in § 190-67, the following information shall be submitted for all minor site plans for which the public hearing is not waived: (1) A site plan showing the location and design of existing and proposed improvements, including but not limited to parking, loading, access and circulation improvements, signs, exterior lighting, fences and walls, pavement and landscaping. Improvements need be shown only to the extent that such improvements affect or are affected by the proposed development and/or are necessary to determine compliance with this chapter.

(2) If interior renovations or alterations are proposed, floor plans for existing and proposed buildings, showing the use and layout of internal space, at a minimum scale of one inch per eight feet.

(3) If alterations to the existing building facade are proposed, elevations showing the extent and nature of the construction, including the location and dimensions of walls, doors, windows and signs, and the proposed materials and colors.

(4) If revisions to existing topographic contours or spot elevations are proposed, or if the building entrance or finished floor elevation is proposed to be revised, existing and proposed contours and/or spot elevations portraying the change.

(5) The nature, location and design of any proposed exterior heating, ventilating, exhaust, air conditioning or other equipment serving similar functions, including any exterior ductwork.

(6) If any subsurface stormwater storage/discharge systems are proposed, or other improvements that require discharge of water in the ground, the results of percolation tests shall be submitted with the application, along with test hole locations and soil log information, if determined necessary by the Village Engineer.

(7) A statement from the Village Engineer indicating whether or not the existing sanitary sewer service capacity is adequate for the proposed development and stating whether or not any modifications to the sanitary sewer design for the development are necessary.

B. For minor site plans for which the public hearing is waived pursuant to § 190-44B, the information required by § 190-67 shall not be required, but the information required by Subsection A(1) through (7) above, plus all of the following information, shall be required: (1) Six copies of the appropriate application form(s), completed and signed. If any item on the form is not applicable to the applicant, it shall be indicated on the application form(s) by the words "not applicable," "none" or other appropriate language.

(2) Written description of the application, including a description of the proposed use, hours of operation, number or nature of employees and improvements, both interior and exterior.

(3) Receipt indicating that applicable fees and initial escrow deposits are paid.

(4) Certificate from the Tax Collector indicating that all taxes and assessments for the subject property are paid up to and including the most recent collection period.

(5) Six copies of the site plan, drawn at an appropriate scale but having no more than 30 feet per inch.

(6) Six copies of a photograph or photographs showing the existing conditions in the area of the proposed development (e.g., photo of storefront, location of addition, dumpster, fence, etc.).

(7) Certification from the Zoning Officer that the proposed development complies with all applicable development regulations. If any relief from such regulations is found to be necessary, a public hearing shall be required, and the submission requirements in §§ 190-67 and 190-72A shall apply.

(8) Certificate from both the Board of Adjustment and the Planning Board indicating the nature and date of prior actions, if any, by the respective Boards affecting the subject property.

(9) Affidavit of ownership. If applicant is not the owner, applicant's interest in land must be indicated; e.g., tenant, contract/purchaser, lienholder, etc., and permission of property owner to file the application must be submitted.

#### § 190-73. Preliminary major site plans.

In addition to the requirements indicated in § 190-67, the following information shall be submitted for all preliminary major site plans: A. Location of existing and proposed buildings and their setbacks from property lines, plus the location of existing buildings and paved areas on adjacent properties.

B. Floor plans for existing and proposed buildings, showing the use and layout of internal space, and front, rear and side building facade elevations, both at a scale not exceeding eight feet per inch.

C. Location and design of existing and proposed parking, loading, access and circulation improvements, showing dimensions of the same.

D. Existing and proposed topographic contours of the site and areas affecting and affected by the site. Contour intervals shall not exceed the following: up to 10% grade: two feet; over 10% grade: five feet. Contour elevations shall be referenced to the National Geodetic Vertical Datum of 1929. [Amended 1-17-2007 by Ord. No. 3035]

E. If new buildings or paved areas are proposed or if regrading near existing buildings is proposed, proposed spot grades at the corners of all buildings and in appropriate pavement locations, and finished floor elevations.

F. Existing and proposed utility service, including septic systems with test hole locations and soil log information, connections to sanitary sewers, wells, connections to water mains, fire hydrants, etc.

G. Existing and proposed storm drainage design and improvements, including a map showing the entire drainage area, the drainage area contributing to each pertinent drainage structure and drainage tabulation sheets showing calculations for each drainage area. Provisions for rooftop drainage shall also be shown.

H. Existing and proposed site illumination, including height and location of fixture, type of fixture and bulb, pole material and manufacturer's isocandela diagram superimposed upon the site plan.

I. Location and description of existing and proposed landscaping. Information for proposed landscaping shall include common and scientific names, number of plants, planted size and root specification.

J. Existing and proposed signs, including the size, materials, nature of construction, location and any illumination of same.

K. The location and design of fences, walls, sidewalks and similar improvements to be proposed.

L. The location and design of solid waste disposal containers and recycling containers.

M. If development is proposed in phases or stages, a phasing plan.

#### § 190-74. Final major site plans.

In addition to the requirements indicated in § 190-67, the following information shall be submitted for all final major site plans: A. Those items required for preliminary major site plans pursuant to § 190-73, shown in final form.

B. Information sufficient to demonstrate that all of the conditions of preliminary approval have been satisfied.

#### § 190-75. Variance applications or appeals.

All applications or appeals for a "C" variance or "D" variance, when site plan or subdivision approval is not required, or when the variance application has been bifurcated from subsequent site plan or subdivision applications which may be required by this chapter, shall submit the information required by § 190-67. The Board reviewing the application shall have the authority to request additional information not required by § 190-67 if, in its opinion, such additional information is necessary to make an informed decision on the application or appeal.

#### § 190-76. Other applications or appeals.

Applications or appeals for other than variance relief shall be required to submit the information specified in the procedural sections for said appeals, § 190-29, 190-30, 190-31 or 190-32, as appropriate.

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ARTICLE IX Design Guidelines, Standards and Construction Specifications  
§ 190-77. Applicability; general design guidelines.

This article provides design guidelines, design standards and construction specifications which shall apply to applications for site plan or subdivision approval. Site plans and subdivisions, to the maximum extent practicable, shall be designed to: A. Be consistent with the Village Master Plan, Official Map and with the zoning regulations, Article X of this chapter;

B. Consider county, regional and state plans for the Village, and to conform to all applicable regulations of the county, state or federal governments, as well as any regional entities having jurisdiction;

C. Minimize negative impacts to the natural and man-made environment, including wetlands, areas prone to flooding, stream corridors, steep slopes, surface and ground water systems, significant stands of vegetation, wildlife, historical structures and sites, existing structures, neighborhood character and the fiscal stability of the community; and

D. Advance the purposes of this chapter and the Municipal Land Use Law, Editor's Note: See N.J.S.A. 40:55D-1 et seq. as applicable.

§ 190-78. Blocks and lots. A. General. The layout of blocks and lots shall be designed to: (1) Be compatible with the lot and block patterns established in the neighborhood, as appropriate;

(2) Minimize negative impacts to the natural and man-made environments;

(3) Provide for a well-designed system for circulation and access; and

(4) Provide a suitable amount of land on each lot that will enable appropriate development according to this chapter without undue environmental impact.

B. Block length. No block shall exceed 1,000 feet in length, except when a greater length is necessary to implement a conforming dead end street layout as permitted by this chapter.

C. Block corners at intersections shall be rounded at the property line with a minimum radius of 25 feet.

D. Conformance with zoning. Whenever a new lot is formed from a part of any other lot or lots, the assembly or separation shall be effected in such a manner as not to impair any of the requirements of this chapter. No subdivision shall be permitted which results in a change in area, width or front, side or rear yard that fails to comply in every respect with the required provisions of the district in which it is located.

E. Lot shape. Lots shall be shaped to enable proper use, maintenance of and access to the lot, and in keeping with the planned future development of the area, as indicated in the Master Plan and zoning regulations. Insofar as is practical, side lot lines shall be at right angles to straight streets and radial to curved streets.

F. Each lot must front upon an approved street at least 50 feet in width, or such greater width that may be required by the Village Master Plan, Official Map or by any other law.

G. Reserve access strips. No subdivision showing reserve strips controlling access to streets shall be approved unless the control and disposal of land comprising such strips has been placed in the Village Council under conditions approved by the Board and the Council.

H. Suitability of lots for development. The Board may, after adequate investigation, withhold approval of any lot which, in its opinion, is not suitable for its intended use due to factors such as, but not limited to, rock formations, surface or underground mines, flooding, wetlands, soil conditions, presence of hazardous materials, excessive slopes, etc.

§ 190-79. Streets.

The following standards shall apply for all streets which are within the jurisdiction of the Village of Ridgewood. A. General. Streets, driveways, aisles and sidewalks shall be designed to:

- (1) Comply with the proposals in the Village Master Plan and Official Map;
- (2) Permit the safe, efficient, and orderly movement of vehicular and pedestrian traffic;
- (3) Discourage heavy volumes of through traffic on minor streets and in residential areas;
- (4) Provide for anticipated future volumes and speeds of traffic;
- (5) Provide for adequate access and movement of emergency and service vehicles, including police and fire-fighting equipment, school buses, street maintenance vehicles, garbage trucks, delivery vehicles, etc.;
- (6) Provide access to adjacent properties without unduly interfering with the flow of traffic;
- (7) Provide a simple and logical street pattern; and
- (8) Provide an attractive streetscape.

B. Street width. The width of street right-of-way and pavement shall be as set forth below, according to the Master Plan street classifications, unless in a particular situation the Master Plan or Official Map require a greater width, and provided that the Board may require greater width in a particular situation based upon analysis of traffic and street conditions: (1) Width of street.

Street Classification

Right-of-Way

(feet)

Pavement

(feet)

Village arterial

60

40

Village collector

50

30

Minor  
50  
30

(2) Subdivisions which abut existing streets that do not conform to the width standards of this chapter shall dedicate additional width along one or both sides of such street as may be required or permitted by law.

(3) Half streets. Half streets shall be prohibited except where essential to the reasonable development of the subdivision in conformity with other requirements of this chapter and where the Board finds that it will be practical to require the dedication of the other half of the street when the adjoining property is subdivided. Wherever a half street is adjacent to a tract to be subdivided, the other half street shall be platted within such tract.

C. Street grades and grading. Streets shall be graded in accordance with the following standards:

(1) Minimum grade. All streets shall have a minimum center-line grade of 1%.

(2) Maximum grade. No street shall have a center-line grade which exceeds 10%.

(3) The developer shall be required to grade the full width of the street right-of-way, and to grade abutting property as necessary to comply with the design standards of this chapter for streets. Where required by the Board, the developer shall provide slope-right easements on property abutting the street right-of- way.

D. Sight easements for horizontal curves. Sight easements shall be provided at horizontal curves when it is determined by the Planning Board and the Village Engineer that the same are necessary for proper visibility. The boundaries of the easement shall be determined based upon conditions which exist at the curve.

E. Street intersections. The following standards shall apply: (1) Street intersections shall be as nearly at right angles as possible, and in no case shall the angle of intersection be less than 60°.

(2) New intersections created with an existing street shall be aligned with any existing or planned streets on the opposite side of the intersecting street and shall minimize jogs and sharp angles.

(3) Sight easements shall be provided at all intersections, when essential for traffic safety.

F. Dead end streets. The following standards shall apply to dead end streets: (1) The maximum length of dead-end streets shall relate to the district within which the lots fronting on the street are located, in accordance with the following schedule. The length shall be measured along the center line of the street(s) between the extreme dead end of the right-of-way line at the turning circle to the center line of the nearest intersecting through street.

Zone  
Maximum Length of Cul-de-Sac  
(feet)

R-125  
1,250

R-110  
1,100

R-1  
1,000

R-2  
750

R-3  
600

R-4  
500

Other  
As determined by the Board

(2) There shall be a turnaround provided at the end of all dead-end streets with a minimum outside curb radius of 30 feet and a minimum right-of-way radius of 40 feet. Whenever possible, the turnaround shall be tangent to the right side of the street as one approaches the turnaround.

(3) If a dead-end street is of a temporary nature, a turnaround shall be provided in accordance with the standards for permanent turnarounds. Provision shall be made for the future extension of the street and the reversion of excess right-of-way to abutting property owners. Removal of the temporary turnaround and installation of permanent improvements, including but not limited to pavement, sidewalks, curbs, topsoil, shade trees, driveway aprons, etc. shall be at the developer's sole expense.

G. Street pavement. All streets shall be paved in accordance with the street specifications for the Village.

H. Private streets. Any private street proposed for any development shall follow the same standards required for public streets.

§ 190-80. Curbs.

Streets, parking areas, loading areas, driveways for nonresidential and multifamily residential developments and other paved areas required by the Board shall be bounded by curbs constructed according to the Village street curb standards.

§ 190-81. Sidewalks.

Sidewalks shall be constructed in accordance with the following standards: A. Sidewalks shall be installed on both sides of streets.

B. Sidewalks shall be at least four feet wide, except where site conditions warrant a greater width.

C. Provisions are to be made for access by disabled persons, particularly as they relate to entranceways and ramps, both within new and remodeled buildings and structures.

§ 190-82. Driveway aprons.

Flared driveway aprons shall be provided between the street pavement and the sidewalk or, when no sidewalk is required, between the street pavement and the right-of-way line, in accordance with the requirements of the Director of Public Works.

§ 190-83. Stormwater management and flood protection. [Amended 1-15-2003 by Ord. No. 2814; 3-8-2006 by Ord. No. 2983; 1-17-2007 by Ord. No. 3035] A. Purpose. It is the purpose of this section to establish minimum stormwater management requirements and controls for "major development" and "minor development" as defined in this section. The standards are intended to:

- (1) Minimize the impact of stormwater runoff on water quality and water quantity in receiving water bodies;
- (2) Maintain groundwater recharge;
- (3) Minimize the potential for erosion and sedimentation;
- (4) Prevent degradation of wildlife habitat, including but not limited to stream, swamp, lake and pond habitats;
- (5) Consider the impact of the proposed development on the total watershed area;
- (6) Provide for proper maintenance and repair of stormwater facilities;
- (7) Provide for proper security of stormwater facilities and prevent undue hazards; and
- (8) Ensure that stormwater facilities are aesthetically pleasing.

B. Applicability, scope, exemptions and waivers. This section shall apply to all aspects of development, municipal or private, that are not preempted by the Residential Site Improvement Standards at N.J.A.C. 5:21 or by other law. In addition, the following provisions shall govern the application of this section: (1) Minimum requirements. In their interpretation and application, the provisions of this section shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.

(2) Other approvals. Development approvals issued pursuant to this section do not relieve the applicant of the responsibility to secure required permits or approvals for activities regulated by any other applicable code, rule, act, or ordinance.

(3) Effect upon other regulations. This section is not intended to interfere with, abrogate, or annul any other ordinances, rule or regulation, statute, or other provision of law except that

where any provision of this section imposes restrictions different from those imposed by any other ordinance, rule or regulation, or other provision of law, the more restrictive provisions or higher standards shall control.

(4) Exemption in case of regional plan. The standards for major development do not apply to the extent that alternative design and performance standards are applicable under a regional stormwater management plan or water quality management plan adopted in accordance with Department rules.

(5) Exemption for certain linear developments. The following linear development projects are exempt from the groundwater recharge, stormwater runoff quantity, and stormwater runoff quality requirements of § 190-83D(4), (5) and (6): (a) The construction of an underground utility line, provided that the disturbed areas are revegetated upon completion;

(b) The construction of an aboveground utility line, provided that the existing conditions are maintained to the maximum extent practicable;

(c) The construction of a public pedestrian access, such as a sidewalk or trail with a maximum width of 14 feet, provided that the access is made of permeable material.

(6) Agricultural developments. Any application for a new agricultural development that meets the definition of major development in § 190-83C shall be submitted to the appropriate Soil Conservation District for review and approval in accordance with the requirements of this section and any applicable Soil Conservation District guidelines for stormwater runoff quantity and erosion control. For the purposes of this section, "agricultural development" means land uses normally associated with the production of food, fiber and livestock for sale. Such uses do not include the development of land for the processing or sale of food and the manufacturing of agriculturally related products.

(7) Waivers for widening of certain transportation improvements. A waiver from strict compliance from the groundwater recharge, stormwater runoff quantity, and stormwater runoff quality requirements of § 190-83D(4), (5) and (6) may be obtained from the Planning Board or Board of Adjustment, as applicable, in the case of site plan, subdivision, variance or other development approvals required pursuant to the Municipal Land Use Law, or from the Engineering Department of the Village for other approvals, for the enlargement of an existing public roadway or railroad; or the construction or enlargement of a public pedestrian access, provided that the following conditions are met: (a) The applicant demonstrates that there is a public need for the project that cannot be accomplished by any other means;

(b) The applicant demonstrates, through an alternatives analysis, that through the use of nonstructural and structural stormwater management strategies and measures, the option selected complies with the requirements of § 190-83D(4), (5) and (6) to the maximum extent practicable;

(c) The applicant demonstrates that, in order to meet the requirements of § 190-83D(4), (5) and (6), existing structures currently in use, such as homes and buildings, would need to be condemned; and

(d) The applicant demonstrates that it does not own or have other rights to areas, including the potential to obtain through condemnation lands not falling under Subsection B(7)(c) above within the upstream drainage area of the receiving stream, that would provide additional opportunities to mitigate the requirements of § 190-83D(4), (5) and (6) that were not achievable on-site.

(8) Exceptions; required mitigation. The municipal reviewing agency may grant an exception from the design and performance standards set forth in § 190-83D, provided that in granting relief, the agency shall require the applicant to submit a mitigation plan that identifies what measures are necessary to offset the deficit created by granting the variance or exception. The mitigation shall ensure that mitigation is completed within the drainage area and for the performance standard for which for the variance or exception was granted. Such mitigation measures shall comply with the mitigation project criteria set forth in the Village's stormwater management plan element of the Village Master Plan. The developer shall have the obligation to implement the measures identified in the mitigation plan or, if the developer is unable to implement the measures, to pay the cost of such mitigation measures to the Village of Ridgewood.

C. Definitions. Unless specifically defined below, words or phrases used in this section shall be interpreted so as to give them the meaning they have in common usage and to give this section its most reasonable application. The definitions below are the same as or based on the corresponding definitions in the Stormwater Management Rules at N.J.A.C. 7:8-1.2.

BMP — Best management practice.

COMPACTION — The increase in soil bulk density.

COUNTY REVIEW AGENCY — An agency designated by the County Board of Chosen Freeholders to review municipal stormwater management plans and implementing ordinances. The county review agency may either be: (1) A county planning agency; or (2) A county water resource association created under N.J.S.A. 58:16A-55.5, if the ordinance or resolution delegates authority to approve, conditionally approve, or disapprove municipal stormwater management plans and implementing ordinances.

DEPARTMENT — The New Jersey Department of Environmental Protection.

DESIGN ENGINEER — A person professionally qualified and duly licensed in New Jersey to perform engineering services that may include, but not necessarily be limited to, development of project requirements, creation and development of project design and preparation of drawings and specifications.

DEVELOPMENT — The division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or structure, any mining excavation or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, by any person, for which permission is required under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. In the case of development of agricultural lands, development means: any activity that requires a state permit; any activity reviewed by the County Agricultural Board (CAB) and the State Agricultural Development Committee (SADC), and municipal review of any activity not exempted by the Right to Farm Act, N.J.S.A. 4:1C-1 et seq.

**DRAINAGE AREA** — A geographic area within which stormwater, sediments, or dissolved materials drain to a particular receiving water body or to a particular point along a receiving water body.

**ENVIRONMENTALLY CRITICAL AREA** — An area or feature which is of significant environmental value, including, but not limited to: stream corridors; natural heritage priority sites; habitat of endangered or threatened species; large areas of contiguous open space or upland forest; steep slopes; and wellhead protection and groundwater recharge areas. Habitats of endangered or threatened species are identified using the Department's Landscape Project as approved by the Department's Endangered and Nongame Species Program.

**EROSION** — The detachment and movement of soil or rock fragments by water, wind, ice or gravity.

**IMPERVIOUS SURFACE** — A surface that has been covered with a layer of material so that it is highly resistant to infiltration by water.

**INFILTRATION** — The process by which water seeps into the soil from precipitation.

**MAJOR DEVELOPMENT** — Any development that provides for ultimately disturbing one or more acres of land. Disturbance for the purpose of this rule is the placement of impervious surface or exposure and/or movement of soil or bedrock or clearing, cutting, or removing of vegetation.

**MINOR DEVELOPMENT** — Any development other than major development.

**MUNICIPALITY** — Any city, borough, town, township, or village.

**NUTRIENT** — A chemical element or compound, such as nitrogen or phosphorus, which is essential to and promotes the development of organisms.

**PERSON** — Any individual, corporation, company, partnership, firm, association, Village of Ridgewood, or political subdivision of this state subject to municipal jurisdiction pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.

**POLLUTANT** — Any dredged spoil, solid waste, incinerator residue, filter backwash, sewage, garbage, refuse, oil, grease, sewage sludge, munitions, chemical wastes, biological materials, medical wastes, radioactive substance [except those regulated under the Atomic Energy Act of 1954, as amended (42 U.S.C. 2011 et seq.)], thermal waste, wrecked or discarded equipment, rock, sand, cellar dirt, industrial, municipal, agricultural, and construction waste or runoff, or other residue discharged directly or indirectly to the land, groundwaters or surface waters of the state, or to a domestic treatment works. "Pollutant" includes both hazardous and nonhazardous pollutants.

**RECHARGE** — The amount of water from precipitation that infiltrates into the ground and is not evapotranspired.

**SEDIMENT** — Solid material, mineral or organic, that is in suspension, is being transported, or has been moved from its site of origin by air, water or gravity as a product of erosion.

**SITE** — The lot or lots upon which a development is to occur or has occurred.

**SOIL** — All unconsolidated mineral and organic material of any origin.

**STORMWATER** — Water resulting from precipitation (including rain and snow) that runs off the land's surface, is transmitted to the subsurface, or is captured by separate storm sewers or other sewage or drainage facilities, or conveyed by snow removal equipment.

**STORMWATER MANAGEMENT BASIN** — An excavation or embankment and related areas designed to retain stormwater runoff. A stormwater management basin may either be normally dry (that is, a detention basin or infiltration basin), retain water in a permanent pool (a retention basin), or be planted mainly with wetland vegetation (most constructed stormwater wetlands).

**STORMWATER MANAGEMENT MEASURE** — Any structural or nonstructural strategy, practice, technology, process, program, or other method intended to control or reduce stormwater runoff and associated pollutants, or to induce or control the infiltration or groundwater recharge of stormwater or to eliminate illicit or illegal nonstormwater discharges into stormwater conveyances.

**STORMWATER RUNOFF** — Water flow on the surface of the ground or in storm sewers, resulting from precipitation.

**WATERS OF THE STATE** — The ocean and its estuaries, all springs, streams, wetlands, and bodies of surface water or groundwater, whether natural or artificial, within the boundaries of the State of New Jersey or subject to its jurisdiction.

**WETLANDS or WETLAND** — An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as "hydrophytic vegetation."

D. Requirements for major development. Major development, as defined by this section, shall be subject to the following requirements: (1) General. (a) All major development shall comply with the design and performance standards for erosion control, groundwater recharge, stormwater runoff quantity control, maintenance and other requirements contained in this subsection. (b) In addition to all other applicable requirements, major development that results in an additional 1/4 acre of total impervious surface on a development site shall comply with the standards for stormwater runoff quality control. (c) To the maximum extent practicable, these standards shall be met by incorporating nonstructural stormwater management strategies into the design. Nonstructural strategies include both environmentally sensitive site design and source controls that prevent pollutants from being placed on the site or from being exposed to stormwater. If these strategies alone are not sufficient

to meet these standards, structural stormwater management measures necessary to meet these standards shall be incorporated into the design.

(d) Structural BMPs should be integrated with nonstructural stormwater management strategies and proper maintenance plans.

(e) Source control plans should be developed based upon physical site conditions and the origin, nature, and the anticipated quantity or amount of potential pollutants.

(f) Multiple stormwater management BMPs may be necessary to achieve the established performance standards for water quality, quantity, and groundwater recharge.

(g) Development applications and approvals shall incorporate a maintenance plan for the stormwater management measures incorporated into the design of the development in accordance with § 190-83D(8).

(h) Stormwater management measures shall avoid adverse impacts of concentrated flow on habitat for threatened and endangered species as documented in the Department's Landscape Project or Natural Heritage Database established under N.J.S.A. 13:1B-15.147 through 15.150, particularly *Helonias bullata* (swamp pink) and/or *Clemmys muhlnebergi* (bog turtle).

(2) Nonstructural stormwater management strategies. (a) Strategy prioritization. To the maximum extent practicable, the standards in § 190-83D(3) through (7) shall be met by incorporating nonstructural stormwater management strategies set forth in this § 190-83D(2) into the design. The applicant shall identify the nonstructural measures incorporated into the design of the project. If the applicant contends that it is not feasible for engineering, environmental, or safety reasons to incorporate any nonstructural stormwater management measures identified in Subsection D(2)(b) below into the design of a particular project, the applicant shall identify the strategy considered and provide a basis for the contention.

(b) Strategy objectives. Nonstructural stormwater management strategies incorporated into site design shall:

- [1] Protect areas that provide water quality benefits or areas particularly susceptible to erosion and sediment loss;

- [2] Minimize impervious surfaces and break up or disconnect the flow of runoff over impervious surfaces;

- [3] Maximize the protection of natural drainage features and vegetation;

- [4] Minimize the decrease in the "time of concentration" from preconstruction to postconstruction. "Time of concentration" is defined as the time it takes for runoff to travel from the hydraulically most distant point of the watershed to the point of interest within a watershed;

- [5] Minimize land disturbance including clearing and grading;

- [6] Minimize soil compaction;

- [7] Provide low-maintenance landscaping that encourages retention and planting of native vegetation and minimizes the use of lawns, fertilizers and pesticides;

- [8] Provide vegetated open-channel conveyance systems discharging into and through stable vegetated areas;

- [9] Provide other source controls to prevent or minimize the use or exposure of pollutants at the site, in order to prevent or minimize the release of those pollutants into stormwater runoff. Such source controls include, but are not limited to: [a] Site design features that help to prevent accumulation of trash and debris in drainage systems, including features that satisfy § 190-83D(7)(c);

- [b] Site design features that help to prevent discharge of trash and debris from drainage systems;

[c] Site design features that help to prevent and/or contain spills or other harmful accumulations of pollutants at industrial or commercial developments;

[d] When establishing vegetation after land disturbance, applying fertilizer in accordance with the requirements established under the Soil Erosion and Sediment Control Act, N.J.S.A. 4:24-39 et seq., and implementing rules.

(c) Perpetual maintenance. Any land area used as a nonstructural stormwater management measure to meet the performance standards in § 190-83D(3) through (6) shall be dedicated to a government agency, subjected to a conservation restriction filed with the appropriate County Clerk's office, or subject to an approved equivalent restriction that ensures that measure or an equivalent stormwater management measure approved by the reviewing agency is maintained in perpetuity.

(d) Technical guidance. Guidance for nonstructural stormwater management strategies is available in the New Jersey Stormwater Best Management Practices Manual. The BMP Manual may be obtained from the address identified in Subsection G below, or found on the Department's Web site at [www.njstormwater.org](http://www.njstormwater.org).

(3) Erosion control standards. The minimum design and performance standards for erosion control are those established under the Soil Erosion and Sediment Control Act, N.J.S.A. 4:24-39 et seq., and implementing rules.

(4) Groundwater recharge standards. The minimum design and performance standards for groundwater recharge are as follows: (a) Recharge volume. The design engineer shall, using the assumptions and factors for stormwater runoff and groundwater recharge calculations at § 190-83D(4) and (5), either: [1] Demonstrate through hydrologic and hydraulic analysis that the site and its stormwater management measures maintain 100% of the average annual preconstruction groundwater recharge volume for the site; or [2] Demonstrate through hydrologic and hydraulic analysis that the increase of stormwater runoff volume from preconstruction to postconstruction for the two-year storm is infiltrated.

(b) Calculations. Groundwater recharge may be calculated in accordance with the New Jersey Geological Survey Report GSR-32, A Method for Evaluating Ground-Water Recharge Areas in New Jersey, incorporated herein by reference as amended and supplemented. Information regarding the methodology is available from the New Jersey Stormwater Best Management Practices Manual; at <http://www.state.nj.us/dep/njgs/>; or at New Jersey Geological Survey, 29 Arctic Parkway, P.O. Box 427, Trenton, New Jersey 08625-0427; (609) 984-6587.

(c) Prohibited recharge. The following types of stormwater shall not be recharged: [1] Stormwater from areas of high pollutant loading. High pollutant loading areas are areas in industrial and commercial developments where solvents and/or petroleum products are loaded/unloaded, stored, or applied, areas where pesticides are loaded/unloaded or stored; areas where hazardous materials are expected to be present in greater than "reportable quantities" as defined by the United States Environmental Protection Agency (EPA) at 40 CFR 302.4; areas where recharge would be inconsistent with a Department-approved remedial action work plan or landfill closure plan and areas with high risks for spills of toxic materials, such as gas stations and vehicle maintenance facilities; and

[2] Industrial stormwater exposed to "source material." "Source material" means any material(s) or machinery, located at an industrial facility that is directly or indirectly related to process, manufacturing or other industrial activities, which could be a source of pollutants in any industrial stormwater discharge to groundwater. Source materials include, but are not limited to, raw materials; intermediate products; final products; waste materials; by-products; industrial machinery and fuels, and lubricants, solvents, and detergents that are related to process, manufacturing, or other industrial activities that are exposed to stormwater.

(d) The design engineer shall assess the hydraulic impact on the groundwater table and design the site so as to avoid adverse hydraulic impacts. Potential adverse hydraulic impacts include, but are not limited to, exacerbating a naturally or seasonally high water table so as to cause surficial ponding, flooding of basements, or interference with the proper operation of subsurface sewage disposal systems and other subsurface structures in the vicinity or downgradient of the groundwater recharge area.

(5) Runoff quantity standards. (a) Preconstruction runoff rates to be maintained. In order to control stormwater runoff quantity impacts, the design engineer shall, using the assumptions and factors for stormwater runoff calculations at § 190-83D(5)(b), complete one of the following: [1] Demonstrate through hydrologic and hydraulic analysis that for stormwater leaving the site, postconstruction runoff hydrographs for the two-, ten- and one-hundred-year storm events do not exceed, at any point in time, the preconstruction runoff hydrographs for the same storm events; [2] Demonstrate through hydrologic and hydraulic analysis that there is no increase, as compared to the preconstruction condition, in the peak runoff rates of stormwater leaving the site for the two-, ten- and one-hundred-year storm events and that the increased volume or change in timing of stormwater runoff will not increase flood damage at or downstream of the site. This analysis shall include the analysis of impacts of existing land uses and projected land uses assuming full development under existing zoning and land use ordinances in the drainage area; or [3] Design stormwater management measures so that the postconstruction peak runoff rates for the two-, ten- and one-hundred-year storm events are 50%, 75% and 80%, respectively, of the preconstruction peak runoff rates. The percentages apply only to the postconstruction stormwater runoff that is attributable to the portion of the site on which the proposed development or project is to be constructed. The percentages shall not be applied to postconstruction stormwater runoff into tidal flood hazard areas if the increased volume of stormwater runoff will not increase flood damages below the point of discharge.

(b) Calculation methodology. Stormwater runoff shall be calculated in accordance with the following: [1] The design engineer shall calculate runoff using one of the following methods: [a] The USDA Natural Resources Conservation Service (NRCS) methodology, including the NRCS Runoff Equation and Dimensionless Unit Hydrograph, as described in the NRCS National Engineering Handbook Section 4 - Hydrology and Technical Release 55 - Urban Hydrology for Small Watersheds; or [b] The Rational Method for peak flow and the Modified Rational Method for hydrograph computations.

[2] For the purpose of calculating runoff coefficients and groundwater recharge, there is a presumption that the preconstruction condition of a site or portion thereof is a wooded land use

with good hydrologic condition. The term "runoff coefficient" applies to both the NRCS methodology at § 190-83D(5)(b)[1][a] and the Rational and Modified Rational Methods at § 190-83D(5)(b)[1][b]. A runoff coefficient or a groundwater recharge land cover for an existing condition may be used on all or a portion of the site if the design engineer verifies that the hydrologic condition has existed on the site or portion of the site for at least five years without interruption prior to the time of application. If more than one land cover has existed on the site during the five years immediately prior to the time of application, the land cover with the lowest runoff potential shall be used for the computations. In addition, there is the presumption that the site is in good hydrologic condition (if the land use type is pasture, lawn, or park), with good cover (if the land use type is woods), or with good hydrologic condition and conservation treatment (if the land use type is cultivation).

[3] In computing preconstruction stormwater runoff, the design engineer shall account for all significant land features and structures, such as ponds, wetlands, depressions, hedgerows, or culverts, that may reduce preconstruction stormwater runoff rates and volumes.

[4] In computing stormwater runoff from all design storms, the design engineer shall consider the relative stormwater runoff rates and/or volumes of pervious and impervious surfaces separately to accurately compute the rates and volume of stormwater runoff from the site. To calculate runoff from unconnected impervious cover, urban impervious area modifications as described in the NRCS Technical Release 55 - Urban Hydrology for Small Watersheds and other methods may be employed.

[5] If the invert of the outlet structure of a stormwater management measure is below the flood hazard design flood elevation as defined at N.J.A.C. 7:13, the design engineer shall take into account the effects of tailwater in the design of structural stormwater management measures. The Village Engineer may also require that the outfall pipe be equipped with a backflow prevention measure such as tide gate.

(6) Runoff quality standards. Stormwater management measures shall only be required for water quality control if an additional 1/4 acre (10,890 square feet) or more of impervious surface is being proposed on a development site. Such measures shall comply with the following requirements: (a) Suspended solids, Stormwater management measures shall be designed to reduce the postconstruction load of total suspended solids (TSS) in stormwater runoff by 80% of the anticipated load from the developed site, expressed as an annual average. The requirement to reduce TSS does not apply to any stormwater runoff in a discharge regulated under a numeric effluent limitation for TSS imposed under the New Jersey Pollution Discharge Elimination System (NJPDES) rules, N.J.A.C. 7:14A, or in a discharge specifically exempt under a NJPDES permit from this requirement. [1] The water quality design storm is 1.25 inches of rainfall in two hours. Water quality calculations shall take into account the distribution of rain from the water quality design storm, as reflected in Table 1. The calculation of the volume of runoff may take into account the implementation of nonstructural and structural stormwater management measures.

Table 1  
Water Quality Design Storm Distribution

Time  
(minutes)  
Cumulative Rainfall  
(inches)

0.0000

5  
0.0083

10  
0.0166

15  
0.0250

20  
0.0500

25  
0.0750

30  
0.1000

35  
0.1330

40  
0.1660

45  
0.2000

50  
0.2583

55  
0.3583

60  
0.6250

65  
0.8917

70  
0.9917

75  
1.0500

80  
1.0840

85  
1.1170

90  
1.1500

95  
1.1750

100  
1.2000

105  
1.2250

110  
1.2334

115  
1.2417

120  
1.2500

[2] For purposes of TSS reduction calculations, Table 2 below presents the presumed removal rates for certain BMPs designed in accordance with the New Jersey Stormwater Best Management Practices Manual. The BMP Manual may be obtained from the address identified in Subsection G below, or found on the Department's Web site at [www.njstormwater.org](http://www.njstormwater.org). The BMP Manual and other sources of technical guidance are listed in § 190-83D(9). TSS reduction shall be calculated based on the removal rates for the BMPs in Table 2 below. Alternative removal rates and methods of calculating removal rates may be used if the design engineer provides documentation demonstrating the capability of these alternative rates and methods to the review agency. A copy of any approved alternative rate or method of calculating the removal rate shall be provided to the Department at the following address: Division of Watershed Management, New Jersey Department of Environmental Protection, P.O. Box 418, Trenton, New Jersey 08625-0418.

[3] If more than one BMP in series is necessary to achieve the required eighty-percent TSS reduction for a site, the applicant shall utilize the following formula to calculate TSS reduction:

$$R = A + B - (AXB)/100$$

Where

R = total TSS percent load removal from application of both BMPs

A = TSS percent removal rate applicable to the first BMP

B = TSS percent removal rate applicable to the second BMP

Table 2  
TSS Removal Rates for BMPs

Best Management Practice  
TSS Percent Removal Rate

Bioretention systems  
90%

Constructed stormwater wetland  
90%

Extended detention basin  
40% to 60%

Infiltration structure  
80%

Manufactured treatment device  
See § 190-83D(7)(a)[5]

Sand filter  
80%

Vegetative filter strip  
60% to 80%

Wet pond  
50% to 90%

[4] If there is more than one on-site drainage area, the eighty-percent TSS removal rate shall apply to each drainage area, unless the runoff from the subareas converges on site, in which case the removal rate can be demonstrated through a calculation using a weighted average.

(b) Nutrients. Stormwater management measures shall also be designed to reduce, to the maximum extent feasible, the postconstruction nutrient load of the anticipated load from the developed site in stormwater runoff generated from the water quality design storm. In achieving reduction of nutrients to the maximum extent feasible, the design of the site shall include nonstructural strategies and structural measures that optimize nutrient removal while still achieving the performance standards in § 190-83D(3) through (6).

(c) Additional information. Additional information and examples are contained in the New Jersey Stormwater Best Management Practices Manual, which may be obtained from the address identified in § 190-83D(9).

(d) FW1 waters. In accordance with the definition of FW1 at N.J.A.C. 7:9B-1.4, stormwater management measures shall be designed to prevent any increase in stormwater runoff to waters classified as FW1.

(e) Category 1 waters. Special water resource protection areas shall be established along all waters designated Category One at N.J.A.C. 7:9B, and perennial or intermittent streams that drain into or upstream of the Category One waters as shown on the USGS Quadrangle Maps or in the County Soil Surveys, within the associated HUC14 drainage area. These areas shall be established for the protection of water quality, aesthetic value, exceptional ecological significance, exceptional recreational significance, exceptional water supply significance, and exceptional fisheries significance of those established Category One waters. These areas shall be designated and protected as follows: [1] The applicant shall preserve and maintain a special water resource protection area in accordance with one of the following: [a] A three-hundred-foot special water resource protection area shall be provided on each side of the waterway, measured perpendicular to the waterway from the top of the bank outwards or from the center line of the waterway where the bank is not defined, consisting of existing vegetation or vegetation allowed to follow natural succession.

[b] Encroachment within the designated special water resource protection area under Subsection D(6)(e)[1][a] above shall only be allowed where previous development or disturbance has occurred (for example, active agricultural use, parking area or maintained lawn area). The encroachment shall only be allowed where applicant demonstrates that the functional value and overall condition of the special water resource protection area will be maintained to the maximum extent practicable. In no case shall the remaining special water resource protection area be reduced to less than 150 feet as measured perpendicular to the top of bank of the waterway or center line of the waterway where the bank is undefined. All encroachments proposed under this subsection shall be subject to review and approval by the Department.

[2] All stormwater shall be discharged outside of and flow through the special water resource protection area and shall comply with the standard for off-site stability in the "Standards For Soil Erosion and Sediment Control in New Jersey," established under the Soil Erosion and Sediment Control Act, N.J.S.A. 4:24-39 et seq.

[3] If stormwater discharged outside of and flowing through the special water resource protection area cannot comply with the standard for off-site stability in the "Standards for Soil Erosion and Sediment Control in New Jersey," established under the Soil Erosion and Sediment Control Act, N.J.S.A. 4:24-39 et seq., then the stabilization measures in accordance with the requirements of the above standards may be placed within the special water resource protection area, provided that: [a] Stabilization measures shall not be placed within 150 feet of the Category One waterway;

- [b] Stormwater associated with discharges allowed by this section shall achieve a ninety-five-percent TSS postconstruction removal rate;
- [c] Temperature shall be addressed to ensure that there is no detrimental impact on the receiving waterway;
- [d] The encroachment shall only be allowed where the applicant demonstrates that the functional value and overall condition of the special water resource protection area will be maintained to the maximum extent practicable;
- [e] A conceptual project design meeting shall be held with the appropriate Department staff and Soil Conservation District staff to identify necessary stabilization measures; and
- [f] All encroachments proposed under this section shall be subject to review and approval by the Department.

[4] A stream corridor protection plan may be developed by a regional stormwater management planning committee as an element of a regional stormwater management plan, or by the Village through an adopted municipal stormwater management plan. If such a stream corridor protection plan for a waterway subject to § 190-83D(6)(e) has been approved by the Department of Environmental Protection, then the provisions of the plan shall be the applicable special water resource protection area requirements for that waterway. A stream corridor protection plan for a waterway subject to § 190-83D(6)(e) shall maintain or enhance the current functional value and overall condition of the special water resource protection area as defined in § 190-83D(6)(e)[1][a]. In no case shall a stream corridor protection plan allow the reduction of the special water resource protection area to less than 150 feet as measured perpendicular to the waterway subject to this subsection.

[5] Section 190-83D(6)(e) does not apply to the construction of one individual single-family dwelling that is not part of a larger development on a lot receiving preliminary or final subdivision approval on or before February 2, 2004, provided that the construction begins on or before February 2, 2009.

(7) Standards for structural stormwater management measures. Standards for structural stormwater management measures are as follows: (a) General. [1] Structural stormwater management measures shall be designed to take into account the existing site conditions, including, for example, environmentally critical areas, wetlands; flood-prone areas; slopes; depth to seasonal high water table; soil type, permeability and texture; drainage area and drainage patterns; and the presence of solution-prone carbonate rocks (limestone).

[2] Structural stormwater management measures shall be designed to minimize maintenance, facilitate maintenance and repairs, and ensure proper functioning.

[3] Structural stormwater management measures shall be designed, constructed, and installed to be strong, durable, and corrosion-resistant. Measures that are consistent with the relevant portions of the Residential Site Improvement Standards at N.J.A.C. 5:21-7.3, 7.4, and 7.5 shall be deemed to meet this requirement.

[4] Stormwater management basins shall be designed to meet the minimum safety standards for stormwater management basins at § 190-83D(7)(d).

[5] Manufactured treatment devices may be used to meet the requirements of § 190-83D, provided that the pollutant removal rates are verified by the New Jersey Corporation for Advanced Technology and certified by the Department.

[6] Stormwater management measure guidelines are available in the New Jersey Stormwater Best Management Practices Manual. Other stormwater management measures may be utilized, provided the design engineer demonstrates that the proposed measure and its design will accomplish the required water quantity, groundwater recharge and water quality design and performance standards established by § 190-83D.

(b) Trash racks. A trash rack is a device designed to catch trash and debris and prevent clogging of outlet structures. Trash racks shall be installed at the intake to the outlet from the stormwater management basin to ensure proper functioning of the basin outlets in accordance with the following: [1] Trash racks shall have parallel bars with one-inch spacing between the bars to the elevation of the water quality design storm.

[2] For elevations higher than the water quality design storm, the parallel bars at the outlet structure shall be spaced no greater than 1/3 the width of the diameter of the orifice or 1/3 the width of the weir, with a minimum spacing between bars of one inch and a maximum spacing between bars of six inches.

[3] At the intake to the outlet from the stormwater management basin, the orifice size shall be a minimum of 2.5 inches in diameter.

[4] The design of trash racks must also comply with the requirements of § 190-83D(7)(d).

(c) Grates and inlets to prevent discharge of trash and debris from drainage systems. Site design features identified under § 190-83D(2)(b)[9][b] shall comply with the following standard to control passage of solid and floatable materials through storm drain inlets. For purposes of this subsection, "solid and floatable materials" means sediment, debris, trash, and other floating, suspended, or settleable solids. For exemptions to this standard see § 190-83D(7)(c)[3] below.

[1] Grates. [a] Design engineers shall use either of the following grates whenever they use a grate in pavement or another ground surface to collect stormwater from that surface into a storm drain or surface water body under that grate: [i] The New Jersey Department of Transportation (NJDOT) bicycle-safe grate, which is described in Chapter 2.4 of the NJDOT Bicycle Compatible Roadways and Bikeways Planning and Design Guidelines (April 1996); or [ii] A different grate, if each individual clear space in that grate has an area of no more than seven square inches, or is no greater than 0.5 inch across the smallest dimension.

[b] Examples of grates subject to this standard include grates in grate inlets, the grate portion (non-curb-opening portion) of combination inlets, grates on storm sewer manholes, ditch grates, trench grates, and grates of spacer bars in slotted drains. Examples of ground surfaces include surfaces of roads (including bridges), driveways, parking areas, bikeways, plazas, sidewalks, lawns, fields, open channels, and stormwater basin floors.

[2] Whenever design engineers use a curb-opening inlet, the clear space in that curb opening (or each individual clear space, if the curb opening has two or more clear spaces) shall have an area of no more than seven square inches, or be no greater than two inches across the smallest dimension.

[3] This standard does not apply: [a] Where the review agency determines that this standard would cause inadequate hydraulic performance that could not practicably be overcome by using additional or larger storm drain inlets that meet these standards;

[b] Where flows from the water quality design storm as specified in § 190-83D(6)(a) are conveyed through any device (e.g., end-of-pipe netting facility, manufactured treatment device, or a catch basin hood) that is designed, at a minimum, to prevent delivery of all solid and floatable materials that could not pass through one of the following: [i] A rectangular space 4 5/8 inches long and 1.5 inches wide (this option does not apply for outfall netting facilities); or [ii] A bar screen having a bar spacing of one-half inch.

[c] Where flows are conveyed through a trash rack that has parallel bars with one-inch spacing between the bars, to the elevation of the water quality design storm as specified in § 190-83D(6)(a); or

[d] Where the New Jersey Department of Environmental Protection determines, pursuant to the New Jersey Register of Historic Places Rules at N.J.A.C. 7:4-7.2(c), that action to meet this standard is an undertaking that constitutes an encroachment or will damage or destroy the New Jersey Register listed historic property.

(d) Safety standards for stormwater management basins. The following requirements are intended to protect public safety through the proper design and operation of stormwater management basins. These requirements apply to any new stormwater management basin. [1] Requirements for trash racks. A trash rack is a device designed to catch trash and debris and prevent the clogging of outlet structures. Trash racks shall be installed at the intake to the outlet from the stormwater management basin to ensure proper functioning of the basin outlets in accordance with the following: [a] The trash rack shall have parallel bars, with no greater than six-inch spacing between the bars.

[b] The trash rack shall be designed so as not to adversely affect the hydraulic performance of the outlet pipe or structure.

[c] The average velocity of flow through a clean trash rack is not to exceed 2.5 feet per second under the full range of stage and discharge. Velocity is to be computed on the basis of the net area of opening through the rack.

[d] The trash rack shall be constructed and installed to be rigid, durable, and corrosion-resistant, and shall be designed to withstand a perpendicular live loading of 300 pounds per square foot.

[2] Requirements for overflow grates. An overflow grate is designed to prevent obstruction of the overflow structure. If an outlet structure has an overflow grate, such grate shall meet the following requirements: [a] The overflow grate shall be secured to the outlet structure but be removable for emergencies and maintenance.

[b] The overflow grate spacing shall be no less than two inches across the smallest dimension.

[c] The overflow grate shall be constructed and installed to be rigid, durable, and corrosion-resistant, and shall be designed to withstand a perpendicular live loading of 300 pounds per square foot.

[3] Requirements for escape provisions. For purposes of this subsection, "escape provisions" means the permanent installation of ladders, steps, rungs, or other features that provide easily accessible means of egress from stormwater management basins. Stormwater management basins shall include escape provisions as follows: [a] If a stormwater management basin has an outlet structure, escape provisions shall be incorporated in or on the structure. With the prior

approval of the reviewing agency a freestanding outlet structure may be exempted from this requirement.

[b] Safety ledges shall be constructed on the slopes of all new stormwater management basins having a permanent pool of water deeper than 2 1/2 feet. Such safety ledges shall be comprised of two steps. Each step shall be four feet to six feet in width. One step shall be located approximately 2 1/2 feet below the permanent water surface, and the second step shall be located one foot to 1 1/2 feet above the permanent water surface. See below for an illustration of safety ledges in a stormwater management basin.

[c] In new stormwater management basins, the maximum interior slope for an earthen dam, embankment, or berm shall not be steeper than three horizontal to one vertical.

Illustration of Safety Ledges in a Stormwater Management Basin

[4] Relief or exemption from safety standards. A variance or exemption from the safety standards for stormwater management basins may be granted only upon a written finding by the appropriate reviewing agency (municipality, county or Department) that the variance or exemption will not constitute a threat to public safety.

(8) Maintenance and repair. (a) Maintenance plan required. The design engineer shall prepare a maintenance plan for the stormwater management measures incorporated into the design of the development. Maintenance guidelines for stormwater management measures are available in the New Jersey Stormwater Best Management Practices Manual.

(b) Plan contents. The maintenance plan shall contain specific preventative maintenance tasks and schedules; cost estimates, including estimated cost of sediment, debris, or trash removal; and the name, address, and telephone number of the person or persons responsible for preventative and corrective maintenance (including replacement). If the maintenance plan identifies a person other than the developer (for example, a public agency or homeowners' association) as having the responsibility for maintenance, the plan shall include documentation of such person's agreement to assume this responsibility, or of the developer's obligation to dedicate a stormwater management facility to such person under an applicable ordinance or regulation.

(c) Maintenance responsibility. Responsibility for maintenance shall not be assigned or transferred to the owner or tenant of an individual property in a residential development or project, unless such owner or tenant owns or leases the entire residential development or project.

(d) Recording of plan. If the person responsible for maintenance identified under Subsection D(8)(b) above is not a public agency, the maintenance plan and any future revisions based on Subsection D(8)(g) below shall be recorded upon the deed of record for each property on which the maintenance described in the maintenance plan must be undertaken.

(e) Plan implementation. Preventative and corrective maintenance shall be performed to maintain the function of the stormwater management measure, including repairs or replacement to the structure; removal of sediment, debris, or trash; restoration of eroded areas; snow and ice removal; fence repair or replacement; restoration of vegetation; and repair or replacement of nonvegetated linings.

(f) Maintenance log. The person responsible for maintenance identified under Subsection D(8)(b) above shall maintain a detailed log of all preventative and corrective maintenance for the structural stormwater management measures incorporated into the design of the development, including a record of all inspections and copies of all maintenance-related work orders.

(g) Ongoing evaluation. The person responsible for maintenance identified under Subsection D(8)(b) above shall evaluate the effectiveness of the maintenance plan at least once per year and adjust the plan and the deed as needed.

(h) Recordkeeping. The person responsible for maintenance identified under Subsection D(8)(b) above shall retain and make available, upon request by any public entity with administrative, health, environmental, or safety authority over the site, the maintenance plan and the documentation required by Subsection D(8)(f) and (g) above.

(i) Governmental facilities exempted. The requirements of Subsection D(8)(c) and (d) above do not apply to stormwater management facilities that are dedicated to and accepted by the Village or another governmental agency.

(j) Failure to maintain. In the event that the stormwater management facility becomes a danger to public safety or public health, or if it is in need of maintenance or repair, the Village shall so notify the responsible person in writing. Upon receipt of that notice, the responsible person shall have 14 days to effect maintenance and repair of the facility in a manner that is approved by the Village Engineer or his/her approved designee. The Village, in its discretion, may extend the time allowed for effecting maintenance and repair for good cause. If the responsible person fails or refuses to perform such maintenance and repair, the Village or county may immediately proceed to do so and shall bill the cost thereof to the responsible person.

(k) Guarantees. Nothing in this section shall preclude the Village from requiring the posting of a performance or maintenance guarantee in accordance with N.J.S.A. 40:55D-53.

(9) Sources for technical guidance. (a) Department sources. Technical guidance for stormwater management measures can be found in the documents listed below, which are available from Maps and Publications, New Jersey Department of Environmental Protection, 428 East State Street, P.O. Box 420, Trenton, New Jersey 08625; telephone (609) 777-1038. [1] Guidelines for stormwater management measures are contained in the New Jersey Stormwater Best Management Practices Manual, as amended. Information is provided on stormwater management measures such as: bioretention systems, constructed stormwater wetlands, dry wells, extended detention basins, infiltration structures, manufactured treatment devices, pervious paving, sand filters, vegetative filter strips, and wet ponds.

[2] The New Jersey Department of Environmental Protection Stormwater Management Facilities Maintenance Manual, as amended.

(b) Additional sources. Additional technical guidance for stormwater management measures can be obtained from the following: [1] The "Standards for Soil Erosion and Sediment Control in New Jersey" promulgated by the State Soil Conservation Committee and incorporated into N.J.A.C. 2:90. Copies of these standards may be obtained by contacting the State Soil

Conservation Committee or any of the Soil Conservation Districts listed in N.J.A.C. 2:90-1.3(a)4. The Bergen County Soil Conservation District is located at 700 Kinderkamack Road, Suite 106, Oradell, New Jersey 07649; telephone number (201) 261-4407; FAX (201) 261-7573; [2] The Rutgers Cooperative Extension Service, (732)932-9306; and [3] The Soil Conservation Districts listed in N.J.A.C. 2:90-1.3(a)4. The location, address, and telephone number of each Soil Conservation District may be obtained from the State Soil Conservation Committee, P.O. Box 330, Trenton, New Jersey 08625; (609) 292-5540.

E. Requirements for minor development. The following requirements shall apply to all minor development as defined by § 190-83C: (1) Erosion control standards. The minimum design and performance standards for erosion control are those established under the Soil Erosion and Sediment Control Act, N.J.S.A. 4:24-39 et seq., and implementing rules.

(2) Groundwater recharge standards. (a) Applicability. Stormwater runoff from the following areas shall be recharged, provided that the types of runoff indicated in § 190-83D(4)(c) shall not be recharged: [1] All roof areas of buildings having an area of at least 200 square feet.

[2] Any impervious surface(s) that represents an increase of at least 200 square feet of such surfaces from the predevelopment condition.

(b) Groundwater recharge calculations. Groundwater recharge calculations, when required, shall be prepared in accordance with the New Jersey Geological Survey Report GSR-32, A Method for Evaluating Groundwater Recharge Areas in New Jersey.

(c) Roof drain connections. Stormwater runoff that must be recharged from roof areas shall drain to leaders that are connected to seepage pits/tanks or equivalent structures with Schedule 40 or SDR 35 PVC pipe having a minimum six-inch diameter.

(d) Seepage tank/retention system design. [1] Storage capacity. [a] When the amount of impervious surfaces that drains to the tank/system is at least 200 square feet but less than 2,000 square feet, the storage volume of the tank/system must be at least one gallon for each square foot of impervious cover. The volume of the air voids in the clean stone surrounding a tank/system shall not be counted toward the required volume.

[b] When the amount of impervious surfaces that drains to the tank/system is at least 2,000 square feet, the tank/system must be designed by a professional engineer so that the stormwater runoff from the site is no greater after than in the predevelopment condition for the following storms: [i] One hour: three-inch rainfall.

[ii] Twenty-four hours: seven-inch rainfall.

[c] Soil tests. Soil percolation tests results shall be submitted to support design calculations when required by the Village Engineer.

[2] Tanks/systems shall be located a minimum of 15 feet from proposed or existing structure foundations, and located outside the required building envelope (i.e., area formed by the minimum setback lines for the principal building) whenever possible.

[3] Tanks/systems shall be located at least five feet from the property line, provided that the Village Engineer may require a greater setback when it is determined that such location is not sufficient to avoid significant detriments to adjacent lands.

[4] At least two feet of cover shall be provided over tanks/systems.

(3) Runoff quantity standards. (a) Applicability. All development that results in an increase of at least 200 square feet of impervious cover from the predevelopment condition shall be designed so that there is no increase in the rate of stormwater runoff from the predevelopment condition.

(b) Runoff calculation methodology. All runoff calculations shall be based on the two-, ten-, and one-hundred-year storm events. Runoff shall be calculated using either the Rational Method (modified for hydrograph computations) or the USDA Natural Resources Conservation Service (NRCS) methodology, including the NRCS Runoff Equation and Dimensionless Unit Hydrograph, as described in the NRCS National Engineering Handbook, Section 4 - Hydrology and Technical Release 55 Urban Hydrology for Small Watersheds.

(4) Technical guidance. Technical guidance is available on a limited basis with the Engineering Division during normal office hours.

(5) Soil movement permits. A soil movement permit in accordance with Chapter 246 is required on a separate application whenever more than 100 cubic yards of soil is proposed to be moved.

#### § 190-84. Street trees.

The following standards shall apply to the placement of street trees: A. Street trees shall be placed on both sides of the street within the right-of-way and spaced not more than 50 feet apart.

B. Street trees shall be located where they will not interfere with sidewalks, utility lines or pipes located above or below the ground; where they will not interfere with the proper distribution of light from street lighting fixtures, and where they will not interfere with proper sight distance.

C. The choice of tree species shall be as approved by the Board. Tree species to be used shall be appropriate for their neighborhood location, hardiness, soil characteristics, light exposure and available moisture and shall not be unusually susceptible to pests or diseases, nor shall they require a high degree of maintenance.

D. All street trees shall have a minimum trunk caliper of 1 3/4 to two inches at the time of installation.

E. Street trees shall be trimmed so that the lowest branches will be at least six feet above the ground at the base of the tree at the time of planting.

F. The condition of all street trees shall be approved by the Director of Parks and Recreation prior to planting.

#### § 190-85. Lighting.

Illumination for streets and properties shall be designed in accordance with the following standards: A. General. Site lighting shall be designed to: (1) Provide adequate illumination in appropriate locations for site users and the general public for purposes of traffic and pedestrian safety, security, property and building identification, and aesthetic improvement;

- (2) Prevent excessive illumination and glare; and
- (3) Provide proper orientation and shielding of fixtures to prevent undue illumination of adjacent properties.

B. Streetlighting. Light fixtures and standards shall be installed in accordance with the standards and specifications of the utility company providing the service.

C. Shielding of fixtures. All lighting fixtures shall be directed downward and shall be equipped with the necessary shielding so as to prevent the direct source of light from being visible from any point beyond the property lines of the premises upon which the lighting structure is located.

D. Height of fixtures. No lighting structure shall exceed a height of 20 feet above normal grade in the vicinity of the light fixture. Normal grade shall be construed to be the newly established grade after construction, exclusive of any filling, berming, mounding, excavating or curbing or retaining wall which alters the grade at the base of the light fixture from the grade in the general vicinity of the fixture.

E. Duration of illumination. Duration of operation of all lighting and maximum lumen power permitted shall be as determined satisfactory by the Planning Board with due regard to whether any limitations imposed will deprive the applicant of a reasonable use of his property and whether the application will be detrimental to the public health and general welfare or to the property and personal rights of the abutting owners. Provision shall be made for the reduction in the intensity of illumination to the minimum needed for security purposes when the facility is not in operation.

F. All wiring for light fixtures shall be laid underground, and not strung between poles or buildings.

#### § 190-86. Street name signs.

The following provisions shall apply to the placement of street name signs: A. Street name signs shall be placed at all street intersections, including those intersections where new streets intersect an existing street.

B. Street name signs shall be of a type and at locations approved by the Director of Public Works.

C. No name applied to any street shall duplicate or so nearly resemble the name of any existing street within the Village or nearby locations outside the Village as to cause confusion. When a street is proposed as an extension of an existing street, the proposed street shall use the same name as the existing street, unless the Board directs otherwise.

#### § 190-87. Survey monuments.

All survey monuments shall be designed, constructed and located as required by the Map Filing Law, N.J.S.A. 46:23-9.9 et seq.

§ 190-88. Grading and soil disturbance. A. General. The grading of land for development shall be designed to: (1) Minimize disturbance of steep slopes and vegetation;

- (2) Minimize as well as balance the amount of cut and fill, and minimize the transportation of soil and other materials to and from the site;
- (3) Minimize the potential for erosion, sedimentation, landslides and subsidence;
- (4) Prevent undue concentration or alteration of stormwater flows;
- (5) Avoid directing runoff over walks and paved areas, where the freezing of such runoff would create hazardous conditions for vehicles and pedestrians;
- (6) Protect groundwater supplies, including aquifer recharge areas;
- (7) Enable safe and convenient access to properties, seeking to avoid excessive or insufficient slopes for paved areas and to avoid steps for pedestrian walks; and
- (8) Enable appropriate maintenance of properties.

B. Preservation of topsoil. Topsoil moved during the course of construction shall be redistributed so as to provide at least four inches of cover to all areas of the site, provided that the depth of topsoil need not exceed six inches. Said topsoil shall be stabilized by seeding and/or planting.

#### § 190-89. Buildings.

Buildings shall be designed and placed in accordance with the following provisions: A. General guidelines. The location and design of buildings shall: (1) Encourage the most appropriate use and development of the site and adjacent properties;

- (2) Preserve and enhance natural features and the physical environment;
- (3) Promote a desirable visual environment which is harmonious with the character of existing development and which enhances the character of the surrounding neighborhood and the Village as a whole, and avoids adversely affecting the value of adjacent or nearby properties;
- (4) Use exterior colors, facade or roof materials or a combination of colors and materials that are harmonious;
- (5) Create a coordinated and harmonious appearance through the relationship of design features, such as height and mass, building proportions, rooflines, building projections and ornamental features;
- (6) Use all sides of the building to contribute to the architectural unity of the building;
- (7) Avoid large unbroken building masses;
- (8) Use attractive and quality building materials;
- (9) Provide for appropriate access by vehicles, including emergency and service vehicles, and pedestrians; and
- (10) Enable service by the appropriate utilities.

B. Prohibited materials. The use of exposed concrete block is prohibited, unless the same is textured. Metal siding should not be used to such an extent that it will be a dominant architectural feature. In addition, metal siding with exposed fastenings shall not be allowed.

C. Durability of materials. All buildings shall use durable material requiring low maintenance, such as brick, stone, glass, precast concrete and wood, when properly treated. Where durability and performance are questionable, the applicant may be asked to provide a manufacturer's guaranty or proof of durability from an independent testing laboratory certification.

D. Use of color. Bright or brilliant colors shall be used only for accent and shall not substantially depart from the character of existing neighborhood colors so as to detract from the overall appearance of the neighborhood.

§ 190-90. Off-street parking and loading, circulation and access. A. General. Off-street parking, loading, circulation and access improvements shall be designed to: (1) Provide adequate space in appropriate locations for vehicles of employees, patrons, and visitors and for shipping and delivery vehicles, including future space needs;

(2) Be compatible with the internal circulation system of a site and avoid unusual risks of traffic congestion, public safety or hazards;

(3) Avoid substantial negative impacts to adjacent properties;

(4) Discourage illegal and improper parking of vehicles;

(5) Provide only the minimum area of pavement necessary to meet site needs, and to break up large areas of pavement with landscaping;

(6) Ensure proper drainage;

(7) Provide for access by disabled persons; and

(8) Enable appropriate property maintenance and security.

B. Dimensions of parking and loading spaces. Parking and loading spaces shall be designed to provide a rectangular area with the following minimum dimensions, which shall exclude any roadway, driveway or access aisle adjacent to the parking or loading space: [Amended 6-10-1997 by Ord. No. 2606]

Type of Space

Space Width

(feet)

Space Depth

(feet)

Vertical Clearance

(feet)

Automobile parking

No curb overhang

9

20

8.5

With 2-foot curb overhang

9

18

8.5

Reserved for employees and visitors\*

8.5

Same as above

8.5

Truck parking and loading

12

40

14

\* NOTE: Reduced dimensions not permitted for spaces designed to primarily serve retail sales and retail service establishments, banks and other high turnover establishments. Reduced dimension spaces shall require special hairpin striping as specified in Subsection E below.

C. Driveways and access aisles. All parking areas and structures shall be provided with adequate means of ingress and egress which shall be open and unobstructed at all times and which shall be designed to meet the following standards: (1) Driveways for parking and loading facilities shall have a minimum width of 10 feet for one-way traffic and 20 feet for two-way traffic.

(2) Access aisles serving parking areas for multifamily residential and nonresidential uses shall have the following minimum widths, provided that any access aisle less than 24 feet wide shall only be permitted if designed for one-way traffic only:

Angle of Parking Space

(degrees)

Aisle Width

(feet)

12

30  
11

45  
13

60  
18

90  
24

(3) When appropriate, off-street parking and loading areas shall be designed so that all vehicles may turn around within the parking or loading area, thus preventing the necessity of any vehicle backing into a public street.

D. Pavement. Off-street parking and loading areas shall be paved in accordance with the following: (1) All off-street parking areas and driveways for nonresidential districts and nonresidential uses permitted in residential districts, single-family attached dwellings and multifamily dwellings shall be surfaced with either bituminous concrete or concrete pavement in accordance with the Village specifications for streets.

(2) Provision shall be made for adequate drainage facilities for all parking and loading areas and other paved areas. All such installations shall be connected with an adequate, approved system and shall be adequate to accommodate the storm drainage runoff of the facility it is designed to serve. All drainage facilities shall be approved by the Village Engineer prior to Board approval.

E. Striping. Off-street parking and loading spaces shall be striped with painted lines in accordance with the following: (1) All spaces within any parking or loading area shall be clearly marked and maintained to show the arrangement of spaces within said parking and loading areas.

(2) All parking spaces permitted to be reduced to 8 1/2 feet in width by this section shall utilize hairpin striping as follows: (a) There shall be a double parallel painted line on each side of the parking space.

(b) The width of each double line shall be four inches.

(c) The distance between the parallel lines on each side of the parking space shall be 10 inches.

(d) The distance between the parallel lines on opposite sides of each parking space shall be at least seven feet.

F. Pedestrian circulation. Paved walkways will be provided as necessary to ensure safe pedestrian circulation throughout the parking lots and into building entrances.

§ 190-91. Water supply. A. Provision of adequate supply. The developer shall make an adequate supply of water available to each property within the development, with the supply subject to the approval of the Board, Village Engineer and the Village Water Department.

B. Floodwater protection. Water supply systems shall be designed to prevent infiltration of floodwaters into said systems or discharges from such systems into floodwaters.

C. Fire protection facilities. Fire protection facilities shall be provided for any development connected to a public water system. Hydrants shall be installed and connected in locations approved by the Village.

§ 190-92. Sanitary sewers and septic disposal systems.

The developer shall provide for the installation of sanitary sewers to service the development in accordance with the standards of the Village of Ridgewood, and as follows: A. Floodwater protection. Sanitary sewer systems shall be designed to prevent infiltration of floodwaters into said systems or discharges from such systems into floodwaters. Septic disposal systems shall be designed and located so as to avoid impairment of them or contamination from them during periods of flooding.

B. Manholes. Locking-type manholes shall be provided except when located in the pavement of a public street.

§ 190-93. Electric, telephone, gas and cable television service. A. The applicant shall arrange with the serving utility for the underground installation of the utility's distribution supply lines, appurtenant equipment and service connections in accordance with the provisions of the applicable standards, terms and conditions incorporated as a part of its tariff as the same are then on file with Board of Public Utilities.

B. Prior to the grant of final approval, the developer shall submit to the Board a written instrument from each serving utility which shall evidence full compliance with the provisions of this article; provided, however, that lots which abut existing streets where overhead electric or telephone distribution supply lines have theretofore been installed on any portion of the streets involved may be supplied with overhead service, but the service connections must be underground.

§ 190-94. Landscaping and buffers. A. General. Landscaping for site plans and subdivisions shall be designed to: (1) Preserve and enhance the visual identity of the site, neighborhood and Village as a whole;

(2) Mitigate the potentially harmful effects of soil and vegetative disturbance, lighting and noise;

(3) Buffer incompatible uses;

(4) Screen various improvements, including buildings, parking and loading areas, utilities and drainage structures, storage areas, etc., from streets and adjacent properties; and

(5) Not conflict with traffic safety, light fixtures, electric and telephone lines or other utilities.

B. General site landscaping. Any part or portion of the site which is not used for buildings, accessory structures, loading or parking spaces or aisles, sidewalks and designated storage areas and which does not contain existing vegetation to remain shall be landscaped in accordance with an overall landscape planting plan, as approved by the Board. All landscaped portions of the site shall be maintained adequately throughout the year.

C. Protection of existing vegetation. Existing vegetation shall be preserved to the maximum extent practicable. The following shall apply: (1) Snow fence or silt fence shall be installed at the limits of disturbance as shown on the approved development plans, which shall be at a sufficient distance to prevent disturbance of the root systems or branches of the vegetation to be preserved. (2) Cut or fill near existing trees to be preserved shall require the installation of tree wells or retaining walls, as appropriate, to maintain the existing grade above the roots of the tree.

D. Buffers. A buffer in the form of landscaping, fences, berms and/or walls shall be provided by the developer of any nonresidential use which abuts a residentially zoned property, and by the developer of any multifamily residential use which abuts a property located in a single-family or two-family residential zone. Any buffer provided between properties shall be sufficient to provide visual separation during all seasons and to minimize the effects of headlights from vehicles, light from structures, noise and the movements of people and vehicles. The following provisions shall apply, provided that additional and/or more restrictive standards may be required by the zoning regulations, Article X of this chapter: (1) When topographical conditions, existing vegetation or other conditions provide a sufficient buffer as determined by the Board, no additional buffer shall be required.

(2) Buffer widths shall be sufficient to accommodate the ultimate growth of any plantings in the buffer.

(3) Trees and shrubs used in a buffer shall be at least five feet high at the time of planting.

(4) Buffers shall be protected from impact by motor vehicles and from the negative effects of road salt and snowplowing. A curb, bumper guard or the equivalent at least five inches in height above the pavement shall separate buffers from vehicle use areas, provided that utility poles or railroad ties shall not be used.

§ 190-95. Energy conservation, waste removal and recycling. A. Energy conservation. Site plans and subdivisions shall be designed, to the greatest degree practicable, in accordance with the following provisions: (1) Streets and lots shall be oriented in order to permit buildings to be constructed to maximize solar gain. Where possible, streets shall run in an east-west direction, and the long axis of a lot shall run in a north-south direction.

(2) Development shall take advantage of topographic conditions in order to permit buildings to be constructed to maximize solar gain and in order to provide protection from winter winds. Where possible, development shall be oriented to south-facing slopes.

(3) Existing vegetation shall be preserved and new landscaping provided to enable vegetation to provide protection from winter winds and summer sun. Where practical, evergreen trees shall be placed on the north and west sides of buildings, and deciduous trees placed on the south and east sides of buildings.

B. Waste removal and recycling. Every site plan shall show an area reserved for storage and removal of trash, refuse and recyclable materials, which shall comply with the following provisions: (1) Such areas shall be accessible to solid waste trucks at all times. (2) Areas for storage of trash or refuse shall be screened by an attractive and appropriate wall, fence and/or planting to obscure same from view of adjacent properties. (3) New multifamily housing developments shall conform with the model ordinance promulgated by the New Jersey Department of Environmental Protection and Department of Community Affairs pursuant to Section 2 of P.L. 1993, c. 81 (N.J.S.A. 13:1E-99.13a) regarding the inclusion of facilities for the collection or storage of source-separated recyclable materials.

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ARTICLE X Zoning

§ 190-96. Applicability. A. General. (1) No land or premises may be used and no building or structure may be erected, raised, moved, extended, enlarged, altered or used for any purpose other than a purpose permitted by this chapter for the zone district in which the land, premises, building or structure is located. All uses and construction shall be in conformity with the regulations provided for the zone district in which such land, premises, building or structure is located and any other applicable regulations of this article.

(2) No lot, yard, parking area or other open space shall be so reduced in area or dimension as to make it less than the minimum required under this chapter. No lot, yard, parking area or other open space which is already less than the minimum required under this chapter shall be further reduced in area or dimension.

(3) The control and regulation of the uses of buildings and structures by this chapter shall apply equally to the nature and extent of the uses of the lot or lots upon which they are erected.

(4) In the case of a lot that is split by a zone district boundary line, and the zone districts on the lot have different requirements, application of the requirements shall be as follows, unless the provisions of this chapter specifically indicate otherwise: [Added 7-16-2003 by Ord. No. 2830]

(a) The use shall comply with the required use standards for the zone district within which the use is located.

(b) The lot shall be required to comply with the most restrictive of the minimum lot area, minimum lot width, minimum average lot width, minimum lot frontage, minimum lot depth, minimum buildable area and minimum usable area standards of the various zone districts on the lot.

(c) The yard setbacks shall be required to comply with the required dimensions for such setbacks of the zone district within which the yard is located; thus, each portion of a building that is split by a zone boundary would be subject to the setback standards of the zone within which that portion of the building is located. In the event that it is not possible to measure the yard depth without crossing a zone district boundary, the most restrictive setback standard of the various zones shall apply, but only to those locations where the measurement would cross the zone boundary.

(d) The height of structures shall comply with the height requirements for the zone district within which such structures are located. In the case of a structure that is split by a zone district boundary, the most restrictive height standard shall apply.

(e) The number of parking spaces required based upon floor area shall comply with the standard applicable to the zone within which the building is located. In the case of a building that is split by a zone boundary, the parking standard in each zone shall apply to that portion of the building floor area located in such zone.

(f) The coverage by above-grade structures, the coverage by improvements, floor area ratio and density shall be required to comply with the standard for the zone in which the structures and improvements are located, calculated using the entire lot area. In the case of a building or buildings or improvements located partially in more than one zone district, a pro rata standard shall apply to the entire lot, using the following formula: [1] Calculate that percentage of the total coverage, floor area or number of dwelling units on the lot, as applicable, proposed in each zone.

[2] Multiply the percentages resulting from the calculation in Subsection A(4)(f)[1] above for each zone times the applicable standard for coverage, floor area ratio or density, of the same zone.

[3] Add the results from the calculations in Subsection A(4)(f)[2] above to determine the applicable standard.

As an example, consider a development located on a lot split by a zone boundary: Zone A permits 25% improvement coverage and Zone B permits 20% coverage. The development proposes 3,000 square feet of coverage in Zone A and 2,000 square feet of coverage in Zone B, for a total of 5,000 square feet of coverage. The permitted coverage for the above-grade structures would be 23% of the lot area, calculated as follows:

3,000 square feet coverage proposed in Zone A ÷ 5,000 square feet total proposed coverage = 60% of total coverage proposed in Zone A

2,000 square feet coverage proposed in Zone B ÷ 5,000 square feet total proposed coverage = 40% of total coverage proposed in Zone B

60% of total coverage proposed in Zone A x 25% coverage permitted in Zone A = 15%

40% of total coverage proposed in Zone B x 20% coverage permitted in Zone B = 8%

15% + 8% equals 23% coverage permitted in lot split by zone boundary

B. Permits. No zoning permit, building permit, certificate of occupancy, sign permit or historic preservation permit shall be issued until all the requirements of this chapter, any other applicable Village or state regulations and ordinances, Planning Board or Board of Adjustment decisions, necessary resolutions of the Village Council and the site plan, as approved by the Planning Board, have been and are fully complied with.

C. Subdivisions. Whenever a new lot is formed from a part of any other lot or lots, the assembly or separation shall be effected in such a manner as not to impair any of the requirements of this article. No subdivision shall be permitted which results in a change in a front, side or rear yard that fails to comply in every respect with the required provisions of the zone in which it falls.

D. Site plans. All site plans submitted to the Planning Board or the Zoning Board of Adjustment shall be required to conform to the provisions of this article.

#### § 190-97. Building, zoning, sign and historic preservation permits; certificates of occupancy.

The use or occupancy of land or buildings shall require the issuance of building, zoning or sign permits, historic preservation permits and/or certificates of occupancy in accordance with the following provisions: A. Building permits. No building or structure or part thereof shall be erected, raised, moved, extended, enlarged, altered or demolished unless and until a permit has been granted by the Construction Official therefor. The following shall apply: (1) Applications shall be filed with the Construction Official by the owner or his agent and shall state the intended use of the structure and the land.

(2) The application shall be accompanied by detailed plans and specifications and a plot plan showing finished grades, open spaces, the established building lines within the block upon which the land is located and such other information as may be required to show that the proposed building or other structure shall comply with all the requirements of this chapter for the zone district in which the premises is located. Such plans shall be drawn to scale and shall show actual dimensions and figures.

(3) All plans, specifications and plot plans submitted with an application for a building permit shall be prepared, signed and sealed in accordance with the requirements of the Uniform Construction Code.

(4) No building permit shall be issued for the erection, raising, moving, extending, enlargement or alteration of any building or structure or any part thereof unless and until the plans and intended uses therefor indicate that such building or structure is designed to conform in all respects to the provisions of this chapter and all other applicable ordinances of the Village.

(5) No building permit shall be issued for the erection, raising, moving, extending, enlargement or alteration of any building or structure or part thereof located in a flood hazard area unless and until the provisions of Chapter 154 and § 190-120 are complied with. No building permit shall be issued for any development which requires site plan or subdivision approval unless and until the requirements of Article VII of this chapter have been met. [Amended 1-15-2003 by Ord. No. 2814]

(6) Issuance of a building permit shall negate the necessity for a zoning permit and shall supersede and revoke any zoning permit previously issued.

B. Zoning permits. If no building permit and certificate of occupancy shall have previously been issued, no land shall be occupied or used, in whole or in part, for any purpose whatsoever unless and until a zoning permit therefor shall have been issued by the Zoning Officer. The following shall apply: (1) A zoning permit shall be required for the use of any premises which does not have upon it a building. Whenever there shall be a change contemplated in the use of any premises which does not have a building upon it, a new zoning permit therefor shall be required. (2) Any change in use of a building or site shall be treated as a new use, and a new zoning permit shall be required therefor. Before any zoning permit shall be issued for any such change in use, all provisions of this article shall be complied with in the same manner as if the new use were an initial use of land or a new structure or building. (3) A zoning permit shall be required for the following improvements: [Amended 3-12-2003 by Ord. No. 2818] (a) A zoning permit shall be required for any exterior improvement involving a residential use, if such improvement also requires a building permit. In addition, a zoning permit shall be required for fences and freestanding walls. Retaining walls shall require a retaining wall permit as set forth in § 190-97J. Soil movement may require a soil permit as set forth in Chapter 246, Soil Removal. (b) A zoning permit shall be required for any exterior improvement involving a nonresidential use, unless a building permit, certificate of occupancy, sign permit or historic preservation permit is required for the improvement, in which case issuance of said permits shall negate the necessity for issuance of a zoning permit for the improvement. Notwithstanding the above, signs which are exempt from the requirement to obtain a sign permit shall also be exempt from the requirement to obtain a zoning permit. Also exempt from the requirement to obtain a zoning permit shall be minor repairs to existing improvements or replacement of conforming improvements with identical conforming improvements. Improvements for which the issuance of a zoning permit is required shall include, but not necessarily be limited to, the following: [1] Installation or modification of paving, curbing or drainage improvements; [2] Modification of the exterior improvements of a building, including, but not limited to roofing, siding, doors and windows, decorative trim and molding, drain gutters and leaders, and change of paint color; [3] Installation or modification of landscaping improvements, and removal of existing vegetation; [4] Installation or modification of exterior improvements related to lighting, heating, ventilating, cooling, security or access; and [5] Modification of the existing grade, including any excavation, filling, berming or other regrading.

(4) A zoning permit shall specify the use of the land or buildings and the nature of improvements and any terms or conditions imposed thereunder.

(5) When site plan, subdivision and/or conditional use approval is required, no zoning permit shall be issued until final site plan and/or final subdivision approval has been obtained and until all conditions precedent to said approval have been satisfied.

(6) The Zoning Officer shall issue or deny a zoning permit within seven days of the application therefor.

C. Sign permits. It shall be unlawful for any person to erect or relocate any sign within the Village without first obtaining a sign erection permit from the Construction Official pursuant to the following: (1) The Construction Official shall issue permits only for such signs as are specifically allowed for the particular premises and zone district in which the premises are located.

(2) Signs exempted by § 190-122A shall not require applications or the payment of any license fees or charges, but this shall not be construed to enlarge the scope of permitted and exempt signs nor to diminish the power of the Construction Official to enforce this article.

(3) Application for a sign erection permit shall be made upon forms provided by the Construction Official in triplicate, and shall contain or have attached the following information:

(a) The name, address and telephone number of the applicant.

(b) The location of the premises on which or to which the sign is proposed to be erected or attached.

(c) The position of the sign, indicating its relation to its premises and adjoining premises.

(d) Blueprints or ink drawings of the plans and specifications and method of erection and attachment to the premises, or a photograph of the actual sign in lieu thereof, and such information as the Construction Official may reasonably require to indicate the work to be performed and to show full compliance with this chapter and all other applicable laws and ordinances of the Village.

(e) The name of the person performing the work.

(f) The written consent of the owner and lessor of the premises.

(g) The electrical permit, if any, required by the Uniform Construction Code.

(4) Each application for each sign shall be accompanied by a filing fee as set forth in Chapter 145, Fees, with the exception of real estate for sale signs, the application for which shall be accompanied by a separate fee as set forth in Chapter 145, Fees. Approval of an application for a real estate for sale sign shall entitle the applicant to a permit for a period of 60 days, provided that an additional fee as set forth in Chapter 145, Fees, shall be charged for extension of permits for each 30 days or part thereof and the applicant shall be required to file an additional written application for each extension requested.

(5) It shall be the duty of the Construction Official, upon the filing of an application for a sign erection permit, to examine such plans and specifications and other data and the premises upon which it is proposed to erect the sign, and if it shall appear that the proposed sign is in compliance with all the requirements of this chapter and all other laws and ordinances of the Village, he shall then issue a sign erection permit therefor.

(6) If the work authorized under an erection permit has not been completed within six months after date of issuance of the sign erection permit therefor, such permit shall become null and void.

D. Historic preservation permits. An historic preservation permit issued by the Construction Official shall be required for any of the activities described below within an historic district or on an historic site as designated by this chapter. The following provisions shall apply: (1) When required. A report of the Historic Preservation Commission issued by the Historic Preservation Commission shall be required before a preservation permit is issued for any of the following or before work can commence on any of the following within an historic district or on an historic site: (a) Demolition of all or part of any building, improvement, site, place or structure.

- (b) Relocation of any building, improvement, site, place or structure.
- (c) Change in the exterior appearance of any building, improvement, site, place or structure by addition, reconstruction, alteration, partial demolition or dismantling or repair which change is visible from a public street. Exterior change for all primary and accessory structures shall include but is not limited to removal, repair or replacement of windows, doors, surfaces, facades, attachments, stairs, steps, porches, signs, walls, fences, antennas, solar panels, lighting, and sidewalks, including sidewalks located within the public right-of-way, where work is being performed by a private property owner.
- (d) Any addition to or new construction of a principal or accessory building or structure.

(2) Exemptions. A report of the Historic Preservation Commission shall not be required before a preservation permit is issued by the Construction Official for the following: (a) Changes to the interior of structures.

(b) Repair or exact replacement to any existing improvement, provided that the work does not alter the exterior appearance of the structure. In the event, however, that repair work is being undertaken on a building with previously installed noncontributing or disharmonious features, the provisions of this section shall not apply. The following are the types of activities permitted under this exemption: [1] Identical replacement of existing windows and doors.

[2] Repairs of existing windows and doors and the installation of storm doors and windows that do not change their design scale or appearance.

[3] Maintenance and repair of existing roofing materials involving no change in the design, scale or appearance of the structure.

[4] Structural repairs which do not alter the exterior appearance of the structure.

[5] Maintenance, repair or replacement of existing clapboards, shingles or other siding with identical material.

[6] Interior painting.

[7] Exterior repainting with the same color paint that exists legally.

(3) Referral of preservation permits. All applications for issuance of preservation permits pertaining to historic sites or property in historic districts shall be referred to the Historic Preservation Commission for a report of the Historic Preservation Commission on the application of the zoning ordinance provisions concerning historic preservation to any of those aspects of the change proposed which aspects were not determined by approval of an application for development by a municipal agency. The following provisions shall apply: (a) The Historic Preservation Commission shall submit its report to the Construction Official within 45 days of the referral of the application to the Historic Preservation Commission.

(b) If, within the forty-five-day period, the Historic Preservation Commission recommends to the Construction Official against the issuance of the preservation permit or recommends conditions to the preservation permit to be issued, the Construction Official shall deny issuance of the preservation permit or include the conditions in the preservation permit, as the case may be.

(c) Failure to report within the forty-five-day period shall be deemed to constitute a report in favor of issuance of the preservation permit and without the recommendation of conditions to the preservation permit.

(4) Procedure where demolition disapproved. In the event that the Construction Official disapproves an application for a preservation permit to move or demolish a historic building, place or structure, the owner shall, nevertheless, as a matter of right, be entitled to raze or demolish such building, place or structure, provided that all of the following requirements shall be fully met prior to such demolition: (a) After applying for the necessary preservation permit and receiving notice of denial for the same from the Construction Official, the owner shall appeal the denial to the Zoning Board of Adjustment.

(b) If the Zoning Board of Adjustment affirms the permit denial, the owner shall comply with the notice requirements set forth below. [1] Demolition notice posted; publication. Notice of proposed demolition shall be posted on the premises of the building, place or structure throughout the notice period in a location such that it is clearly readable from the street. In addition, the applicant shall publish a notice in the official newspaper of the Village as follows:

[a] Within the first 10 days of the notice period.

[b] Within not less than 10 nor more than 15 days prior to the expiration of the notice period.

[c] At least once each 30 days between the above first and last notifications, throughout the notice period.

[2] Notice period. The period of time during which notice must be given in the manner herein before set forth shall be known as the "notice period." The notice period shall be as follows: [a] The notice period shall commence on the 10th day following the date of the notice of denial received from the Zoning Board of Adjustment after an appeal and such notice period shall run for a period time of up to six months, as determined by the Commission.

[b] A property owner may satisfy the notice period required for demolition of an historic site or of a building, place or structure in an historic district by following the procedures set forth herein prior to or concurrently with applying for the demolition permit. The applicant must also attempt to take any and all steps to market the property in accordance with the provisions of this chapter. Provided that the procedures set forth herein have been fully complied with, the property owner will be entitled to credit for the actual time during which the notice of demolition was properly given prior to the application to the Construction Official.

(c) The owner shall, during the notice period and at a price reasonably related to its fair market value, make a bona fide offer to sell such building, place or structure and the land pertaining thereto to any person, organization, government or agency thereof or political subdivision which gives reasonable assurance that it is willing to preserve the building, place or structure and the land pertaining thereto.

(d) The owner shall not be a party to any bona fide contract, binding upon all parties thereto, for the sale of any such building, place or structure and the land pertaining thereto executed prior to the expiration of the notice period, except a contract made in accordance with Subsection D(4)(c) above.

E. Time limit for completion of exterior site improvements. All exterior site improvements authorized by a building permit, demolition permit, zoning permit, sign permit or historic preservation permit issued pursuant to this chapter shall be substantially completed in a timely manner. The intent of this provision is to prevent visual blight, property damage, erosion and

sedimentation, wind-blown dust and debris, excessive weed growth, litter, vandalism, unsafe or hazardous conditions, the depreciation of property values and other harmful effects. For purposes of administering this provision, the following shall apply: (1) "Exterior site improvements" are defined to include, but not necessarily be limited to, exterior building siding or facing, roofing, exterior doors and windows, exterior steps, porches, driveway and parking area pavement, walks, fences, walls and lawns, as well as demolition of any of the foregoing.

(2) The following improvements shall be substantially completed within one year of the date of the issuance of the permit for the same: (a) Exterior site improvements authorized pursuant to a permit to construct a new dwelling unit, or exterior site improvements accessory to the construction of a new dwelling unit.

(b) Exterior site improvements authorized pursuant to final major site plan approval.

(3) The following improvements shall be substantially completed within six months of the date of the issuance of the permit for the same: (a) Exterior site improvements authorized pursuant to a permit to construct an addition to an existing dwelling unit or to alter, repair, renovate or demolish an existing dwelling unit or other exterior site improvements accessory to an existing dwelling unit, except as provided otherwise in Subsection E(2) above;

(b) Exterior site improvements authorized pursuant to a sign permit or historic preservation permit, except as provided otherwise in Subsection E(2) above; and

(c) Exterior site improvements authorized pursuant to minor site plan approval.

(4) In the case of exterior site improvements which were the subject of site plan approval, the approving Board may, in exceptional circumstances and upon good cause shown by the applicant, grant an extension of the time within which exterior site improvements shall be completed. In the case of exterior site improvements which were not the subject of site plan approval, the agency issuing the permit may grant similar extensions in the same manner.

(5) If no construction or demolition of exterior site improvements authorized pursuant to a zoning permit, sign permit or historic preservation permit has been initiated within the above time periods, then the permit shall be considered null and void. Failure to initiate construction or demolition pursuant to a building permit shall be subject to the provisions of the Uniform Construction Code.

(6) If construction or demolition of exterior site improvements has been initiated, but not substantially completed, within the above time periods, the failure to complete said improvements shall be considered a violation of this article, and shall subject the violator or violators to the penalties hereinafter prescribed.

(7) Nothing in this subsection shall be construed to conflict with any other law or regulation, nor to limit the power of the Village to enforce the provisions of this article by whatever means that may exist.

F. Certificates of occupancy for nonresidential uses and structures. No nonresidential building or structure hereafter erected or altered shall be occupied or used, in whole or in part, for any purpose whatsoever, except as hereinafter provided, unless and until a permanent certificate of occupancy shall have been issued therefor by the Department of Building and Inspections in accordance with the following provisions. No existing building or structure in which the use or occupancy has been changed shall be occupied or used, in whole or in part, for any purpose whatsoever except as hereinafter provided, unless and until a certificate of occupancy or

continued occupancy, as applicable, shall have been issued therefor by the Department of Building and Inspections in accordance with the following provisions. All improvements shown on any site plan shall have been installed on the premises in question and inspected and approved by the appropriate official before any certificate of occupancy shall be issued. The following provisions shall not apply to any change in occupancy in a nonresidential zone where the use remains residential. (1) The issuance of a certificate of occupancy or a certificate of continued occupancy shall negate the necessity of obtaining a zoning permit for the same premises. The issuance of a permanent certificate of occupancy or a certificate of continued occupancy shall supersede and revoke any zoning permit already granted for the same premises.

(2) When a building or structure is entitled thereto, the Construction Official shall issue or deny a certificate of occupancy within 10 business days after written application therefor.

(3) A certificate of occupancy shall specify the use of the land or building and any terms or conditions imposed thereunder. No certificate of continued occupancy shall be issued for use which is not permitted in the zone district, unless it is shown that such use is a nonconforming use or received variance approval for the use from the Board of Adjustment.

(4) Temporary certificates of occupancy. In the event that an applicant for any nonresidential use is unable to fully comply with all of the requirements for a permanent certificate of occupancy or a certificate of continued occupancy as outlined above due to weather conditions or other forces beyond his control, he may apply for a temporary certificate of occupancy in accordance with the following: (a) Applications for a temporary certificate of occupancy shall be made on a form provided by the Director of Building and Inspections. Applications shall be made five days prior to the desired issuance date of such certificate. Each application shall be accompanied by a fee as set forth in Chapter 145, Fees.

(b) After receipt of an application for a temporary certificate of occupancy, the Director of Building and Inspections will make an inspection of the building and site in question. If the Director of Building and Inspections finds that the applicant is unable to comply with all of the requirements for a permanent certificate of occupancy or a certificate of continued occupancy for reasons as outlined in this subsection, he may issue a temporary certificate of occupancy for a period of 60 days, provided that the building is substantially completed as per the New Jersey Uniform Construction Code.

(c) A statement of the action taken by the Director of Building and Inspections for any temporary certificate of occupancy shall be forwarded to the Planning Board prior to the next regular meeting of the Board.

(d) The Director of Building and Inspections shall have the authority to extend the temporary certificate of occupancy for a period of 60 days upon receipt of an application for renewal and payment of an additional fee as set forth in Chapter 145, Fees.

(e) The Director of Building and Inspections shall have the authority to issue a second renewal for a sixty-day period upon receipt of an application and payment as set forth in Chapter 145, Fees.

(f) In no case shall the Director of Building and Inspections issue a temporary certificate of occupancy for a period to exceed 60 days nor shall he renew a certificate more than twice as regulated above. Temporary certificates of occupancy issued under this subsection are limited to a maximum of 180 days.

(g) It is recognized that under extreme circumstances a temporary certificate of occupancy may be required for a period beyond the 180 days as above regulated. In such event, the following

shall apply: [1] The applicant shall file with the Director of Building and Inspections a request for a temporary certificate of occupancy prior to the expiration of the second renewal as outlined in Subsection F(4)(e) of this section; this application shall be made sufficiently early to be referred to the Planning Board for consideration at a regular public meeting of the Board, but in no case less than 30 days before such meeting.

[2] All requirements of Subsection F(4)(a), (b) and (c) of this section shall be complied with.

[3] The Director of Public Works will estimate the cost of completing all conditions of site plan approval. The applicant shall post a completion bond for the amount determined by the Director of Public Works with the Village.

[4] If such bond is other than cash, a cash escrow account in an amount as set forth in Chapter 145, Fees, will be deposited with the Village, which shall be forfeited and used to defray the cost of enforcing the completion bond if the applicant fails to comply with all of the site requirements within the time limits set forth on the temporary certificate of occupancy issued under this subsection.

[5] A temporary certificate of occupancy requiring the posting of a bond, as set forth in this subsection, shall not be issued by the Director of Building and Inspections without the approval of the Planning Board.

[6] Notwithstanding any other provisions of this chapter, a temporary certificate of occupancy for nonresidential use shall not extend for a period longer than 12 months from the date of original issuance, as regulated in this article.

G. Certificates of occupancy for residential uses and structures. No residential building or structure hereafter erected or altered shall be occupied until a certificate of occupancy shall have been issued by the Construction Official, certifying that all required work has been completed in accordance with the provisions of the approved permit, except as provided otherwise in this chapter. The following shall apply: (1) Prior to the issuance of a certificate of occupancy for any new structure located in a major subdivision approved by the Planning Board and the Village Council, there shall be submitted to the Village Engineer a detailed grading plan of the improved subdivision showing all finished grade elevations so that he may determine the disposition of all surface waters running off the subdivision area.

(2) Upon request from the owner of an existing building or structure, the Construction Official shall issue a certificate of continued occupancy, provided that there are no violations of law or orders of the Construction Official pending and it is established, after inspection and investigation, that the alleged use of the building or structure has heretofore existed legally.

(3) A certificate of occupancy shall specify the use of the land or building and any terms or conditions imposed thereunder.

(4) The Construction Official shall issue or deny a certificate of occupancy within seven days of the application therefor, where site plan approval by the Planning Board is not required, and within seven days after action on the site plan by the Planning Board, where site plan approval is required.

(5) Temporary certificate of occupancy. In the event that an applicant for any residential use is unable to fully comply with all of the requirements for a permanent certificate of occupancy or a certificate of continued occupancy as outlined above due to weather conditions or other forces beyond his control, he may apply for a temporary certificate of occupancy in accordance with the

following: (a) Applications for a temporary certificate of occupancy shall be made on a form provided by the Department of Building and Inspections. Application shall be made five days prior to the desired issuance date of such certificate. Each application shall be accompanied by a fee as set forth in Chapter 145, Fees.

(b) After receipt of an application for a temporary certificate of occupancy, the Department of Building and Inspections will make an inspection of the buildings and site in question. If the Director of Building and Inspections finds that the applicant is unable to comply with all of the requirements for a permanent certificate of occupancy or a certificate of continued occupancy for reasons as outlined in this subsection, he may issue a temporary certificate of occupancy, provided that all dwelling units are completed and ready for occupancy as established in the Uniform Construction Code, and further provided that all street improvements, including sidewalks, have been installed as approved by the Director of the Department of Public Works.

H. Records of applications and permits and certificates issued. It shall be the duty of the Zoning Officer and the Construction Official, respectively, to keep records of all applications for zoning permits, building permits, sign permits or certificates of occupancy and of all such permits and certificates issued, together with a notation of all special terms or conditions imposed thereunder. Each shall be responsible for the filing and safekeeping of all plans and specifications submitted to him with any application, and the same shall form a part of the records of his office and shall be available to all officials of the Village. Copies of any permits or certificates shall be furnished upon request to any person who shall have a right thereto by law.

I. Violations. The use or occupancy of land, buildings or structures prior to securement of a zoning permit, building permit, sign permit or a certificate of occupancy, as the case may be, when one is required shall be a direct violation of this chapter and shall subject the violator or violators to the penalties hereinafter prescribed.

J. Retaining wall permits. Permits issued by the Zoning Officer shall be required prior to the construction, reconstruction or alteration of retaining walls under the following circumstances and in accordance with the following procedures: [Added 3-12-2003 by Ord. No. 2818] (1) Height measurement. Permit requirements shall be based upon the height of retaining walls, which shall be measured as follows: (a) For purposes of determining permit requirements only, the height of retaining walls shall be measured from either the existing preconstruction grade, or normal grade, whichever results in the greater height measurement. (b) As used in this subsection, "normal grade" shall mean the newly established grade after construction, and disregarding any filling, berming, mounding, excavating or curbing that alters the grade at the base or top of the wall from the grade in the general vicinity of base or top of the wall. (c) For purposes of determining permit requirements only, multiple retaining walls shall be considered to be one wall if the horizontal distance from the top of the lower wall to the base of the upper wall is less than  $1 \frac{2}{3}$  the height of either the upper or lower wall. In the event that multiple walls are considered one wall, the combined height of the multiple walls shall be used in determining permit requirements.

(2) No permit shall be required for a retaining wall having a height of three feet or less above either the existing preconstruction grade, or normal grade, whichever results in the greater height measurement.

(3) Retaining walls having a height of more than three feet, but not more than six feet above either the existing preconstruction grade, or normal grade, whichever results in the greater height measurement, shall require a minor retaining wall permit. (a) Applications for minor retaining wall permits shall be referred immediately after submission to the Engineering Department for review. No such permit shall be issued unless construction details, and if deemed necessary by the Village Engineer, structural calculations, soil reports, foundation details, compaction certificates and grading plans, signed and sealed by a professional engineer licensed to practice in the State of New Jersey, are submitted and approved by the Village Engineer demonstrating that such wall(s) are designed to avoid wall failure, protection from falls, drainage or erosion problems, or other hazardous or harmful conditions.

(b) Such permits shall be issued or denied within 10 business days of the filing of the permit application. Permit denials shall include a written description of the reasons for denial.

(4) Retaining walls having a height of more than six feet above either the existing preconstruction grade, or normal grade shall require a major retaining wall permit. (a) In addition to the information required for minor retaining wall permits, major retaining wall permits shall be required to submit cross sections and elevation views of the wall, and if deemed necessary by the Board, a sample of the wall material. In addition to the requirements that apply to the review and issuance of minor retaining wall permits, applications for major retaining wall permits shall also be referred to the Planning Board for review and recommendation to the Zoning Officer. Such referral shall be made immediately after submission of the application, and shall be placed on the next available agenda of the Planning Board meeting following the filing of a complete permit application. The applicant shall be required to appear before the Board in order to testify concerning the application and to answer any questions that the Board may have, unless the Board waives this requirement.

(b) Major retaining permits shall be issued or denied within 10 business days of the date that the Planning Board conducted its review and made recommendation(s) to the Zoning Officer, provided, however, that the failure of the Planning Board to review and comment on the permit application within 35 days of the filing of a complete permit application shall be construed as authorization for the Zoning Officer to grant or deny such permit without receiving such recommendation(s). Permit denials shall include a written description of the reasons for denial.

(5) All retaining wall permits shall require the payment of a filing fee as set forth in § 145-6, and major retaining wall permits shall require the posting of an escrow deposit to cover the costs of professional services by the Village, as set forth in § 190-23A and § 145-6.

(6) No permit shall be issued unless the application complies with all applicable requirements of this chapter, including but not limited to § 190-124F.

(7) Denial of retaining wall permits may be appealed to the Planning Board or Board of Adjustment, depending upon which Board has jurisdiction as set forth in this chapter and in the Municipal Land Use Law. Editor's Note: See N.J.S.A. 40:55D-1 et seq. The procedures for such appeals shall be the same as set forth in § 190-28, 190-29, 190-30, 190-31, 190-32, 190-33 or 190-34, as applicable, depending upon the particular basis for the appeal. In addition, any variance application before the Board of Adjustment involving a retaining wall that requires a major retaining wall permit shall be referred to the Planning Board for review and comment. No action shall be taken by the Board of Adjustment until the Planning Board has reviewed and

made recommendations concerning the application, or until 35 days have elapsed since the referral to the Planning Board, whichever occurs first.

§ 190-98. Zoning districts and historic sites enumerated.

For the purpose of this chapter, the Village is hereby divided into 19 zone districts, plus one historic district zone containing a number of historic sites, as described below: A. Zoning districts. The following districts in the Village are hereby designated, as shown on the Zoning Map:

R-125  
Single-Family Residence District

R-110  
Single-Family Residence District

R-1  
Single-Family Residence District

R-1A  
Single-Family Attached Residence District

R-2  
Single-Family Residence District

R-2A  
Residence District

R-3  
Two-Family Residence District

R-4  
Garden Apartment Residence District

R-5  
Multifamily Residence District

R-7  
Multifamily Residence District

B-1  
Retail Business District

B-2  
Retail Business District

C  
Commercial District

P  
Professional and Office District

P-2  
Professional and Office District

H  
Hospital District

OB-1  
Office Building District

OB-2  
Office Building District

T  
Transition District

B. Historic district zone and sites. (1) The Village Center Historic District and historic sites indicated below and on the Zoning Map are hereby designated. All properties within the district, whether designated historic sites or not, are subject to the historic preservation regulations of this

chapter, as applicable. The historic district and site designations and the historic preservation regulations shall be in addition to such zoning designation and regulation as this article may otherwise require.

(2) Designated historic sites:

Block  
Lot  
Block  
Lot  
Block  
Lot

2005  
15  
3801  
3  
3807  
6.01

2114  
6  
3801  
4.01  
3808  
2

2201  
12  
3802  
1  
3809  
2

3701  
3  
3803  
1  
3809  
3

3702

12  
3804  
13  
3809  
7.01

3703  
1  
3804  
14  
3810  
1

3704  
4  
3804  
16  
3810  
2,3,4

3704  
6.01  
3805  
6  
3810  
5

3704  
7  
3805  
10-13  
3810  
6

3704  
9  
3805  
17  
3810  
7

3801  
1  
3805  
18  
3811  
1

3801  
2  
3807  
4

C. Publication of designation of historic districts and historic sites. In addition to other requirements for adoption of ordinances, notice of designation of an historic site or district shall be published in the official newspaper of the Village of Ridgewood and shall be distributed to all Village agencies and officers reviewing development applications and permits. A letter of designation shall be provided by either regular or bulk mail or personal service to each property owner affected by the designation.

§ 190-99. Zoning Map. [Amended 8-9-2006 by Ord. No. 3015]

The Zoning Map of the Village of Ridgewood, entitled "Zoning Map - 1994," a copy of which is attached to this chapter and made a part hereof, Editor's Note: The Zoning Map is included in a pocket at the end of this volume. The Schedule of Requirements is also included at the end of this chapter. and delineating the districts and sites designated by § 190-98, and the Schedule of Requirements summarizing the required conditions for each district printed thereon are hereby declared to be a part of this chapter. The zone district boundary lines are intended generally to follow street center lines, existing lot lines, center lines of railroad rights-of-way and the like, as indicated on such Zone Map. In cases of uncertainty or disagreement as to the true location of any zone district boundary line, the determination thereof shall lie with the Board of Adjustment. In the event that the standards in the schedule of requirements on the Zoning Map conflict with the standards in the text of the Zoning Regulations, the text of the Regulations shall supersede the schedule.

§ 190-100. R-125 Single-Family Residence District. A. Principal uses and structures. The following principal uses and structures shall be permitted: [Amended 2-10-1998 by Ord. No. 2620] (1) Single-family residential uses in detached single-family residential structures.

(2) Municipal buildings owned or leased by the Village of Ridgewood and used for public purposes.

(3) Community residences and shelters. [Amended 10-13-1998 by Ord. No. 2643]

(4) Community shelters for victims of domestic violence and community residences for persons with head injuries, either of which house up to six persons, excluding resident staff.

B. Accessory uses and structures. The following accessory uses and structures shall be permitted, provided that they are located on the same premises as the principal use or structure to which they are accessory: (1) Private garages as an accessory use for up to four motor vehicles, subject to § 190-121G(3).

(2) Private swimming pools as permitted and regulated by Chapter 251.

(3) Private tennis courts, racquetball courts, paddleball courts, platform tennis courts, handball courts and similar recreation facilities designed to serve the residents on the premises, all as regulated in § 190-124G.

(4) Signs, as regulated in § 190-122.

(5) (Reserved) Editor's Note: Former Subsection B(5), pertaining to home professional offices, was repealed 4-13-2005 by Ord. No. 2933.

(6) The office, contained in a detached single-family residence, of an ordained clergyman of any faith or Christian Science practitioner.

(7) Family day-care homes, as regulated in § 190-124B.

(8) Accessory uses customarily incident to the above principal uses, provided that they shall not include any activity commonly conducted for gain unless specifically permitted in this section.

C. Conditional uses and structures. The following conditional uses and structures shall be permitted in the R-125 District only if they comply with the appropriate regulations for such uses or structures in § 190-123: [Amended 2-10-1998 by Ord. No. 2620; 10-13-1998 by Ord. No. 2643] (1) Public or private schools for kindergarten through grade 12.

(2) Houses of worship.

(3) Public utility buildings and structures.

(4) Nonprofit club uses.

D. Prohibited uses. Any uses other than those permitted by this section are prohibited.

E. Bulk and lot regulations. The following conditions and requirements shall be complied with:

(1) Maximum building height: 30 feet.

(2) Minimum front yard: 50 feet.

(3) Minimum side yard: 20 feet.

(4) Minimum both side yards: 33% of the lot width measured at the minimum front yard setback line.

(5) Minimum rear yard: 40 feet.

(6) Minimum lot area: 25,000 square feet; provided, however, that the minimum lot area of corner lots shall be 31,000 square feet. [Amended 7-18-2001 by Ord. No. 2744]

(7) Minimum lot width: 125 feet, measured at the minimum front yard setback line, and 100 feet at any other point within 200 feet of the front lot line; provided, however, that the minimum lot width of corner lots shall be 155 feet at the minimum front yard setback line and 130 feet at any other point within 200 feet of the front lot line. [Amended 7-18-2001 by Ord. No. 2744]

(8) Minimum average lot width: 125 feet, calculated so that at least 25,000 square feet of lot area shall be provided within 200 feet of the front lot line; provided, however, that the minimum average lot width of corner lots shall be 155 feet, calculated so that at least 31,000 square feet of lot area shall be provided within 200 feet of the front lot line. [Amended 7-18-2001 by Ord. No. 2744]

(9) Minimum lot depth: 160 feet.

(10) Maximum total coverage by above-grade structures: 20% of the land area of the lot.

(11) Maximum coverage by above-grade structures located within 200 feet of the front lot line: 20% of the lot area within 200 feet of the front lot line.

(12) Maximum gross building area: as set forth in § 190-119J. [Amended 10-10-2007 by Ord. No. 3083]

(13) Maximum gross building area within 200 feet of the front lot line: as set forth in § 190-119J, provided that the gross building area restrictions shall be calculated using only those buildings or portions of buildings, and only that portion of the lot, located within 200 feet of the front lot line. [Amended 10-10-2007 by Ord. No. 3083]

(14) Minimum buildable area. Within any lot developed or intended to be developed for residential purposes, there shall be provided within the building envelope a rectangular area having a width of 80 feet and a depth of 70 feet. For purposes of administering this requirement, the rectangle width shall be construed to be that dimension that is generally parallel with the lot width, and the rectangle depth shall be construed to be that dimension that is generally parallel with the lot depth. The buildable area rectangle shall be located so as to encompass the existing principal building and above-grade structures attached to the principal building, unless such building and structures occupy an area larger than the rectangle or are located outside of the building envelope, in which case the rectangle shall encompass as much as possible of such building and structures within the building envelope. New principal buildings and attached above-grade structures shall also be located so as to result in compliance with the foregoing requirement. [Added 10-25-2000 by Ord. No. 2713; amended 7-18-2001 by Ord. No. 2744]

(15) Minimum usable area. [Added 7-18-2001 by Ord. No. 2744] (a) Within any lot developed or intended to be developed for residential purposes, there shall be provided a usable area rectangular in shape and having a width of 100 feet and a depth of 160 feet. For purposes of administering this requirement, the rectangle width shall be construed to be that dimension that is generally parallel with the lot width, and the rectangle depth shall be construed to be that dimension that is generally parallel with the lot depth. Such usable area rectangle shall encompass the buildable area rectangle on the lot required by Subsection E(14) above and shall also be located to comply with the following requirements: [1] The front of the usable area rectangle shall be parallel to and 50 feet from the front of the buildable area rectangle.

[2] The sides of the usable area rectangle shall be parallel to and 10 feet from the sides of the buildable area rectangle.

[3] The rear of the usable area rectangle shall be parallel to and 40 feet from the rear of the buildable area rectangle.

(b) The terms "front," "side" and "rear" in the foregoing Subsection E(15)(a)[1], [2] and [3] shall be construed to mean those sides of the rectangle that generally face the front, side and rear lot lines, respectively. The area within the usable area rectangle, and including the area within the buildable area rectangle, shall comply with the provisions of § 190-120.

§ 190-101. R-110 Single-Family Residence District. A. Principal uses and structures. The following principal uses and structures shall be permitted: [Amended 2-10-1998 by Ord. No. 2620] (1) Single-family residential uses in detached single-family residential structures.

(2) Municipal buildings owned or leased by the Village of Ridgewood and used for public purposes.

(3) Community residences and shelters. [Amended 10-13-1998 by Ord. No. 2643]

(4) Community shelters for victims of domestic violence and community residences for persons with head injuries, either of which house up to six persons, excluding resident staff.

B. Accessory uses and structures. The following accessory uses and structures shall be permitted, provided that they are located on the same premises as the principal use or structure to which they are accessory: (1) Private garages as an accessory use for up to four motor vehicles, subject to § 190-121G(3).

(2) Private swimming pools as permitted and regulated by Chapter 251.

(3) Private tennis courts, racquetball courts, paddleball courts, platform tennis courts, handball courts and similar recreation facilities designed to serve the residents on the premises, all as regulated in § 190-124G.

(4) Signs, as regulated in § 190-122.

(5) (Reserved) Editor's Note: Former Subsection B(5), pertaining to home professional offices, was repealed 4-13-2005 by Ord. No. 2933.

(6) The office, contained in a detached single-family residence, of an ordained clergyman of any faith or Christian Science practitioner.

(7) Family day-care homes, as regulated in § 190-124B.

(8) Accessory uses customarily incident to the above principal uses, provided that they shall not include any activity commonly conducted for gain unless specifically permitted in this section.

C. Conditional uses and structures. The following conditional uses and structures shall be permitted in the R-110 District only if they comply with the appropriate regulations for such uses or structures in § 190-123: [Amended 2-10-1998 by Ord. No. 2620; 10-13-1998 by Ord. No. 2643] (1) Public or private schools for kindergarten through grade 12.

(2) Houses of worship.

(3) Public utility buildings and structures.

(4) Nonprofit club uses.

D. Prohibited uses. Any uses other than those permitted by this section are prohibited.

E. Bulk and lot regulations. The following conditions and requirements shall be complied with:

(1) Maximum building height: 30 feet.

(2) Minimum front yard: 40 feet.

(3) Minimum side yard:  $\frac{2}{3}$  the height of the principal building on the site or 15 feet, whichever is greater.

(4) Minimum both side yards: 33% of the lot width measured at the minimum front yard setback line.

(5) Minimum rear yard: 40 feet.

- (6) Minimum lot area: 19,250 square feet; provided, however, that the minimum lot area of corner lots shall be 22,750 square feet. [Amended 7-18-2001 by Ord. No. 2744]
- (7) Minimum lot width: 110 feet, measured at the minimum front yard setback line, and 90 feet at any other point within 175 feet of the front lot line; provided, however, that the minimum lot width of corner lots shall be 130 feet at the minimum front yard setback line and 110 feet at any other point within 200 feet of the front lot line. [Amended 7-18-2001 by Ord. No. 2744]
- (8) Minimum average lot width: 110 feet, calculated so that at least 19,250 square feet of lot area shall be provided within 175 feet of the front lot line; provided, however, that the minimum average lot width of corner lots shall be 130 feet, calculated so that at least 22,750 square feet of lot area shall be provided within 175 feet of the front lot line. [Amended 7-18-2001 by Ord. No. 2744]
- (9) Minimum lot depth: 140 feet.
- (10) Maximum total coverage by above-grade structures: 20% of the land area of the lot.
- (11) Maximum coverage by above-grade structures located within 175 feet of the front lot line: 20% of the lot area within 175 feet of the front lot line.
- (12) Maximum gross building area: as set forth in § 190-119J. [Amended 10-10-2007 by Ord. No. 3083]
- (13) Maximum gross building area within 175 feet of the front lot line: as set forth in § 190-119J; provided that the gross building area restrictions shall be calculated using only those buildings or portions of buildings, and only that portion of the lot, located within 175 feet of the front lot line. [Amended 10-10-2007 by Ord. No. 3083]
- (14) Minimum buildable area. Within any lot developed or intended to be developed for residential purposes, there shall be provided within the building envelope a rectangular area having a width of 70 feet and a depth of 60 feet. For purposes of administering this requirement, the rectangle width shall be construed to be that dimension that is generally parallel with the lot width, and the rectangle depth shall be construed to be that dimension that is generally parallel with the lot depth. The buildable area rectangle shall be located so as to encompass the existing principal building and above-grade structures attached to the principal building, unless such building and structures occupy an area larger than the rectangle or are located outside of the building envelope, in which case the rectangle shall encompass as much as possible of such building and structures within the building envelope. New principal buildings and attached above-grade structures shall also be located so as to result in compliance with the foregoing requirement. [Added 10-25-2000 by Ord. No. 2713; amended 7-18-2001 by Ord. No. 2744]
- (15) Minimum usable area. [Added 7-18-2001 by Ord. No. 2744] (a) Within any lot developed or intended to be developed for residential purposes, there shall be provided a usable area rectangular in shape and having a width of 90 feet and a depth of 140 feet. For purposes of administering this requirement, the rectangle width shall be construed to be that dimension that is generally parallel with the lot width, and the rectangle depth shall be construed to be that dimension that is generally parallel with the lot depth. Such usable area rectangle shall encompass the buildable area rectangle on the lot required by Subsection E(14) above, and shall also be located to comply with the following: [1] The front of the usable area rectangle shall be parallel to and 40 feet from the front of the buildable area rectangle.
- [2] The sides of the usable area rectangle shall be parallel to and 10 feet from the sides of the buildable area rectangle.
- [3] The rear of the usable area rectangle shall be parallel to and 40 feet from the rear of the buildable area rectangle.

(b) The terms "front," "side" and "rear" in the foregoing Subsection E(15)(a)[1], [2] and [3] shall be construed to mean those sides of the rectangle that generally face the front, side and rear lot lines, respectively. The area within the usable area rectangle, and including the area within the buildable area rectangle, shall comply with the provisions of § 190-120.

§ 190-102. R-1 Single-Family Residence District. A. Principal uses and structures. The following principal uses and structures shall be permitted: [Amended 2-10-1998 by Ord. No. 2620] (1)

Single-family residential uses in detached single-family residential structures.

(2) Municipal buildings owned or leased by the Village of Ridgewood and used for public purposes.

(3) Community residences and shelters. [Amended 10-13-1998 by Ord. No. 2643]

(4) Community shelters for victims of domestic violence and community residences for persons with head injuries, either of which house up to six persons, excluding resident staff.

B. Accessory uses and structures. The following accessory uses and structures shall be permitted, provided that they are located on the same premises as the principal use or structure to which they are accessory: (1) Private garages as an accessory use for up to four motor vehicles, subject to § 190-121G(3).

(2) Private swimming pools as permitted and regulated by Chapter 251.

(3) Private tennis courts, racquetball courts, paddleball courts, platform tennis courts, handball courts and similar recreation facilities designed to serve the residents on the premises, all as regulated in § 190-124G.

(4) Signs, as regulated in § 190-122.

(5) (Reserved) Editor's Note: Former Subsection B(5), pertaining to home professional offices, was repealed 4-13-2005 by Ord. No. 2933.

(6) The office, contained in a detached single-family residence, of an ordained clergyman of any faith or Christian Science practitioner.

(7) Family day-care homes, as regulated in § 190-124B.

(8) Accessory uses customarily incident to the above principal uses, provided that they shall not include any activity commonly conducted for gain unless specifically permitted in this section.

C. Conditional uses and structures. The following conditional uses and structures, shall be permitted in the R-1 District only if they comply with the appropriate regulations for such uses or structures in § 190-123: [Amended 2-10-1998 by Ord. No. 2620; 10-13-1998 by Ord. No. 2643]

(1) Public or private schools for kindergarten through grade 12.

(2) Houses of worship.

(3) Public utility buildings and structures.

(4) Nonprofit club uses.

D. Prohibited uses. Any uses other than those permitted by this section are prohibited.

- E. Bulk and lot regulations. The following conditions and requirements shall be complied with, except where such requirements are specifically superseded by the regulations for cluster developments in § 190-124:
- (1) Maximum building height: 30 feet.
  - (2) Minimum front yard: 40 feet.
  - (3) Minimum side yard:  $\frac{2}{3}$  the height of the principal building on the site or 15 feet, whichever is greater.
  - (4) Minimum both side yards: 33% of the lot width measured at the minimum front yard setback line.
  - (5) Minimum rear yard: 30 feet.
  - (6) Minimum lot area: 14,000 square feet; provided, however, that the minimum lot area of corner lots shall be 16,800 square feet. [Amended 7-18-2001 by Ord. No. 2744]
  - (7) Minimum lot width: 100 feet, measured at the minimum front yard setback line, and 80 feet at any other point within 140 feet of the front lot line; provided, however, that the minimum lot width of corner lots shall be 120 feet at the minimum front yard setback line and 100 feet at any other point within 140 feet of the front lot line. [Amended 7-18-2001 by Ord. No. 2744]
  - (8) Minimum average lot width: 100 feet, calculated so that at least 14,000 square feet of lot area shall be provided within 140 feet of the front lot line; provided, however, that the minimum average lot width of corner lots shall be 120 feet, calculated so that at least 16,800 square feet of lot area shall be provided within 140 feet of the front lot line. [Amended 7-18-2001 by Ord. No. 2744]
  - (9) Minimum lot depth: 120 feet.
  - (10) Maximum total coverage by above-grade structures: 20% of the land area of the lot.
  - (11) Maximum coverage by above-grade structures located within 140 feet of the front lot line: 20% of the lot area within 140 feet of the front lot line.
  - (12) Maximum gross building area: as set forth in § 190-119J. [Amended 10-10-2007 by Ord. No. 3083]
  - (13) Maximum gross building area within 140 feet of the front lot line: as set forth in § 190-119J, provided that the gross building area restrictions shall be calculated using only those buildings or portions of buildings, and only that portion of the lot, located within 140 feet of the front lot line. [Amended 10-10-2007 by Ord. No. 3083]
  - (14) Minimum buildable area. Within any lot developed or intended to be developed for residential purposes, there shall be provided within the building envelope a rectangular area having a width of 60 feet and a depth of 50 feet. For purposes of administering this requirement, the rectangle width shall be construed to be that dimension that is generally parallel with the lot width, and the rectangle depth shall be construed to be that dimension that is generally parallel with the lot depth. The buildable area rectangle shall be located so as to encompass the existing principal building and above-grade structures attached to the principal building, unless such building and structures occupy an area larger than the rectangle or are located outside of the building envelope, in which case the rectangle shall encompass as much as possible of such building and structures within the building envelope. New principal buildings and attached above-grade structures shall also be located so as to result in compliance with the foregoing requirement. [Added 10-25-2000 by Ord. No. 2713; amended 7-18-2001 by Ord. No. 2744]
  - (15) Minimum usable area. [Added 7-18-2001 by Ord. No. 2744] (a) Within any lot developed or intended to be developed for residential purposes, there shall be provided a usable area rectangular in shape and having a width of 80 feet and a depth of 120 feet. For purposes of administering this requirement, the rectangle width shall be construed to be that dimension that is

generally parallel with the lot width, and the rectangle depth shall be construed to be that dimension that is generally parallel with the lot depth. Such usable area rectangle shall encompass the buildable area rectangle on the lot required by Subsection E(14) above and shall also be located to comply with the following: [1] The front of the usable area rectangle shall be parallel to and 40 feet from the front of the buildable area rectangle.

[2] The sides of the usable area rectangle shall be parallel to and 10 feet from the sides of the buildable area rectangle.

[3] The rear of the usable area rectangle shall be parallel to and 30 feet from the rear of the buildable area rectangle.

(b) The terms "front," "side" and "rear" in the foregoing Subsections E(15)(a)[1], [2] and [3] shall be construed to mean those sides of the rectangle that generally face the front, side and rear lot lines, respectively. The area within the usable area rectangle, and including the area within the buildable area rectangle, shall comply with the provisions of § 190-120.

§ 190-103. R-1A Single-Family Residence District. A. Principal uses and structures. The following principal uses and structures shall be permitted: [Amended 2-10-1998 by Ord. No. 2620] (1) Single-family residential uses in detached single-family residential structures.

(2) Municipal buildings owned or leased by the Village of Ridgewood and used for public purposes.

(3) Community residences and shelters. [Amended 10-13-1998 by Ord. No. 2643]

(4) Community shelters for victims of domestic violence and community residences for persons with head injuries, either of which house up to six persons, excluding resident staff.

B. Accessory uses and structures. The following accessory uses and structures shall be permitted, provided that they are located on the same premises as the principal use or structure to which they are accessory: (1) Private garages as an accessory use for up to four motor vehicles, subject to § 190-121G(3).

(2) Private swimming pools as permitted and regulated by Chapter 251.

(3) Private tennis courts, racquetball courts, paddleball courts, platform tennis courts, handball courts and similar recreation facilities designed to serve the residents on the premises, all as regulated in § 190-124G.

(4) Signs, as regulated in § 190-122.

(5) (Reserved) Editor's Note: Former Subsection B(5), pertaining to home professional offices, was repealed 4-13-2005 by Ord. No. 2933.

(6) The office, contained in a detached single-family residence, of an ordained clergyman of any faith or Christian Science practitioner.

(7) Family day-care homes, as regulated in § 190-124B.

(8) Accessory uses customarily incident to the above principal uses, provided that they shall not include any activity commonly conducted for gain unless specifically permitted in this section.

C. Conditional uses and structures. The following conditional uses and structures shall be permitted in the R-1A District only if they comply with the appropriate regulations for such uses

or structures in § 190-123: [Amended 2-10-1998 by Ord. No. 2620; 10-13-1998 by Ord. No. 2643] (1) Single-family attached dwelling units.

(2) Public or private schools for kindergarten through grade 12.

(3) Houses of worship.

(4) Public utility buildings and structures.

(5) Nonprofit club uses.

D. Prohibited uses. Any uses other than those permitted by this section are prohibited.

E. Required conditions. (1) All required conditions as set forth in § 190-102E shall be complied with.

(2) Residential cluster shall be permitted as regulated in § 190-124A.

§ 190-104. R-2 Single-Family Residence District. A. Principal uses and structures. The following principal uses and structures shall be permitted: [Amended 2-10-1998 by Ord. No. 2620] (1) Single-family residential uses in detached single-family residential structures.

(2) Municipal buildings owned or leased by the Village of Ridgewood and used for public purposes.

(3) Community residences and shelters. [Amended 10-13-1998 by Ord. No. 2643]

(4) Community shelters for victims of domestic violence and community residences for persons with head injuries, either of which house up to six persons, excluding resident staff.

B. Accessory uses and structures. The following accessory uses and structures shall be permitted, provided that they are located on the same premises as the principal use or structure to which they are accessory: (1) Private garages as an accessory use for up to four motor vehicles, subject to § 190-121G(3).

(2) Private swimming pools as permitted and regulated by Chapter 251.

(3) Private tennis courts, racquetball courts, paddleball courts, platform tennis courts, handball courts and similar recreation facilities designed to serve the residents on the premises, all as regulated in § 190-124G.

(4) Signs, as regulated in § 190-122.

(5) (Reserved) Editor's Note: Former Subsection B(5), pertaining to home professional offices, was repealed 4-13-2005 by Ord. No. 2933.

(6) The office, contained in a detached single-family residence, of an ordained clergyman of any faith or Christian Science practitioner.

(7) Family day-care homes, as regulated in § 190-124B.

(8) Accessory uses customarily incident to the above principal uses, provided that they shall not include any activity commonly conducted for gain unless specifically permitted in this section.

C. Conditional uses and structures. The following conditional uses and structures shall be permitted in the R-2 District only if they comply with the appropriate regulations for such uses or structures in § 190-123: [Amended 2-10-1998 by Ord. No. 2620; 10-13-1998 by Ord. No. 2643]

(1) Public or private schools for kindergarten through grade 12.

(2) Houses of worship.

(3) Public utility buildings and structures.

(4) Nonprofit club uses.

D. Prohibited uses. Any uses other than those permitted by this section are prohibited.

E. Bulk and lot regulations. The following conditions and requirements shall be complied with:

(1) Maximum building height: 30 feet.

(2) Minimum front yard: 40 feet.

(3) Minimum side yard: 10 feet.

(4) Minimum both side yards: 33% of the lot width measured at the minimum front yard setback line.

(5) Minimum rear yard: 30 feet.

(6) Minimum lot area: 10,500 square feet; provided, however, that the minimum lot area of corner lots shall be 14,700 square feet. [Amended 7-18-2001 by Ord. No. 2744]

(7) Minimum lot width: 75 feet, measured at the minimum front yard setback line, and 60 feet at any other point within 140 feet of the front lot line; provided, however, that the minimum lot width of corner lots shall be 105 feet at the minimum front yard setback line and 90 feet at any other point within 140 feet of the front lot line. [Amended 7-18-2001 by Ord. No. 2744]

(8) Minimum average lot width: 75 feet, calculated so that at least 10,500 square feet of lot area shall be provided within 140 feet of the front lot line; provided, however, that the minimum average lot width of corner lots shall be 105 feet, calculated so that at least 14,700 square feet of lot area shall be provided within 140 feet of the front lot line. [Amended 7-18-2001 by Ord. No. 2744]

(9) Minimum lot depth: 120 feet.

(10) Maximum total coverage by above-grade structures: 20% of the land area of the lot.

(11) Maximum coverage by above-grade structures located within 140 feet of the front lot line: 20% of the lot area within 140 feet of the front lot line.

(12) Maximum gross building area: as set forth in § 190-119J. [Amended 10-10-2007 by Ord. No. 3083]

(13) Maximum gross building area within 140 feet of the front lot line: as set forth in § 190-119J, provided that the gross building area restrictions shall be calculated using only those buildings or portions of buildings, and only that portion of the lot, located within 140 feet of the front lot line. [Amended 10-10-2007 by Ord. No. 3083]

(14) Minimum buildable area. Within any lot developed or intended to be developed for residential purposes, there shall be provided within the building envelope a rectangular area having a width of 50 feet and a depth of 50 feet. For purposes of administering this requirement, the rectangle width shall be construed to be that dimension that is generally parallel with the lot width, and the rectangle depth shall be construed to be that dimension that is generally parallel with the lot depth. The buildable area rectangle shall be located so as to encompass the existing principal building and above-grade structures attached to the principal building, unless such building and structures occupy an area larger than the rectangle or are located outside of the building envelope, in which case the rectangle shall encompass as much as possible of such building and structures within the building envelope. New principal buildings and attached above-grade structures shall also be located so as to result in compliance with the foregoing requirement. [Added 10-25-2000 by Ord. No. 2713; amended 7-18-2001 by Ord. No. 2744]

(15) Minimum usable area. [Added 7-18-2001 by Ord. No. 2744] (a) Within any lot developed or intended to be developed for residential purposes, there shall be provided a usable area rectangular in shape and having a width of 60 feet and a depth of 120 feet. For purposes of

administering this requirement, the rectangle width shall be construed to be that dimension that is generally parallel with the lot width, and the rectangle depth shall be construed to be that dimension that is generally parallel with the lot depth. Such usable area rectangle shall encompass the buildable area rectangle on the lot required by Subsection E(14) above, and shall also be located to comply with the following: [1] The front of the usable area rectangle shall be parallel to and 40 feet from the front of the buildable area rectangle.

[2] The sides of the usable area rectangle shall be parallel to and five feet from the sides of the buildable area rectangle. [Amended 8-21-2001 by Ord. No. 2753]

[3] The rear of the usable area rectangle shall be parallel to and 30 feet from the rear of the buildable area rectangle.

(b) The terms "front," "side" and "rear" in the foregoing Subsection E(15)(a)[1], [2] and [3] shall be construed to mean those sides of the rectangle that generally face the front, side and rear lot lines, respectively. The area within the usable area rectangle, and including the area within the buildable area rectangle, shall comply with the provisions of § 190-120.

§ 190-105. R-2A Residence District. A. Principal uses and structures. The following principal uses and structures shall be permitted: [Amended 2-10-1998 by Ord. No. 2620] (1) Single-family residential uses in detached single-family residential structures.

(2) Municipal buildings owned or leased by the Village of Ridgewood and used for public purposes.

(3) Community residences and shelters. [Amended 10-13-1998 by Ord. No. 2643]

(4) Community shelters for victims of domestic violence and community residences for persons with head injuries, either of which house up to six persons, excluding resident staff.

B. Accessory uses and structures. The following accessory uses and structures shall be permitted, provided that they are located on the same premises as the principal use or structure to which they are accessory: (1) Private garages as an accessory use for up to four motor vehicles, subject to § 190-121G(3).

(2) Private swimming pools as permitted and regulated by Chapter 251.

(3) Private tennis courts, racquetball courts, paddleball courts, platform tennis courts, handball courts and similar recreation facilities designed to serve the residents on the premises, all as regulated in § 190-124G.

(4) Signs, as regulated in § 190-122.

(5) (Reserved) Editor's Note: Former Subsection B(5), pertaining to home professional offices, was repealed 4-13-2005 by Ord. No. 2933.

(6) The office, contained in a detached single-family residence, of an ordained clergyman of any faith or Christian Science practitioner.

(7) Family day-care homes, as regulated in § 190-124B.

(8) Accessory uses customarily incident to the above principal uses, provided that they shall not include any activity commonly conducted for gain unless specifically permitted in this section.

C. Conditional uses and structures. The following conditional uses and structures shall be permitted in the R-2A District only if they comply with the appropriate regulations for such uses or structures in § 190-123: [Amended 2-10-1998 by Ord. No. 2620; 10-13-1998 by Ord. No. 2643] (1) Renovation and conversion of a single existing structure for dwelling units.

(2) Public or private schools for kindergarten through grade 12.

(3) Houses of worship.

(4) Public utility buildings and structures.

(5) Nonprofit club uses.

D. Prohibited uses. Any uses other than those permitted by this section are prohibited.

E. Bulk and lot regulations. All bulk and lot regulations set forth in § 190-102E shall be complied with.

§ 190-106. R-3 Two-Family Residence District. A. Principal uses and structures. The following principal uses and structures shall be permitted: [Amended 2-10-1998 by Ord. No. 2620] (1) Single-family residential uses in detached single-family residential structures.

(2) Two-family residential uses in a single structure on the same lot.

(3) Municipal buildings owned or leased by the Village of Ridgewood and used for public purposes.

(4) Community residences and shelters. [Amended 10-13-1998 by Ord. No. 2643]

(5) Community shelters for victims of domestic violence and community residences for persons with head injuries, either of which house up to six persons, excluding resident staff.

B. Accessory uses and structures. The following accessory uses and structures shall be permitted, provided that they are located on the same premises as the principal use or structure to which they are accessory: (1) Private garages as an accessory use for up to four motor vehicles, subject to § 190-121G(3).

(2) Private swimming pools as permitted and regulated by Chapter 251.

(3) Private tennis courts, racquetball courts, paddleball courts, platform tennis courts, handball courts and similar recreation facilities designed to serve the residents on the premises, all as regulated in § 190-124G.

(4) Signs, as regulated in § 190-122.

(5) (Reserved) Editor's Note: Former Subsection B(5), pertaining to home professional offices, was repealed 4-13-2005 by Ord. No. 2933.

(6) The office, contained in a detached single-family residence, of an ordained clergyman of any faith or Christian Science practitioner.

(7) Family day-care homes, as regulated in § 190-124B.

(8) Accessory uses customarily incident to the above principal uses, provided that they shall not include any activity commonly conducted for gain unless specifically permitted in this section.

C. Conditional uses and structures. The following conditional uses and structures shall be permitted in the R-3 District only if they comply with the appropriate regulations for such uses or structures in § 190-123: [Amended 2-10-1998 by Ord. No. 2620; 10-13-1998 by Ord. No. 2643]

(1) Public or private schools for kindergarten through grade 12.

(2) Houses of worship.

- (3) Public utility buildings and structures.
- (4) Nonprofit club uses.

D. Prohibited uses. Any uses other than those permitted by this section are prohibited.

E. Bulk and lot regulations. The following conditions and requirements shall be complied with:

- (1) Maximum building height: 30 feet.
- (2) Minimum front yard: 40 feet.
- (3) Minimum side yard: 10 feet.
- (4) Minimum both side yards: 33% of the lot width measured at the minimum front yard setback line.
- (5) Minimum rear yard: 30 feet.
- (6) Minimum lot area: 8,400 square feet; provided, however, that the minimum lot area of corner lots shall be 12,600 square feet. [Amended 7-18-2001 by Ord. No. 2744]
- (7) Minimum lot width: 60 feet, measured at the minimum front yard setback line, and 50 feet at any other point within 140 feet of the front lot line; provided, however, that the minimum lot width of corner lots shall be 90 feet at the minimum front yard setback line and 80 feet at any other point within 140 feet of the front lot line. [Amended 7-18-2001 by Ord. No. 2744]
- (8) Minimum average lot width: 60 feet, calculated so that at least 8,400 square feet of lot area shall be provided within 140 feet of the front lot line; provided, however, that the minimum average lot width of corner lots shall be 90 feet, calculated so that at least 12,600 square feet of lot area shall be provided within 140 feet of the front lot line. [Amended 7-18-2001 by Ord. No. 2744]
- (9) Minimum lot depth: 120 feet.
- (10) Maximum total coverage by above-grade structures: 25% of the land area of the lot.
- (11) Maximum coverage by above-grade structures located within 140 feet of the front lot line: 25% of the lot area within 140 feet of the front lot line.
- (12) Maximum gross building area: as set forth in § 190-119J. [Amended 10-10-2007 by Ord. No. 3083]
- (13) Maximum gross building area within 140 feet of the front lot line: as set forth in § 190-119J, provided that the gross building area restrictions shall be calculated using only those buildings or portions of buildings, and only that portion of the lot, located within 140 feet of the front lot line. [Amended 10-10-2007 by Ord. No. 3083]
- (14) Minimum buildable area. Within any lot developed or intended to be developed for residential purposes, there shall be provided within the building envelope a rectangular area having a width of 40 feet and a depth of 50 feet. For purposes of administering this requirement, the rectangle width shall be construed to be that dimension that is generally parallel with the lot width, and the rectangle depth shall be construed to be that dimension that is generally parallel with the lot depth. The buildable area rectangle shall be located so as to encompass the existing principal building and above-grade structures attached to the principal building, unless such building and structures occupy an area larger than the rectangle or are located outside of the building envelope, in which case the rectangle shall encompass as much as possible of such building and structures within the building envelope. New principal buildings and attached above-grade structures shall also be located so as to result in compliance with the foregoing requirement. [Added 10-25-2000 by Ord. No. 2713; amended 7-18-2001 by Ord. No. 2744]
- (15) Minimum usable area. [Added 7-18-2001 by Ord. No. 2744] (a) Within any lot developed or intended to be developed for residential purposes, there shall be provided a usable area

rectangular in shape and having a width of 50 feet and a depth of 120 feet. For purposes of administering this requirement, the rectangle width shall be construed to be that dimension that is generally parallel with the lot width, and the rectangle depth shall be construed to be that dimension that is generally parallel with the lot depth. Such usable area rectangle shall encompass the buildable area rectangle on the lot required by Subsection E(14) above and shall also be located to comply with the following: [1] The front of the usable area rectangle shall be parallel to and 40 feet from the front of the buildable area rectangle. [2] The sides of the usable area rectangle shall be parallel to and five feet from the sides of the buildable area rectangle. [Amended 8-21-2001 by Ord. No. 2753] [3] The rear of the usable area rectangle shall be parallel to and 30 feet from the rear of the buildable area rectangle.

(b) The terms "front," "side" and "rear" in the foregoing Subsection E(15)(a)[1], [2] and [3] shall be construed to mean those sides of the rectangle that generally face the front, side and rear lot lines, respectively. The area within the usable area rectangle, and including the area within the buildable area rectangle, shall comply with the provisions of § 190-120.

§ 190-107. R-4 Garden Apartment Residence District. A. Principal uses and structures. The following principal uses and structures shall be permitted: [Amended 2-10-1998 by Ord. No. 2620] (1) Garden apartments, multifamily dwellings and single-family attached residential dwelling units. [Amended 8-9-2006 by Ord. No. 3015]

(2) Single-family residential uses in detached single-family residential structures.

(3) Municipal buildings owned or leased by the Village of Ridgewood and used for public purposes.

(4) Community residences and shelters. [Amended 10-13-1998 by Ord. No. 2643]

(5) Community shelters for victims of domestic violence and community residences for persons with head injuries, either of which house up to six persons, excluding resident staff.

B. Accessory uses and structures. The following accessory uses and structures shall be permitted, provided that they are located on the same premises as the principal use or structure to which they are accessory: (1) Private garages as an accessory use for up to four motor vehicles, subject to § 190-121G(3).

(2) Private swimming pools as permitted and regulated by Chapter 251.

(3) Private tennis courts, racquetball courts, paddleball courts, platform tennis courts, handball courts and similar recreation facilities designed to serve the residents on the premises, all as regulated in § 190-124G.

(4) Signs, as regulated in § 190-122.

(5) (Reserved) Editor's Note: Former Subsection B(5), pertaining to home professional offices, was repealed 4-13-2005 by Ord. No. 2933.

(6) The office, contained in a detached single-family residence, of an ordained clergyman of any faith or Christian Science practitioner.

(7) Family day-care homes, as regulated in § 190-124B.

(8) Accessory uses customarily incident to the above principal uses, provided that they shall not include any activity commonly conducted for gain unless specifically permitted in this section.

C. Conditional uses and structures. The following conditional uses and structures shall be permitted in the R-4 District only if they comply with the appropriate regulations for such uses or structures in § 190-123: [Amended 2-10-1998 by Ord. No. 2620; 10-13-1998 by Ord. No. 2643]

- (1) Public or private schools for kindergarten through grade 12.
- (2) Houses of worship.
- (3) Public utility buildings and structures.
- (4) Nonprofit club uses.

D. Prohibited uses. Any uses other than those permitted by this section are prohibited.

E. Bulk and lot regulations. All required conditions as set forth in § 190-102E shall be complied with, except that the following conditions and requirements shall be complied with for all garden apartments, multifamily dwellings and single-family attached residential dwelling units:

[Amended 8-9-2006 by Ord. No. 3015] (1) Maximum building height: 30 feet, and two stories.

(2) Minimum front, side and rear yard: 30 feet.

(3) Minimum distance between principal buildings: 30 feet.

(4) Minimum distance between arms of U-shaped buildings or groups of buildings forming a courtyard: 60 feet. No accessory building shall be permitted in any such court.

(5) Maximum bedrooms per gross acre: 32.

(6) Maximum density: 20 units per acre.

(7) Maximum unbroken wall length: 115 feet.

(8) Maximum building dimension: 150 feet.

(9) Minimum lot area: 44,000 square feet.

(10) Maximum total coverage by above-grade structures: 25% of the land area of the lot. The calculation shall include the area of all balconies, fire escapes, canopies and the like, any other provisions notwithstanding.

F. Additional requirements for garden apartment and multifamily dwelling developments. Every garden apartment or multifamily dwelling project shall meet the following requirements:

[Amended 8-9-2006 by Ord. No. 3015] (1) A building superintendent shall reside in the project.

(2) All dwelling units shall be limited to the first and second floors thereof, and no floor of any dwelling unit shall be in any basement.

(3) The exteriors of all accessory buildings shall conform architecturally and be constructed of materials of a like character to those used in the garden apartment or multifamily dwelling unit structures to which they are accessory.

(4) A minimum storage area of 500 cubic feet shall be provided for each dwelling unit within any garden apartment or multifamily dwelling structure, exclusive of any garage or dwelling unit or closet space.

(5) All outside clothes-drying areas shall be fenced or screened, and their locations shall be approved by the Planning Board.

(6) All open spaces in any garden apartment or multifamily dwelling project shall be adequately landscaped and maintained in good condition after approval by the Planning Board.

(7) All garden apartment and multifamily dwelling developments shall be screened and buffered as required by § 190-94.

G. Additional requirements for single-family attached residential dwelling developments. Every single-family attached residential dwelling development shall meet the following requirements: [Added 8-9-2006 by Ord. No. 3015] (1) No more than four dwelling units shall be permitted in any principal building.

(2) There shall be no more than two driveways providing direct access to a public street from any development.

(3) Screening and buffers shall be provided as required by § 190-94.

§ 190-108. R-5 Multifamily Residence District. A. Principal uses and structures. The following principal uses and structures shall be permitted: [Amended 2-10-1998 by Ord. No. 2620] (1) Multifamily dwelling units.

(2) Single-family residential uses in detached single-family residential structures.

(3) Municipal buildings owned or leased by the Village of Ridgewood and used for public purposes.

(4) Community residences and shelters. [Amended 10-13-1998 by Ord. No. 2643]

(5) Community shelters for victims of domestic violence and community residences for persons with head injuries, either of which house up to six persons, excluding resident staff.

B. Accessory uses and structures. The following accessory uses and structures shall be permitted, provided that they are located on the same premises as the principal use or structure to which they are accessory: (1) Private garages as an accessory use for up to four motor vehicles, subject to § 190-121G(3).

(2) Private swimming pools as permitted and regulated by Chapter 251.

(3) Private tennis courts, racquetball courts, paddleball courts, platform tennis courts, handball courts and similar recreation facilities designed to serve the residents on the premises, all as regulated in § 190-124G.

(4) Signs, as regulated in § 190-122.

(5) (Reserved) Editor's Note: Former Subsection B(5), pertaining to home professional offices, was repealed 4-13-2005 by Ord. No. 2933.

(6) The office, contained in a detached single-family residence, of an ordained clergyman of any faith or Christian Science practitioner.

(7) Family day-care homes, as regulated in § 190-124B.

(8) Accessory uses customarily incident to the above principal uses, provided that they shall not include any activity commonly conducted for gain unless specifically permitted in this section.

C. Conditional uses and structures. The following conditional uses and structures shall be permitted in the R-5 District only if they comply with the appropriate regulations for such uses or structures in § 190-123: [Amended 2-10-1998 by Ord. No. 2620; 10-13-1998 by Ord. No. 2643]

(1) Public or private schools for kindergarten through grade 12.

(2) Houses of worship.

(3) Public utility buildings and structures.

(4) Nonprofit club uses.

D. Prohibited uses. Any uses other than those permitted by this section are prohibited.

E. Bulk and lot regulations. All required conditions as set forth in § 190-102E shall be complied with, except that the following conditions and requirements shall be complied with for multifamily dwelling units: (1) Maximum building height: 30 feet and two stories.

(2) Minimum front, side and rear yard: 40 feet.

(3) Minimum distance between principal buildings: 40 feet.

(4) Minimum distance between arms of U-shaped buildings or groups of buildings forming a courtyard: 60 feet, and no accessory building shall be permitted in any such court.

(5) Maximum bedrooms per gross acre: 24.

(6) Maximum density: 14 1/2 dwelling units per acre.

(7) Maximum unbroken wall length: 115 feet.

(8) Maximum total building dimension: 150 feet.

(9) Minimum lot area: 44,000 square feet.

(10) Maximum total coverage by above-grade structures: 25% of the land area of the lot, including balconies, fire escapes, canopies and the like, notwithstanding any other provisions to the contrary.

§ 190-109. R-7 Multifamily Residence District. A. Principal uses and structures. The following principal uses and structures shall be permitted: [Amended 2-10-1998 by Ord. No. 2620] (1) Multifamily dwelling units.

(2) Single-family residential uses in detached single-family residential structures.

(3) Municipal buildings owned or leased by the Village of Ridgewood and used for public purposes.

(4) Community residences and shelters. [Amended 10-13-1998 by Ord. No. 2643]

(5) Community shelters for victims of domestic violence and community residences for persons with head injuries, either of which house up to six persons, excluding resident staff.

B. Accessory uses and structures. The following accessory uses and structures shall be permitted, provided that they are located on the same premises as the principal use or structure to which they are accessory: (1) Private garages as an accessory use for up to four motor vehicles, subject to § 190-121G(3).

(2) Private swimming pools as permitted and regulated by Chapter 251.

(3) Private tennis courts, racquetball courts, paddleball courts, platform tennis courts, handball courts and similar recreation facilities designed to serve the residents on the premises, all as regulated in § 190-124G.

(4) Signs, as regulated in § 190-122.

(5) (Reserved) Editor's Note: Former Subsection B(5), pertaining to home professional offices, was repealed 4-13-2005 by Ord. No. 2933.

(6) The office, contained in a detached single-family residence, of an ordained clergyman of any faith or Christian Science practitioner.

(7) Family day-care homes, as regulated in § 190-124B.

(8) Accessory uses customarily incident to the above principal uses, provided that they shall not include any activity commonly conducted for gain unless specifically permitted in this section.

C. Conditional uses and structures. The following conditional uses and structures shall be permitted in the R-7 District only if they comply with the appropriate regulations for such uses or structures in § 190-123: [Amended 2-10-1998 by Ord. No. 2620; 10-13-1998 by Ord. No. 2643]

- (1) Public or private schools for kindergarten through grade 12.
- (2) Houses of worship.
- (3) Public utility buildings and structures.
- (4) Nonprofit club uses.

D. Prohibited uses. Any uses other than those permitted by this section are prohibited.

E. Bulk and lot regulations. All required conditions as set forth in § 190-102E shall be complied with, except that the following conditions and requirements shall be complied with for multifamily dwelling units: (1) Maximum building height: 35 feet, and three stories.

(2) Minimum front, side and rear yard: 25 feet, subject to the following: (a) The provisions of § 190-119A(4) shall be complied with.

(b) Balconies and patios shall be set back at least 20 feet from all property lines.

(3) Minimum distance between principal buildings: 35 feet.

(4) Maximum bedrooms per gross acre: 36.2.

(5) Maximum density: 22.11 dwelling units per acre.

(6) Maximum unbroken wall length: 185 feet, provided that the visual effect of long building walls shall be broken with building offsets, building materials and landscaping.

(7) Minimum lot area: 44,000 square feet.

(8) Maximum total coverage by above-grade structures: 30% of the land area of the lot, including balconies, fire escapes, canopies and the like, notwithstanding any provisions to the contrary.

(9) Buffer screen. A dense evergreen screening hedge at least 10 feet in height as approved by the Planning Board shall be installed along the property line of any R-7 multifamily development abutting any R-1, R-2 or R-3 Residential Zone. Said screening hedge shall be used as a buffer to physically screen the multifamily from the one- and two-family areas. The buffer screen may be waived or modified by the Planning Board, in whole or in part, if the Planning Board concludes that because of topographical or site conditions the same shall not be necessary to protect the abutting or facing premises located in any abutting residential zone.

§ 190-110. B-1 Retail Business District. A. Principal uses and structures. The following principal uses and structures shall be permitted: (1) Retail sales and service businesses which carry only merchandise intended to be sold at retail on the premises, and limited to antique shops, appliances shops, art studios, art supply shops, barbershops, beauty parlors, bicycle shops, bookstores, butcher shops, camera stores, card shops, cleaning, dyeing and pressing done exclusively for individual retail customers but not including work done for the trade or the wholesale market, clothing and dress shops, confectioneries, coin stores, delicatessens, department stores, drapery stores, drugstores, flower shops, furniture and furnishing stores, gift shops, grocery stores, haberdashers, hardware and paint stores, hobby shops, interior decorators, jewelers, leather goods shops, linen stores, liquor stores, music and record shops, office equipment stores, pet shops, photographers, radio, stereo and television sales and repair shops, restaurants, retail bakeries, shoe repair shops, shoe sales stores, sporting goods stores, stamp

stores, stationers, tailor shops, taverns and inns, theaters, tobacconists, toy stores, travel and ticket agencies, Christian Science reading room, religious article sales, musical instrument sales and optician stores.

- (2) Financial institutions limited to banks and savings and loan institutions and similar institutions, stock brokerage houses and finance companies.
- (3) Professional office and business office uses on other than the ground floor or basement.
- (4) Dwelling units on other than the ground floor or basement.
- (5) Parking lots and structures.
- (6) Child-care centers.
- (7) Municipal buildings owned or leased by the Village of Ridgewood and used for public purposes.

B. Accessory uses and structures. The following accessory uses and structures shall be permitted, provided that they are located on the same premises as the principal use or structure to which they are accessory: [Amended 5-13-1996 by Ord. No. 2566] (1) Parking and loading facilities, as regulated in §§ 190-90 and 190-121.

- (2) Signs, as regulated in § 190-122.
- (3) Outdoor cafes either on private property or within the public sidewalk right-of-way as an accessory use to an eating establishment, as regulated by Ordinance No. 2412. Editor's Note: See Ch. 156, Art. VIII, Outdoor Cafes.
- (4) Instruction and organized parties.
- (5) Accessory uses and structures customarily incident to the above principal uses.

C. Conditional uses and structures. The following conditional uses and structures shall be permitted in the B-1 District only if they comply with the appropriate regulations for such uses or structures in § 190-123: [Amended 10-13-1998 by Ord. No. 2643] (1) Public or private schools for kindergarten through grade 12.

- (2) Houses of worship.
- (3) Public utility buildings and structures.
- (4) Cellular telecommunications antennas mounted on an existing structure at least 40 feet high.

D. Prohibited uses. Any uses other than those uses permitted by this section are prohibited. In addition, without in any way limiting the generality and prohibition of this section, the following uses are specifically prohibited: (1) Residential construction or conversion unless permitted as regulated herein.

- (2) Road stands and establishments commonly called and known as "snack bars," "dairy bars" and similar businesses.
- (3) New or used car lots.
- (4) Public garages and gasoline service stations.
- (5) Places of amusement, other than theaters, contained in buildings, such as penny arcades or shooting galleries, or buildings or structures containing games of chance or other types of carnival enterprises, such as palmistry, phrenology, astrology and the like.
- (6) Fast-food restaurants.

E. Bulk regulations. The following conditions and requirements shall be complied with:  
[Amended 5-12-2004 by Ord. No. 2891] (1) Maximum building height: 45 feet, except as provided otherwise for affordable housing developments in § 190-124R.  
(2) Minimum front yard: as established by adjacent buildings and as regulated by § 190-119A(1)(b). No vault rights shall extend past the existing curblin or the curblin proposed on the Master Plan or Official Map of the Village.  
(3) Minimum side yard: none required, but if provided, 12 feet. If adjacent to a residential zone, a minimum twelve-foot side yard is required.  
(4) Minimum rear yard: six inches for each foot of height of the principal building or 10 feet, whichever is greater.  
(5) Maximum floor area ratio: 50%, except as provided otherwise for affordable housing developments in § 190-124R.

F. Other regulations. In addition to the bulk regulations, the following shall be complied with: (1) The store frontage for each space devoted to a different occupant on the ground level abutting any street shall be at least 15 feet wide, exclusive of any entrances for upper floors.  
(2) All ground level stores abutting any street shall contain window areas on any side of at least 10% of an area equal to 10 feet times the width of the wall abutting the street.  
(3) No building shall be permitted which is not supported on a continuous footing and foundation and enclosed on all sides by an exterior wall that rests on said footing and foundation.  
(4) Except for parking lots, outdoor cafes and sidewalk sales authorized pursuant to Ordinance No. 2638, Editor's Note: See Ch. 239, Sidewalk Sales. any use permitted by this section, shall only be conducted within the confines of a building. [Amended 8-11-1998 by Ord. No. 2639]  
(5) Any dwelling unit shall contain a minimum habitable floor area of 600 square feet.  
(6) The gross floor area devoted to residential use, including hallways and other common areas accessory to the residential use, shall not exceed 2/3 of the total gross floor area of the building within which the residential use is located. [Added 5-12-2004 by Ord. No. 2891]  
(7) The maximum permitted density shall not exceed 12 dwelling units per acre of the lot. [Added 5-12-2004 by Ord. No. 2891]

§ 190-111. B-2 Retail Business District. A. Principal uses and structures. The following principal uses and structures shall be permitted: (1) Retail sales and service businesses which carry only merchandise intended to be sold at retail on the premises, and limited to antique shops; appliances shops; art studios; art supply shops; barbershops; beauty parlors; bicycle shops; bookstores; butcher shops; camera stores; car rental establishments; card shops; Christian Science reading room; cleaning, dry cleaning, dyeing and pressing done exclusively for individual retail customers but not including work done for the trade or the wholesale market; clothing and dress shops; coin-operated self-service laundries; confectioneries; coin stores; dance studios; delicatessens; department stores; drapery stores; drugstores; flower shops; franchised new car dealer showrooms; furniture and furnishing stores; gift shops; grocery stores; haberdashers; hardware and paint stores; hobby shops; interior decorators; jewelers; leather goods shops; linen stores; liquor stores; music and record shops; musical instrument sales; office equipment stores; optician stores; pet shops; photographers; radio; religious article sales; restaurants; retail bakeries; shoe repair shops; shoe sales stores; sporting goods stores; stamp

stores; stationers; stereo and television sales and repair shops; tailor shops; taverns and inns; theaters; tobacconists; toy stores; travel and ticket agencies; and undertaking establishments.

- (2) Financial institutions limited to banks and savings and loan institutions and similar institutions, stock brokerage houses, and finance companies.
- (3) Professional office and business office uses.
- (4) Buildings used for club, fraternal, recreational and athletic or social purposes.
- (5) Shops of an electrician, plumber or similar tradesman.
- (6) Furniture movers.
- (7) Newspaper or job printing plants.
- (8) Telephone and telegraph business offices, and telephone and telegraph equipment offices.
- (9) Dwelling units on other than the ground floor or basement.
- (10) Child-care centers.
- (11) Municipal buildings owned or leased by the Village of Ridgewood and used for public purposes.

B. Accessory uses and structures. The following accessory uses and structures shall be permitted, provided that they are located on the same premises as the principal use or structure to which they are accessory: [Amended 5-13-1996 by Ord. No. 2566] (1) Parking and loading facilities, as regulated in §§ 190-90 and 190-121.

- (2) Signs, as regulated in § 190-122.
- (3) Outdoor cafes either on private property or within the public sidewalk right-of-way as an accessory use to an eating establishment, as regulated by Ordinance No. 2412. Editor's Note: See Ch. 156, Art. VIII, Outdoor Cafes.
- (4) Used car sales accessory to new car sales, not exceeding one square foot of area devoted to used car lot use for each square foot of wall buildings devoted to new car dealer use.
- (5) Instruction and organized parties.
- (6) Accessory uses and structures customarily incident to the above principal uses.

C. Conditional uses and structures. The following conditional uses and structures shall be permitted in the B-2 District only if they comply with the appropriate regulations for such uses or structures in § 190-123: [Amended 10-13-1998 by Ord. No. 2643] (1) Motor vehicle service stations and public garages.

- (2) Public or private schools for kindergarten through grade 12.
- (3) Houses of worship.
- (4) Public Utility buildings and structures.
- (5) Fast-food restaurants.
- (6) Drive-in banks.
- (7) Cellular telecommunications antennas mounted on an existing structure at least 40 feet high.

D. Prohibited uses. Any uses other than those uses permitted by this section are prohibited. In addition, without in any way limiting the generality and prohibition of this section, wholesale warehousing, with the exception of the storage of furniture and furnishings accessory to any permitted furniture mover, and those uses prohibited in the B-1 Zone District, unless otherwise specifically permitted in this article, are specifically prohibited.

E. Bulk regulations. The following conditions and requirements shall be complied with:  
[Amended 5-12-2004 by Ord. No. 2891] (1) Maximum building height: 45 feet, except as provided otherwise for affordable housing developments in § 190-124R.  
(2) Minimum front yard: as established by adjacent buildings and as regulated by § 190-119A(1)(b). No vault rights shall extend past the existing curblin or the curblin proposed on the Master Plan or Official Map of the Village.  
(3) Minimum side yard: none required, but if provided, 12 feet. If adjacent to a residential zone, a minimum twelve-foot side yard is required.  
(4) Minimum rear yard: six inches for each foot of height of the principal building, or 10 feet, whichever is greater.  
(5) Maximum floor area ratio: 45%, except as provided otherwise for affordable housing developments in § 190-124R.  
(6) Maximum coverage by improvements: 90% of the lot area.

F. Other regulations. In addition to the bulk regulations, the following shall be complied with: (1) The store frontage for each space devoted to a different occupant on the ground level abutting any street shall be at least 15 feet wide, exclusive of any entrances for upper floors.  
(2) All ground level stores abutting any street shall contain window areas on any side of at least 10% of an area equal to 10 feet times the width of the wall abutting the street.  
(3) Editor's Note: Former Subsection F(3), regarding enclosure of piers, pillars or columns, was repealed 10-8-1996 by Ord. No. 2583, which ordinance also provided for the renumbering of the remaining subsections. Except for parking lots, outdoor cafes and sidewalk sales authorized pursuant to Ordinance No. 2638, Editor's Note: See Ch. 239, Sidewalk Sales. any use permitted by this section, shall only be conducted within the confines of a building. [Amended 8-11-1998 by Ord. No. 2639]  
(4) Any dwelling unit shall contain a minimum habitable floor area of 600 square feet.  
(5) The gross floor area devoted to residential use, including hallways and other common areas accessory to the residential use, shall not exceed 2/3 of the total gross floor area of the building within which the residential use is located. [Added 5-12-2004 by Ord. No. 2891]  
(6) The maximum permitted density shall not exceed 12 dwelling units per acre of the lot. [Added 5-12-2004 by Ord. No. 2891]

§ 190-112. OB-1 Office Building District. [Amended 6-10-1997 by Ord. No. 2606] A. Principal uses and structures. The following principal uses and structures shall be permitted: (1) Financial institutions, including banks and savings and loan institutions, stock brokerage houses, finance companies and similar institutions.

(2) Professional, business and administrative office uses.

(3) Child-care centers.

(4) Municipal buildings owned or leased by the Village of Ridgewood and used for public purposes.

B. Accessory uses and structures. The following accessory uses and structures shall be permitted, provided that they are located on the same premises as the principal use or structure to which they are accessory: (1) Parking and loading facilities, as regulated in §§ 190-90 and 190-121.

- (2) Signs, as regulated in § 190-122.
- (3) Accessory uses and structures customarily incident to the above principal uses.

C. Conditional uses and structures. The following conditional uses and structures shall be permitted in the OB-1 District only if they comply with the appropriate regulations for such uses or structures in § 190-123: [Amended 10-13-1998 by Ord. No. 2643] (1) Public or private schools for kindergarten through grade 12.

- (2) Houses of worship.
- (3) Public utility buildings and structures.
- (4) Cellular telecommunications antennas mounted on an existing structure at least 40 feet high.

D. Prohibited uses. Any uses other than those permitted by this section are prohibited.

E. Bulk and lot regulations. The following conditions and requirements shall be complied with:

- (1) Maximum building height: 40 feet. Notwithstanding the above, roof-mounted service equipment structures shall not exceed 45 feet in height above the ground and shall be subject to the provisions of Subsection F(1) below.
- (2) Minimum front yard: 42 feet from the street center line.
- (3) Minimum side yard: one foot for every foot of height of the principal building, or 12 feet, whichever is greater.
- (4) Minimum rear yard: three feet for every foot of height of the principal building.
- (5) Maximum coverage by above-grade structures: 25% of the land area of the lot.
- (6) Maximum floor area ratio: 45%.
- (7) Maximum coverage by improvements: 65% of the lot area. [Amended 6-7-1999 by Ord. No. 2670]
- (8) Buffer strip. There shall be provided within any OB-1 Zone that abuts any residentially zoned property a buffer strip, at no point less than 25 feet in depth from such residential property line, that must be screened, landscaped and fenced as approved by the Planning Board pursuant to a required site plan; provided; however, that in lieu of the required buffer strip, the developer may install an unpierced masonry wall six feet in height that meets the following requirements: (a) The wall shall be at least 12 inches thick.
  - (b) The wall shall not be located closer to the property line than 12 inches.
  - (c) The required area between the wall and any paved area shall be landscaped as required by the Planning Board.

F. Other regulations. In addition to the bulk and lot regulations, the following shall be complied with: (1) Editor's Note: Former Subsection F(1), regarding enclosure of piers, pillars or columns, was repealed 10-8-1996 by Ord. No. 2583, which ordinance also provided for the renumbering of the remaining subsections. Roof-mounted service equipment structures shall be subject to the following: (a) They shall be set back at least three feet for every one foot in height of the service equipment structures, measured from the perimeter of the roof on which said equipment structure is located.

- (b) They shall not occupy more than 10% of the roof area of any building on which such service equipment structure is located.
- (c) They shall be screened by a wall made of material approved by the Planning Board.

§ 190-113. OB-2 Office Building District. [Amended 6-10-1997 by Ord. No. 2606] A. Principal uses and structures. The following principal uses and structures shall be permitted: (1) Financial institutions, including banks and savings and loan institutions, stock brokerage houses, finance companies and similar institutions.

(2) Professional, business and administrative office uses.

(3) Veterinary hospitals.

(4) Child-care centers.

(5) Municipal buildings owned or leased by the Village of Ridgewood and used for public purposes.

B. Accessory uses and structures. The following accessory uses and structures shall be permitted, provided that they are located on the same premises as the principal use or structure to which they are accessory: (1) Parking and loading facilities, as regulated in §§ 190-90 and 190-121.

(2) Signs, as regulated in § 190-122.

(3) Accessory uses and structures customarily incident to the above principal uses.

C. Conditional uses and structures. The following conditional uses and structures shall be permitted in the OB-2 District only if they comply with the appropriate regulations for such uses or structures in § 190-123: [Amended 10-13-1998 by Ord. No. 2643] (1) Public or private schools for kindergarten through grade 12.

(2) Houses of worship.

(3) Public utility buildings and structures.

(4) Cellular telecommunications antennas.

D. Prohibited uses. Any uses other than those permitted by this section are prohibited.

E. Bulk and lot regulations. The following conditions and requirements shall be complied with:

(1) Maximum building height: 30 feet.

(2) Minimum front yard: 30 feet.

(3) Minimum side yard: one foot for every two feet of height of the principal building or 12 feet, whichever is greater.

(4) Minimum rear yard: 30 feet.

(5) Minimum setback from residential zone boundary: 50 feet.

(6) Minimum lot area: 15,000 square feet.

(7) Minimum lot width: 75 feet, measured at the minimum front yard setback line.

(8) Maximum floor area ratio: 35%.

(9) Maximum coverage by improvements: 70% of the lot area. [Amended 6-7-1999 by Ord. No. 2670]

F. Other regulations. In addition to the bulk and lot regulations, the following shall be complied with: (1) Editor's Note: Former Subsection F(1), regarding enclosure of piers, pillars or columns, was repealed 10-8-1996 by Ord. No. 2583, which ordinance also provided for the renumbering of the remaining subsections. Vehicular ingress to and egress from any lot shall only be permitted on State Highway Route No. 17 and Franklin Turnpike.

§ 190-114. C Commercial District. A. Principal uses and structures. The following principal uses and structures shall be permitted: (1) Retail sales and service businesses which carry only merchandise intended to be sold at retail on the premises, and limited to antique shops; appliances shops; art studios; art supply shops; auto body repair shops; barbershops; beauty parlors; bicycle shops; bookstores; butcher shops; camera stores; car rental establishments; card shops; Christian Science reading room; cleaning, dry cleaning, dyeing and pressing for individual retail customers or for the trade or the wholesale market; clothing and dress shops; coin-operated self-service laundries; confectioneries; coin stores; dance studios; delicatessens; department stores; drapery stores; drugstores; flower shops; franchised new car dealer showrooms; furniture and furnishing stores; gift shops; grocery stores; haberdashers; hardware and paint stores; hobby shops; interior decorators; jewelers; leather goods shops; linen stores; liquor stores; music and record shops; musical instrument sales; office equipment stores; optician stores; pet shops; photographers; radio; religious article sales; restaurants; retail bakeries; shoe repair shops; shoe sales stores; sporting goods stores; stamp stores; stationers; stereo and television sales and repair shops; tailor shops; taverns and inns; theaters; tobacconists; toy stores; travel and ticket agencies; and undertaking establishments.

(2) Financial institutions limited to banks and savings and loan institutions and similar institutions, stock brokerage houses and finance companies.

(3) Professional office and business office uses on other than the ground floor or basement.

(4) Veterinarian hospitals.

(5) Buildings used for club, fraternal, recreational and athletic or social purposes.

(6) Shops of an electrician, plumber, welder, woodworker or similar tradesman.

(7) Light machine shops and limited manufacturing, processing and fabrication of products and materials.

(8) Furniture movers.

(9) Jobbing or distributing establishments, storage warehouses, storage yards supplying coal, wood, oil and building materials.

(10) Newspaper or job printing plants.

(11) Telephone and telegraph business offices, and telephone and telegraph equipment offices.

(12) Wholesale business.

(13) Dwelling units on other than the ground floor or basement.

(14) Child-care centers.

(15) Municipal buildings owned or leased by the Village of Ridgewood and used for public purposes.

B. Accessory uses and structures. The following accessory uses and structures shall be permitted, provided that they are located on the same premises as the principal use or structure to which they are accessory: [Amended 5-13-1996 by Ord. No. 2566] (1) Parking and loading facilities, as regulated in §§ 190-90 and 190-121.

(2) Signs, as regulated in § 190-122.

(3) Used car sales accessory to new car sales, not exceeding one square foot of area devoted to used car lot use for each square foot of wall buildings devoted to new car dealer use.

(4) Instruction and organized parties.

(5) Accessory uses and structures customarily incident to the above principal uses.

C. Conditional uses and structures. The following conditional uses and structures shall be permitted in the C District only if they comply with the appropriate regulations for such uses or structures in § 190-123: [Amended 10-13-1998 by Ord. No. 2643] (1) Motor vehicle service stations and public garages.

(2) Public or private schools for kindergarten through grade 12.

(3) Houses of worship.

(4) Public utility buildings and structures.

(5) Fast-food restaurants.

(6) Drive-in banks.

(7) Cellular telecommunications antennas mounted on an existing structure at least 40 feet high.

D. Prohibited uses. Any uses other than those uses permitted by this section are prohibited.

Without in any way limiting the generality and prohibition of this section, nothing contained in this chapter shall be construed to permit commercial incinerations, junkyards, rubbish, garbage or trash dumps, residential construction or conversion of structures or residential uses, stockyards, abattoirs, slaughterhouses or other animal processing operations or any use which will in any manner create any dangerous, injurious, noxious or otherwise objectionable fire, explosive, radioactive or other hazard or noise or vibration or smoke, dust, odor or other form of air pollution or heat, cold, dampness, movement of air, electrical or other similar disturbances, glare or solid or liquid waste in any manner or amount which shall not conform to the performance standards set forth in § 190-120G.

E. Bulk and lot regulations. The following conditions and requirements shall be complied with:

(1) Maximum building height: 45 feet.

(2) Minimum front yard: five feet.

(3) Minimum side yard: none required, but if provided, 12 feet. If adjacent to a residential zone, a minimum twelve-foot side yard is required.

(4) Minimum rear yard: six inches for each foot of height of the principal building, or 10 feet, whichever is greater.

(5) Maximum floor area ratio: 45%.

(6) Maximum coverage by improvements: 90% of the lot area. [Amended 6-7-1999 by Ord. No. 2670]

F. Other regulations. In addition to the bulk and lot regulations, the following requirements shall be complied with: (1) Editor's Note: Former Subsection F(1), regarding enclosure of piers, pillars or columns, was repealed 10-8-1996 by Ord. No. 2583, which ordinance also provided for the renumbering of the remaining subsections. Any use permitted by this section, unless otherwise specifically permitted to be conducted outdoors, shall only be conducted within the confines of a building.

(2) Veterinary hospitals and establishments shall be contained within a soundproof building.

(3) Any side or rear yard that abuts any residential zone shall be provided with a fence or special planting, maintained in good condition, as approved by the Planning Board, to screen the commercial use from the abutting residential property.

§ 190-115. P Professional and Office District. A. Principal uses and structures. The following principal uses and structures shall be permitted: (1) Business, professional or administrative offices which are not engaged in retail or wholesale sale of goods on the premises and which are not engaged in the repair or servicing of goods on the premises.

(2) Single-family residential uses in detached single-family residential structures.

(3) Two-family residential uses in a single structure on the same lot.

(4) Business, professional or administrative offices in the same building as dwelling units as a mixed use.

(5) Parking areas.

(6) Child-care centers.

(7) Municipal buildings owned or leased by the Village of Ridgewood and used for public purposes.

B. Accessory uses and structures. The following accessory uses and structures shall be permitted, provided that they are located on the same premises as the principal use or structure to which they are accessory: (1) Parking facilities, as regulated in §§ 190-90 and 190-121.

(2) Private garages accessory to a permitted residential use for up to four motor vehicles, subject to § 190-121G(3).

(3) Private swimming pools accessory to a permitted residential use as permitted and regulated by Chapter 251.

(4) Private tennis courts, racquetball courts, paddleball courts, platform tennis courts, handball courts and similar recreation facilities accessory to a permitted residential use and designed to serve the residents on the premises, all as regulated in § 190-124G.

(5) (Reserved) Editor's Note: Former Subsection B(5), pertaining to home professional offices, was repealed 4-13-2005 by Ord. No. 2933.

(6) The office, contained in a detached single-family residence, of an ordained clergyman of any faith or Christian Science practitioner.

(7) Family day-care homes accessory to a detached single-family residence, as regulated in § 190-124B.

(8) Signs, as regulated in § 190-122.

(9) Accessory uses customarily incident to the above principal uses, provided that residential uses shall not include any activity commonly conducted for gain unless specifically permitted in this section.

C. Conditional uses and structures. The following conditional uses and structures shall be permitted in the P District only if they comply with the appropriate regulations for such uses or structures in § 190-123: [Amended 10-13-1998 by Ord. No. 2643] (1) Public or private schools for kindergarten through grade 12.

(2) Houses of worship.

(3) Public utility buildings and structures.

D. Prohibited uses. Any use other than those uses permitted by this section are prohibited.

Without in any way limiting the generality and prohibition of this section, nothing contained in this section shall be construed to permit any bank, savings and loan association, finance company or similar financial institution or company.

E. Bulk and lot regulations. Single-family detached dwellings and two-family dwellings shall comply with the bulk and lot regulations in § 190-106E. All other permitted uses shall comply with following conditions and requirements: (1) Maximum building height: 30 feet, and two stories.

(2) Minimum front yard: 25 feet.

(3) Minimum side yard: six feet.

(4) Minimum both side yards: 18 feet.

(5) Minimum rear yard: 30 feet.

(6) Minimum lot area: 8,400 square feet.

(7) Minimum lot width: 60 feet, measured at the minimum front yard setback line.

(8) Minimum average lot width: 60 feet, calculated so that at least 8,400 square feet of lot area shall be provided within 140 feet of the front lot line.

(9) Maximum total coverage by above-grade structures: 40% of the land area of the lot, except in the case when a parking area is the principal use, 10% of the land area of the lot or 40 square feet, whichever is less.

(10) Maximum floor area ratio: 40%.

(11) Maximum coverage by improvements: 80% of the lot area. [Amended 6-7-1999 by Ord. No. 2670]

F. Other regulations. In addition to the bulk and lot regulations, the following requirements shall be complied with: (1) Editor's Note: Former Subsection F(1), regarding enclosure of piers, pillars or columns, was repealed 10-8-1996 by Ord. No. 2583, which ordinance also provided for the renumbering of the remaining subsections. Every dwelling unit shall contain a minimum habitable floor area of 600 square feet.

§ 190-116. P-2 Professional and Office District. A. Principal uses and structures. The following principal uses and structures shall be permitted: (1) Business, professional or administrative offices which are not engaged in retail or wholesale sale of goods on the premises and which are not engaged in the repair or servicing of goods on the premises.

(2) Single-family residential uses in detached single-family residential structures.

(3) Two-family residential uses in a single structure on the same lot.

(4) Business, professional or administrative offices permitted in Subsection A(1) above in the same building as dwelling units as a mixed use.

(5) Parking areas.

(6) Child-care centers.

(7) Municipal buildings owned or leased by the Village of Ridgewood and used for public purposes.

B. Accessory uses and structures. The following accessory uses and structures shall be permitted, provided that they are located on the same premises as the principal use or structure to which they are accessory: (1) Parking facilities, as regulated in §§ 190-90 and 190-121.

(2) Private garages accessory to a permitted residential use for up to four motor vehicles, subject to § 190-121G(3).

- (3) Private swimming pools accessory to a permitted residential use as permitted and regulated by Chapter 251.
- (4) Private tennis courts, racquetball courts, paddleball courts, platform tennis courts, handball courts and similar recreation facilities accessory to a permitted residential use and designed to serve the residents on the premises, all as regulated in § 190-124G.
- (5) (Reserved) Editor's Note: Former Subsection B(5), pertaining to home professional offices, was repealed 4-13-2005 by Ord. No. 2933.
- (6) The office, contained in a detached single-family residence, of an ordained clergyman of any faith or Christian Science practitioner.
- (7) Family day-care homes accessory to a detached single-family residence, as regulated in § 190-124B.
- (8) Signs, as regulated in § 190-122.
- (9) Accessory uses customarily incident to the above principal uses, provided that residential uses shall not include any activity commonly conducted for gain unless specifically permitted in this section.

C. Conditional uses and structures. The following conditional uses and structures shall be permitted in the P-2 District only if they comply with the appropriate regulations for such uses or structures in § 190-123: [Amended 10-13-1998 by Ord. No. 2643] (1) Public or private schools for kindergarten through grade 12.

- (2) Houses of worship.
- (3) Public utility buildings and structures.

D. Prohibited uses. Any use other than those uses permitted by this section are prohibited. Without in any way limiting the generality and prohibition of this section, nothing contained in this section shall be construed to permit any bank, savings and loan association, finance company or similar financial institution or company.

E. Bulk and lot regulations. Single-family detached dwellings and two-family dwellings shall comply with the bulk and lot regulations in § 190-106E. All other permitted uses shall comply with following conditions and requirements: (1) Maximum building height: 45 feet, and two stories.

- (2) Minimum front yard: 25 feet.
- (3) Minimum side yard: six feet.
- (4) Minimum both side yards: 18 feet.
- (5) Minimum rear yard: 30 feet.
- (6) Minimum lot area: 8,400 square feet.
- (7) Minimum lot width: 60 feet, measured at the minimum front yard setback line.
- (8) Minimum average lot width: 60 feet, calculated so that at least 8,400 square feet of lot area shall be provided within 140 feet of the front lot line.
- (9) Maximum total coverage by above-grade structures: 40% of the land area of the lot, except in the case of a parking area as a principal use, 10% of the land area of the lot or 40 square feet, whichever is less.
- (10) Maximum floor area ratio: 40%.
- (11) Maximum coverage by improvements: 80% of the lot area. [Amended 6-7-1999 by Ord. No. 2670]

F. Other regulations. In addition to the bulk and lot regulations, the following requirements shall be complied with: (1) Editor's Note: Former Subsection F(1), regarding enclosure of piers, pillars or columns, was repealed 10-8-1996 by Ord. No. 2583, which ordinance also provided for the renumbering of the remaining subsections. Every dwelling unit shall contain a minimum habitable floor area of 600 square feet.

§ 190-117. H Hospital District. A. Principal uses and structures. The following principal uses and structures shall be permitted: (1) Hospitals for humans.

(2) Child-care centers.

(3) Municipal buildings owned or leased by the Village of Ridgewood and used for public purposes.

B. Accessory uses and structures. The following accessory uses and structures shall be permitted, provided that they are located on the same premises as the principal use or structure to which they are accessory: (1) Parking facilities, as regulated in §§ 190-90 and 190-121.

(2) Signs, as regulated in § 190-122.

(3) Accessory uses customarily incident to the above principal uses.

C. Conditional uses and structures. The following conditional uses and structures shall be permitted in the H District only if they comply with the appropriate regulations for such uses or structures in § 190-123: [Amended 10-13-1998 by Ord. No. 2643] (1) Public or private schools for kindergarten through grade 12.

(2) Houses of worship.

(3) Public utility buildings and structures.

(4) Cellular telecommunications antennas mounted on an existing structure at least 40 feet high.

D. Prohibited uses. Any uses other than those uses permitted by this section are prohibited.

E. Bulk and lot regulations. The following conditions and requirements shall be complied with:

(1) Maximum building height: 48 feet, provided that roof-mounted service equipment structures may exceed such height by a maximum of 17 feet, subject to Subsection F below.

(2) Minimum front yard: 40 feet.

(3) Minimum side and rear yards: three feet for every one foot of height of the building.

(4) Maximum coverage by above-grade structures: 16% of the lot area.

(5) Maximum floor area ratio: 65%.

(6) Maximum coverage by improvements: 90% of the lot area. [Amended 6-7-1999 by Ord. No. 2670]

(7) Screening of parking areas. Parking areas which directly abut upon property zoned and used for residential purposes shall have a continuous wall not less than six feet in height and not more than eight feet in height along the common property line to separate such properties. Other area for parking of vehicles shall have a suitable hedge or other natural planting within the required setback area.

F. Other regulations. Roof-mounted service equipment structures permitted by this section shall be subject to the following: (1) They shall be set back at least one foot for every two feet in

height of the service equipment structures, measured from the perimeter of the roof on which the structure is located.

(2) They shall not occupy more than 65% of the roof area of any building on which such service equipment structure is located.

(3) They shall not exceed 25% of the land area covered by buildings on the property.

§ 190-118. T Transition District. A. Principal uses and structures. The following principal uses and structures shall be permitted: (1) Business and professional offices which are not engaged in retail or wholesale sale of goods on the premises and which are not engaged in the repair or servicing of goods on the premises, including professional and business offices for accountants, architects, attorneys, dentists, physicians, physical therapists, psychologists, psychotherapists, ophthalmologists, optometrists, chiropodists, chiropractors, engineers, professional planners, surveyors, ministers, real estate appraisers or like professional firms.

(2) Residential uses and structures as permitted and regulated in the residential zone which is adjacent to the particular T Transition Zone within which the property is located.

(3) Office and residential uses permitted herein and located in the same building as a mixed use.

(4) Child-care centers.

(5) Municipal buildings owned or leased by the Village of Ridgewood and used for public purposes.

B. Accessory uses and structures. The following accessory uses and structures shall be permitted, provided that they are located on the same premises as the principal use or structure to which they are accessory: (1) Parking facilities, as regulated in §§ 190-90 and 190-121.

(2) Signs, as regulated in § 190-122.

(3) Family day-care homes accessory to a permitted residential use.

(4) Accessory uses customarily incident to the above principal uses, provided that residential uses shall not include any activity commonly conducted for gain unless specifically permitted in this section.

(5) In the case of a property located partially in the T District and partially in an adjacent nonresidential district, surface parking areas and other improvements, excluding buildings and loading areas, shall be permitted under the following circumstances: [Added 7-16-2003 by Ord. No. 2830]

(a) When such areas and improvements are accessory to a principal use and/or building located on the same lot but in such adjacent nonresidential district; and

(b) When the principal use and/or building in question is a permitted principal use or structure in such adjacent nonresidential district.

C. Conditional uses and structures. The following conditional uses and structures shall be permitted in the T District only if they comply with the appropriate regulations for such uses or structures in § 190-123: [Amended 2-10-1998 by Ord. No. 2620; 10-13-1998 by Ord. No. 2643]

(1) Public or private schools for kindergarten through grade 12.

(2) Houses of worship.

(3) Public utility buildings and structures.

(4) Nonprofit club uses.

D. Prohibited uses. Any uses other than those permitted by this section are prohibited.

E. Bulk and lot regulations. Residential uses shall comply with the bulk and lot regulations for the residential zone which is adjacent to the particular T Transition Zone within which the property is located. All other permitted uses, including mixed office and residential use, shall comply with following conditions and requirements: (1) Maximum building height: 30 feet, and two stories.

(2) Minimum front yard: as required by the residential zone which is adjacent to the particular T Transition Zone within which the property is located.

(3) Minimum side yard: 15 feet on any side abutting a residential zone, and 12 feet on any side abutting a nonresidential zone.

(4) Minimum rear yard: as required by the residential zone which is adjacent to the particular T Transition Zone within which the property is located.

(5) Maximum floor area ratio: 40%.

(6) Maximum coverage by improvements: 80% of the lot area. Notwithstanding the foregoing, in the circumstances described in § 190-118B(5) above, the maximum coverage by improvements shall be 90% of the lot area. [Amended 6-7-1999 by Ord. No. 2670; 7-16-2003 by Ord. No. 2830]

F. Other regulations. In addition to the bulk and lot regulations, the following requirements shall be complied with: (1) Permitted office uses shall be limited to the first two stories of any structure.

(2) In a mixed use building, residential use shall only be permitted on other than the ground floor, and each dwelling unit shall contain a minimum habitable floor area of 600 square feet.

(3) Any building on a transitional lot, whether a new structure or a converted existing structure, shall be residential in exterior appearance.

(4) Any conversion from residential to nonresidential use shall require site plan approval prior to issuance of a certificate of occupancy and shall be required to provide sufficient parking in accordance with § 190-121. Any change in use from one nonresidential use to another nonresidential use shall require a certificate of continued occupancy, and shall be required to provide sufficient parking in accordance with § 190-121.

§ 190-119. General provisions. A. Yards. There shall be provided for every lot front, rear and side yards as required in the zone district in which such lot is located. No open space which has been counted or included as a part of a side yard, rear yard, front yard, court or other open space as required by this chapter for one building may, by reason of change of ownership or for any other reason, be counted or included in order to comply with the yard, court or other open space requirement of any other building. In addition, the following general regulations shall apply: (1) Front yards. (a) All front yards must face upon a dedicated public street and shall be of the size required for the particular zone district in which the lot is located, provided that, on streets less than 50 feet in width, the required front yard shall be increased by 1/2 the difference between the width of the street and 50 feet, and provided further that any lot which abuts a street with a proposed right-of-way greater than 50 feet in width as shown on the master plan for streets of the Village shall have a front yard setback measured from the nearest line of the proposed building

or structure to the proposed right-of-way line shown on such master plan. In the event a street, or part thereof, is located within an easement, or is proposed to be widened within an easement, rather than within a dedicated right-of-way, the front yard setback shall be measured from the easement line. [Amended 7-18-2001 by Ord. No. 2744]

(b) In the B-1 and B-2 Zone Districts, all new buildings and additions to existing buildings shall conform to the existing established front yard setback line of the buildings located on each side of the subject property. In the event that the front yard setback on each side of the subject property is not the same distance from the center line of the abutting street in question, then the Planning Board, as part of site plan review, shall determine the required setback line for the subject property which shall not be less than the setback of the abutting property that is closest to the street right-of-way line nor greater than the setback of the abutting property that is farthest from the street right-of-way line.

(2) Yards on corner lots. All yards on corner lots abutting any street shall be construed as front yards and shall be subject to the front yard setback requirement of the zone in which said lot falls.

(3) Yards abutting railroads and state highways. The yard requirement for any residentially zoned lot that abuts a state highway or active railroad shall increase the yard requirement for that yard that abuts said highway or railroad by 50%.

(4) Projections and encroachments. Except as hereinafter specified, yards and courts required under this chapter shall be entirely free of principal buildings or parts thereof: [Amended 2-11-2004 by Ord. No. 2862] (a) Cornices and eaves may project not to exceed two feet over any required yard or court.

(b) Sills, leaders, belt courses and similar ornamental or structural features may project six inches into any required yard or court.

(c) An open fire balcony or fire escape may project into a required yard not more than four feet.

(d) Ground story bay windows or oriels may project not more than three feet into any required yard in the R-125, R-110, R-1, R-1A, R-2 and R-3 Zone Districts.

(e) Chimneys with or without fireplaces may also project not more than 18 inches into any required yard in the R-125, R-110, R-1, R-1A, R-2 and R-3 Zone Districts. The total area of such encroachment shall not exceed 12 square feet.

(f) No canopy or marquee shall extend past any setback line affecting the building to which it is affixed. This prohibition shall not apply to retractable types of awnings. In addition, canopies and marquees shall be subject to the provisions of § 190-124L, and awnings shall be subject to the provisions of § 190-124K.

(g) No steps shall extend into any street right-of-way in any zone district. Unenclosed steps may extend not more than 60 inches into any required front yard.

B. Principal buildings. (1) No lot shall contain more than one principal building or structure except garden apartments, multifamily dwellings and single-family attached residential dwelling units permitted and regulated in the R-1A, R-4, R-5 and R-7 Districts. [Amended 8-9-2006 by Ord. No. 3015]

(2) No building to be used as a dwelling shall be constructed, altered or moved on, to or in the rear of any building situated on the same lot.

C. Accessory buildings and structures. No accessory building or structure shall be built on any lot on which there is not a principal building or structure, except when specifically permitted otherwise by this chapter. The following general provisions shall apply to accessory structures:

- (1) Accessory structures in residential zones. The following requirements shall be met in all residential zones:
  - (a) No accessory building or above-grade structure shall have a ground area greater than the ground area of the principal building or structure on the same lot.
  - (b) No freestanding accessory building or structure shall exceed 15 feet in height, except as may be specifically provided otherwise by this chapter. [Amended 10-13-1998 by Ord. No. 2643]
  - (c) No accessory building shall be permitted in any front yard. Swimming pools, tennis courts, decks, patios, and similar play structures shall be prohibited in any front yard; provided, however, that basketball equipment which utilizes a permitted driveway on the lot as the play surface is exempt from this prohibition. [Amended 5-13-1996 by Ord. No. 2565]
  - (d) All accessory buildings shall be located at least 12 feet from any principal building situated on the same lot.
  - (e) Accessory buildings may be built within any side yard if the distance from any accessory building to the side lot line is equal to or greater than the required side yard setback for the principal building on such lot.
  - (f) Accessory buildings built in any rear yard shall not be closer than five feet from any side or rear property line of the lot; provided, however, that when an accessory building is attached to a principal building by a breezeway, roof, wall or the like, or is separated from the principal building by a distance less than required by § 190-119C(1)(d), such accessory building shall be subject to the same minimum side and rear yard setback requirements as the principal building. [Amended 2-11-2004 by Ord. No. 2862]
  - (g) Notwithstanding the above, masts and flagpoles shall be set back from any property line a distance equal to or greater than the height of such mast or flagpole. [Amended 10-13-1998 by Ord. No. 2643]

(2) Accessory structures in nonresidential zones. The following requirements shall be met in all nonresidential zones: (a) No accessory building shall have a ground area greater than the ground area of the principal building on the same lot.

- (b) No freestanding accessory building or structure shall exceed 20 feet in height, except as may be specifically provided otherwise by this chapter. [Amended 10-13-1998 by Ord. No. 2643]
- (c) No accessory building shall be permitted in any front yard.
- (d) No accessory building shall be closer to the principal building on the lot on which it is located than 10 feet or the height of such accessory building, whichever is greater.
- (e) Accessory buildings may be built within any side yard if the distance from such accessory building to the side line of the lot is equal to or greater than the required side yard setback for the principal building on such lot.
- (f) Accessory buildings built in any rear yard shall comply with the following requirements; provided, however, that when an accessory building is attached to a principal building by a breezeway, roof, wall or the like, or is separated from the principal building by a distance less than required by § 190-119C(2)(d), such accessory building shall be subject to the same minimum side and rear yard setback requirements as the principal building. [Added 2-11-2004 by Ord. No. 2862] [1] Accessory buildings and roofed accessory structures having a floor area of less than or equal to 500 square feet shall be located at least five feet from the side or rear lot line.

[2] Except as provided in Subsection A above, accessory buildings and roofed accessory structures having a floor area of more than 500 square feet shall comply with the minimum yard requirements for principal buildings.

D. Height exceptions. (1) The height limitations required in each zone district shall not apply to steeples for houses of worship; provided, however, that the height of such steeples shall not exceed 75 feet in height. [Amended 4-10-2002 by Ord. No. 2780]

(2) Houses of worship, school buildings and structures, masts, flagpoles and any Village-owned, -leased or -operated building, structure or use shall not exceed 45 feet in height. [Amended 10-13-1998 by Ord. No. 2643]

(3) The height limitations for buildings shall not apply to rooftop appurtenances, including but not limited to decorative architectural elements such as cupolas and weathervanes; heating, ventilating and air-conditioning equipment; chimneys, vent pipes, etc., but only if such appurtenances comply with the following limitations: [Added 2-11-2004 by Ord. No. 2862] (a) The height of the appurtenances, and any structures that screen the appurtenances from view, must not exceed eight feet above the highest point of the roof or eight feet above the maximum permitted building height, whichever is less.

(b) The horizontal dimension of any such appurtenances, and any structures that screen such appurtenances from view, must not exceed 20% of the horizontal dimension of the building wall or side toward which such appurtenance or screening structure faces. For example, a chimney located on or facing the side of a building having a horizontal dimension of 40 feet is exempt from the building height requirements only if the horizontal dimension of the chimney facing that side of the building is eight feet or less.

(4) The height limitations for buildings shall not apply to roof-mounted antennas, provided that roof-mounted antennas shall be required to comply with the applicable regulations for such antennas set forth in this chapter. [Added 2-11-2004 by Ord. No. 2862]

E. Physical or visual obstructions. (1) On any corner lot, no fence, structure, planting or shrubbery over 30 inches in height above the level of the pavement at the center of the street opposite the point in question shall be erected or maintained within 25 feet of the intersection formed by the projections of the two street side lines at the corner.

(2) No hedge, shrubbery or planting on any lot in any residential zone shall be permitted within three feet from any street side line. The branches of all trees projecting beyond any such street side line must be trimmed at all times to ensure unobstructed vision and clearance eight feet above ground or sidewalk level.

F. Lighting in residential zones. (1) No artificial source of light shall be constructed or utilized within the residential zones of the Village of Ridgewood so as to create a nuisance across property lot lines.

(2) All such exposed sources of light shall be shielded so that the illumination of any kind therefrom, whether from interior or exterior sources, shall not exceed one footcandle at any point along any property lot line in the residential zones of the Village.

G. Cantilevered structures and buildings raised on columns. The following provisions shall apply to the cantilevered structures and buildings raised on columns: [Amended 10-8-1996 by Ord. No.

2583] (1) No building shall be permitted which is supported by above-grade piers, columns, pylons or similar structures, and unless such building is supported on a continuous footing and foundation and enclosed on all sides by an exterior wall that rests on said footing and foundation. Notwithstanding the above, the following construction is exempt from the foregoing prohibition:

- (a) Cantilevered portions of buildings which are completely open beneath said portion;
- (b) Carports and similar roofed canopies supported by piers or columns, provided that such structures shall not be permitted to contain any floor area above any ceiling of said structures; and
- (c) Balconies, fire escapes, stairwells, bay windows and similar projecting structures.

(2) For purposes of administering this chapter, calculations of setbacks, coverage by above-grade structures and coverage by improvements shall be made from the furthest projecting wall of cantilevered structures. [Amended 6-7-1999 by Ord. No. 2670]

H. Coverage by improvements for single-family and two-family dwellings. In the R-125, R-110, R-1, R-1A, R-2, R-2A, R-3, R-4, R-5 and R-7 Zone Districts, single-family detached dwellings, two-family dwellings, community residences and shelters and any other uses which are subject to the same requirements as the foregoing shall comply with the following schedules of maximum coverage by improvements: [Added 6-7-1999 by Ord. No. 2670] (1) Maximum improvement coverage of total lot.

Total Lot Area (square feet)	Maximum Coverage by Improvements (percent of total lot area)
0 to 13,999	45%, but not above 5,600 square feet
14,000 to 24,999	40%, but not above 8,750 square feet
25,000 and over	35%

(2) Maximum improvement coverage of lot area within specified distance of front lot line. In addition to the schedule in Subsection H(1) above, the coverage by improvements located within the following specified distances of the front lot line shall comply with the following schedule:

<u>Lot Area Within Specified Distance of Front Lot Line* (square feet)</u>	<u>Maximum Coverage by Improvements Located within Specified Distance of Front Lot Line* (percent of total lot area)</u>
0 to 13,999	45%, but not above 5,600 square feet
14,000 to 24,999	40%, but not above 8,750 square feet
25,000 and over	35%

\* NOTE: The specified distances from the front lot line are as follows:

<u>Zone District</u>	<u>Distance from Front Lot Line (feet)</u>
R-1, R-1A, R-2, R-2A and R-3	140
R-110	175
R-125	200

I. Street easements. In the event a street or any portion of a street, or any proposed widening of a street is located within an easement rather than within a dedicated right-of-way, the required lot area, lot width, lot frontage, lot depth and all required setbacks shall be increased above that which would otherwise be required for the use in the respective zone district, the same as if the easement were to be entirely a dedicated right-of-way. Furthermore, in such situation, the maximum permitted floor area ratio, density, coverage by above-grade structures and coverage by improvements shall be reduced by a percentage equal to the percentage of the lot area occupied by the easement, the same as if the easement were to be entirely a dedicated right-of-way. [Added 7-18-2001 by Ord. No. 2744]

J. Maximum gross building area for single-family detached dwellings, two-family dwellings and duplexes. In all zone districts, single-family detached dwellings, two-family dwellings, duplexes, community residences and shelters and any other lawfully permitted uses which are subject to the same requirements as the foregoing shall comply with the following schedule of maximum gross building area (see definition in § 190-3): (1) Single-family detached dwellings and community residences and shelters.

#### Maximum Gross Building Area Detached

##### Lot Area

(square feet)

Principal Building<sup>1</sup> (lesser of % lot area or square feet)

Detached Accessory Buildings<sup>1</sup> (lesser of % lot area or square feet)<sup>2</sup>

0 to 8,399

35%, 2,856

7.5%, 588

8,400 to 10,499

34%, 3,360

7.0%, 682

10,500 to 13,999  
32%, 4,060  
6.5%, 840

14,000 to 19,249  
29%, 4,620  
6.0%, 962

19,250 to 24,999  
24%, 5,000  
5.0%, 1,000

25,000 and over  
20%  
4.0%

(2) Two-family dwellings and duplexes.

#### Maximum Gross Building Area Detached

Lot Area  
(square feet)

Principal Building<sup>1</sup> (lesser of % lot area or square feet)

Detached Accessory Buildings<sup>1</sup> (lesser of % lot area or square feet)<sup>2</sup>

0 to 8,399  
40%, 3,276  
7.5%, 588

8,400 to 10,499  
39%, 3,675  
7.0%, 682

10,500 to 13,999  
35%, 4,060

6.5%, 840

14,000 to 19,249

29%, 4,620

6.0%, 962

19,250 to 24,999

24%, 5,000

5.0%, 1,000

25,000 and over

20%

4.0%

NOTES:

1 In cases where there is more than one principal building and/or more than one accessory building, the maximum areas specified in the above schedules apply to the total gross building area of all such principal and accessory buildings, as applicable, not to individual buildings.

2 The additional gross building area ratio for detached accessory buildings shall only be permitted for such buildings that are separated from the principal building or buildings by the distance specified in § 190-119C(1)(d).

§ 190-120. Environmental provisions.

All development within the Village of Ridgewood shall be designed to prevent any adverse impact to the man-made or natural environments, and if prevention is not reasonably possible, development shall be designed to mitigate such impacts. The development of lands having environmental constraints is permitted as regulated herein; however, development of environmentally constrained land is not to be encouraged but is permitted if each application for development complies with the following standards, notwithstanding any other requirement of

this chapter. A. Stormwater runoff. [Amended 3-8-2006 by Ord. No. 2983; 1-17-2007 by Ord. No. 3035] (1) All development shall comply with the applicable requirements of § 190-83.

(2) For those developments that do not require site plan or subdivision approval, a permit shall be required for any development or work involving a new building, an addition to an existing building, swimming pools or any other site improvements resulting in an increase of at least 200 square feet of impervious surface area per lot. The following shall apply: (a) The applicant shall be required to submit a site grading and stormwater control plan to the Village of Ridgewood Department of Public Works, Engineering Division, with the application form available from the Engineering Division.

(b) The information required by § 190-67N shall be provided on the plan.

(c) The plan submitted for the permit shall be prepared by a licensed New Jersey professional engineer, with appropriate signature and seal; provided, however, that the Village Engineer may waive this requirement if in his/her judgment the services of a professional engineer are unnecessary to adequately address the drainage impacts from the development.

B. Soil erosion and sedimentation control. All developments in all zones shall protect streams, lakes and ponds from sedimentation damage and shall prepare a soil erosion and sediment control plan if required by N.J.S.A. 4:24-39 et seq.

C. Flood hazard areas. There is hereby created within the Village special flood hazard areas as identified by the Federal Emergency Management Agency in a scientific and engineering report entitled "Flood Insurance Study, Bergen County, New Jersey," revised and to be effective September 30, 2005, with accompanying Flood Insurance Rate Maps. Said maps are hereby adopted by reference and declared to be part of this chapter. Said maps are available in the Village offices. The Flood Insurance Study is on file with the Director of the Department of Public Works. The following provisions shall apply to such areas: [Amended 11-10-1998 by Ord. No. 2649; 7-13-2005 by Ord. No. 2945] (1) The uses permitted within any flood hazard area are those uses permitted and regulated by this article of the zone district in which the area may be located, as such zone districts are set forth and delineated on the Zone Map.

(2) No part of the floodway, as indicated by the Flood Insurance Rate Maps, shall be located within the usable area of the lot, as defined by this chapter. [Amended 7-18-2001 by Ord. No. 2744]

(3) The required minimum lot area shall be increased above that which would otherwise be required for the use in the respective zone district by 50% of the area of the special flood hazard area located within the usable area of the lot, as defined by this chapter. [Amended 7-18-2001 by Ord. No. 2744]

D. Wetlands. No more than 10% of the usable area of a lot, as defined by this chapter, shall be occupied by wetlands or wetland transition areas, as such wetlands or transition areas are indicated by a Letter of Interpretation or presence/absence letter from the New Jersey Department of Environmental Protection and as adjusted through the grant of various permits and approvals by said department. [Amended 7-18-2001 by Ord. No. 2744]

E. Steep slopes. The amount of steep slopes located within the usable area of a lot, as defined by this chapter, shall be limited as follows: [Amended 7-18-2001 by Ord. No. 2744] (1) No more than 50% of the usable area of a lot, as defined by this chapter, shall have 10% slopes or greater.

(2) No more than 35% of the usable area of a lot, as defined by this chapter, shall have 15% slopes or greater.

(3) No more than 20% of the usable area of a lot, as defined by this chapter, shall have 25% slopes or greater.

F. Groundwater protection. (1) No building or structure shall be erected in any zone district of the Village within 50 feet of any well, infiltration gallery, spring or similar source of groundwater now or hereafter developed for a public water supply system, as such system is defined by this chapter.

(2) No sewer or line carrying sanitary or industrial wastes located within 100 feet of any well, infiltration gallery, spring or similar source of groundwater now or hereafter developed for a public water supply system may be installed in any zone district of the Village unless the same shall be of steel, reinforced concrete, cast iron or other suitable material, properly protected and of completely watertight construction and otherwise constructed in accordance with Rules and Regulations for the Preparation and Submission of Plans for Public Water Supply Systems and Water Treatment Plants, now or hereafter issued by the State Department of Health.

(3) No manholes or connections on a sanitary sewer system shall be permitted within 100 feet of any well now or hereafter developed for a public water supply system in any zone district of the Village.

G. Performance standards. The following conditions and requirements shall be complied with:

(1) All activities shall be carried on only in structures which conform to the minimum safety standards of the National Board of Fire Underwriters or the Village building code or fire ordinance governing the permitted use, whichever may be more restrictive. All operations shall be carried on and explosive materials, fuels, liquids and finished products shall be stored in accordance with the standards of the National Board of Fire Underwriters.

(2) Any use permitted by this article shall only be permitted if it shall comply with all applicable federal and state safety laws, rules and regulations.

(3) No uses permitted by this article shall result in the dissemination of smoke, fumes, gas, dust, odors or any other atmospheric pollutant beyond the boundary lines of the lot occupied by such use.

(4) There shall be no vibration beyond the boundary lines of the lot on which is conducted any use permitted by this article.

(5) Noise. There shall be no operational noise, measured from any point on any property line of any lot on which a use permitted under this article is located, which shall exceed the values in any octave band in the table set forth below. In the measurement of operational noise, sound pressure levels shall be measured with a sound level analyzer which shall conform to specifications published by the American Standards Association, Inc., New York, New York, entitled "American Standard Sound Level Meters for Measurement of Noise and Other Sounds," and "American Standard Specifications for an Octave-Band Filter Set for the Analysis of Noise and Other Sounds." If there shall be objectionable noises due to intermittence, beat frequency or hammering or if the noise is not smooth and continuous, corrections shall be made to the following table by subtracting five decibels from each of the decibel levels set forth.

Frequency Band in Cycles Per Second  
Sound Pressure Level Decibels re 0.0002 dyne/cm<sup>2</sup>

0 to 75  
65

75 to 150  
50

150 to 300  
44

300 to 600  
38

600 to 1,200  
35

1,200 to 2,400  
32

2,400 to 4,800  
29

Above 4,800  
26

(6) Anything in this article to the contrary notwithstanding, no use shall be permitted which shall discharge an industrial waste into any municipal sanitary sewer system without written approval of the Department of Public Works, and no such waste shall be treated on any premises.

§ 190-121. Off-street parking, loading and circulation.

All parking areas required by this section shall be devoted exclusively to parking of motor vehicles so long as the principal building or use which requires such parking areas continues in existence. No commercial repair or sales, including the sale or rental of new or used motor

vehicles by a new or used car dealer or motor vehicle rental agency, nor any storage in connection with the same, shall be permitted within a required parking area. The following provisions shall apply: A. Number of parking spaces. Off-street parking and loading spaces shall be provided for all new buildings, additions to buildings and conditional uses in accordance with the following standards. Calculations of fractional spaces shall be rounded off to the next highest whole number. On any properties containing more than one building or use, the calculation of required parking shall be made separately and cumulatively. (1) In the R-125, R-110, R-1, R-1A, R-2 and R-3 Residential Zone Districts, and other districts except the T District, there shall be a minimum of one garage space for each dwelling unit. Such garages shall be a minimum of 20 feet in depth.

(2) In the R-1A, R-2A, R-4, R-5, R-7 and other districts except the T District, single-family attached dwelling units or multifamily dwelling units shall provide at least 1.5 off-street parking spaces for each dwelling unit. At least one of every three required spaces shall be located within a garage, and at least one of every three required spaces shall be located outside of any building.

(3) In the T District, permitted residential uses shall provide at least 1.5 off-street parking spaces for each dwelling unit. Nonresidential uses in the T District shall provide at least one off-street parking space for every 200 square feet of gross floor area or fraction thereof of any building upon the premises used for such use.

(4) In all residential districts, except the T District, permitted nonresidential uses shall provide at least one off-street parking space for every 250 square feet of gross floor area or fraction thereof of any building used for such use.

(5) Nonresidential uses in the B-1 District shall provide at least one off-street parking space for every 300 square feet of gross floor area or fraction thereof of any building upon the premises.

(6) Nonresidential uses in the B-2 and OB-2 Districts shall provide at least one off-street parking space for every 200 square feet of gross floor area or fraction thereof of any building upon the premises. Notwithstanding the above, shared parking areas for two or more abutting uses permitted by this chapter shall provide at least one off-street parking space for every 250 square feet of gross floor area or fraction thereof of any building upon the premises.

(7) Nonresidential uses in the C, P, P-2 and H Districts shall provide at least one off-street parking space for every 250 square feet of gross floor area or fraction thereof of any building upon the premises.

(8) Nonresidential uses in the OB-1 District shall provide at least one off-street parking space for every 250 square feet of gross floor area or fraction thereof of all buildings having a gross floor area equal to or less than 50,000 square feet. One parking space shall be required for each 300 square feet of gross floor area or fraction thereof of all buildings having a gross floor area of more than 50,000 square feet.

B. Parking for disabled persons. In any parking lot designed to accommodate the public, a minimum number of designated parking spaces accessible to disabled persons shall be required as follows:

Total Parking Spaces in Lot  
Required Number of Accessible Spaces

1

26 to 50

2

51 to 75

3

76 to 100

4

101 to 150

5

151 to 200

6

201 to 300

7

301 to 400

8

401 to 500

2% of total

501 to 1,000

20, plus 1 for each 100 over 1,000

C. Shared parking. In the B-1, B-2, OB-1, OB-2, C, P and P-2 Districts, the required parking provisions of this section may be met by participating in a joint parking program involving two or more nonresidential uses; provided, however, that plans for such a joint program shall have been approved by the Board, and subject to the following: (1) The area for the parking facilities shall equal the collective parking area requirements of the participating properties to be served. (2) The provisions of § 190-121F(1) shall be complied with.

(3) The parking areas shall be devoted exclusively to parking and no other use so long as the principal building or use which makes such parking areas necessary shall continue in existence.

D. Number of loading spaces. For any nonresidential use involving manufacturing, storage, display of goods, retail or wholesale sales or warehousing, market, hospital for humans, laundry, dry cleaning establishment or other use similarly requiring the receipt or distribution of materials or merchandise, there shall be provided and maintained on the same premises with such use at least one off-street loading space.

E. Exemptions; reserve parking and loading. If any applicant can clearly demonstrate to the Board that, because of the nature of his operation or use, the parking requirements of Subsection A above are unnecessary or excessive, the Board shall have the power to approve a site plan showing less paved parking area than is required by this section; provided, however, that a landscaped area of sufficient size to meet the deficiency shall be set aside and reserved for the purposes of meeting future off-street parking and loading requirements in the event that a change of use of the premises shall make such additional off-street parking or loading spaces necessary.

F. Location of parking and loading areas. (1) For residential uses, all off-street parking facilities shall be located on the same lot with the building they are serving. For nonresidential uses, all off-street parking facilities shall be located on the same lot with the building they are serving or on other property owned, leased or shared by the applicant, provided that the following are complied with: (a) At least 50% of the required parking spaces shall be on property located within 500 feet of any customary entrance way to the principal building or use.

(b) No required parking spaces shall be located further than 1,000 feet from any customary entranceway to the principal building or use.

(2) The required yard locations and setbacks for off-street parking and loading areas are set forth below, provided that where shared parking arrangements are permitted by this chapter, no minimum setback for parking areas shall be required where shared parking areas abut one another at the property line. (a) In all R-125, R-110, R-1, R-2 and R-3 Districts and in other districts, vehicle parking for single-family detached and two-family dwelling units shall be permitted in any yard, but shall be prohibited in the front yard area except on the driveway. (b) In the R-1A and R-2A Districts, parking areas serving single-family attached or multifamily residences permitted as a conditional use may be located in any yard pursuant to a plan approved by the Board.

(c) In the R-4 and R-5 Districts, parking areas may be located in the side or rear yard pursuant to a plan approved by the Board.

(d) In the R-7 District, parking areas may be located in any yard. Parking areas located in the front yard shall be set back at least 25 feet from the front lot line.

(e) In the B-1, B-2, C, P and P-2 Zone Districts, parking areas are permitted in the front, side or rear yards. Parking areas in the front yard shall be set back from the front lot line at least 1/2 of the minimum required front yard setback. In the B-1, B-2, P and P-2 Zones, all parking areas in any yard shall be set back at least five feet from all other lot lines, except where such parking areas are connected with other parking areas as part of a shared parking facility as permitted by this section.

(f) In the OB-1 Zone District, parking areas permitted in the front, side and rear yards. Parking areas in the front yard shall be set back from the front lot line at least 12 feet, or 14 feet where vehicle overhangs are provided along the periphery of a parking area. Parking areas in the side

yard shall be set back at least five feet from any building. Parking areas in the rear yard shall be set back at least 25 feet from any abutting residential zone district boundary line, provided that where a solid unpierced masonry wall is constructed as permitted by this chapter, the parking area need only be set back from the wall at least five feet, or seven feet where vehicles overhang the periphery of the parking area.

(g) In the OB-2 Zone District, parking areas are permitted in the side or rear yards and shall be set back at least five feet from the side and rear lot lines.

(h) In the H Zone District, parking areas shall be permitted in the front, side and rear yards, and shall be set back at least 15 feet from all lot lines, except when adjacent to a residential zone as otherwise provided in the H District regulations.

(i) In the T Zone District, parking areas shall be permitted in the front and side yards. Parking areas shall be set back at least 20 feet from the front lot line, and at least five feet from all other lot lines; provided, however, in the circumstances described in § 190-118B(5) above, parking areas shall be set back at least 10 feet from a front lot line that is located on the opposite side of the street from a property used for residential purposes, at least two feet from a front lot line that is located on the opposite side of the street from a property used for nonresidential purposes, and at least 24 feet from all other lot lines. [Amended 7-16-2003 by Ord. No. 2830]

(j) Loading spaces shall be located on the same property as the use which requires the space and shall be located in the side or rear yard. Loading spaces shall be set back at least five feet from any side or rear lot line. A loading space may be located in a parking area in the side or rear yard, provided that the loading and parking movements and operations do not interfere with each other. [Amended 6-10-1997 by Ord. No. 2606]

G. Driveways. (1) No driveway shall be permitted to serve any use other than the permitted use on the lot upon which such driveway is located, except when such driveway is part of a joint parking facility permitted by § 190-121C or such driveway is located in the T Zone District and services a lot in an abutting nonresidential district, subject to Planning Board approval.

Driveways serving garden apartments in the R-4 Zone shall be located in the same R-4 Zone.

(2) Entrances to and exits from parking and loading areas for nonresidential uses shall be located no closer than 10 feet from any property located in a residential zone, measured from the property line to the curb face or edge of pavement of the driveway, excluding curb returns at entrances.

(3) In all R-125, R-110, R-1, R-2 and R-3 Zone Districts and in any district where a lot is used for a single-family detached or two-family dwelling, no driveway shall have a width exceeding 1/5 of the width of such lot, up to a maximum width of 25 feet; provided, however, that where otherwise lawful, no driveway shall be required to be fewer than 10 feet wide. On corner lots, the lot width used for making the above calculation shall be that side of the lot through which the driveway provides access to the street. [Amended 6-10-1997 by Ord. No. 2606]

(4) All developments shall comply with the standards of the state highway access management code adopted by the Commissioner of the Transportation in the case of a state highway, with the standards of any access management code adopted by the county in the case of a county road or highway, and with the standards of any Village access management code adopted in the case of a Village street or highway.

§ 190-122. Signs. A. Required permits and approvals. No sign shall be constructed or displayed unless a sign permit shall have been issued in accordance with the provisions of § 190-97C. No permanent freestanding sign shall be permitted until a site plan for the sign is approved by the Planning Board. Notwithstanding the above, the following signs are exempt from the requirement to obtain permits or site plan approval, but such signs shall comply with the regulations in Subsection H below: (1) Signs for residential uses permitted by § 190-122C(1). (2) Professional nameplates affixed to the door or adjacent wall of premises so used. (3) Memorial signs or tablets or signs indicating the name of a building or the date of its erection when cut into any masonry surface or when constructed of bronze or other incombustible material. (4) The following signs, customary and necessary to the operation of filling and service stations: (a) Lettering on buildings displayed over individual entrance doors consisting of the words "washing," "lubrication," "repairing" or words of similar import. (b) Lettering or other insignia which are a structural part of a gasoline pump, consisting only of a brand name, lead warning sign and other signs as required by law. (c) Credit card signs. (d) A sign attached to each gas pump, with the price of the product, as required by law. (e) Movable freestanding signs specifically advertising the price of fuel. (5) Signs for public convenience and welfare erected by or on behalf of the United States, the state, the county and the Village, traffic signs in private ways and parking lots, legal notices, railroad crossing signs or other similar signs as required by law. (6) Temporary signs, necessary in connection with the erection of buildings or other construction work. (7) The interior contents of lawfully permitted signs specifically designed to be changed from time to time, such as church announcement boards, theater marquees, restaurant menus and the like, whether freestanding or attached to a building wall.

B. General sign regulations. (1) General prohibitions. Without limiting the generality of this section, the following are prohibited: (a) Billboard or billboard signs, except display signs ordinarily or customarily erected on the premises of a railroad station or on the railroad right-of-way in the vicinity of such station. No sign otherwise lawful under this section shall be prohibited because of this provision. (b) Signs placed or located or displayed upon any sidewalk unless affixed to the wall of a building abutting the sidewalk. No sign otherwise lawful under this section shall be prohibited because of this provision. (c) Roof signs, known also as a "sky sign." (d) Signs projecting on or over a sidewalk, except signs commonly known as "barber poles," ordinarily and customarily used in connection with barbershops. (e) Freestanding signs or similar devices except as otherwise specifically permitted in this section. (f) Signs erected or painted or composed of fluorescent or phosphorescent or similar material. (g) Signs in whole or part moving, mobile or revolving, except for signs commonly known as "barber poles," ordinarily and customarily used in connection with barbershops.

(h) Strings or streamers of flags, pennants, spinners or other similar devices strung across, upon, over or along any premises or building, whether as a part of any sign or not, except those which shall be specifically permitted by § 190-122E(2)(d)[2] or unless such prohibition has been superseded by the provisions of § 190-122H.

(i) Signs which are unsafe, insecure or a menace to the public.

(2) Signs which falsely advertise or identify premises; removal of signs for change of occupancy.

(a) It shall be unlawful for any person to erect, locate, relocate or maintain any sign which falsely identifies the premises or occupant of any premises or building or which falsely advertises for sale on any premises or in any building any product or service not available therein.

(b) Whenever there is a change in occupancy of a building or premises, including any vacancy of such building or premises, the message of any sign or signs which identify or advertise an individual, business, service, product or other item that is no longer present or available in the building or on the premises shall be removed.

(c) The provisions of Subsection B(2)(a) and (b) above shall not be construed to require the removal of any sign structure, except as required by Subsection B(2)(d)[4] or (3)(f) below.

(d) The manner of removal of sign messages shall include but are not limited to the following:

[1] In the case of a sign with a painted message, the sign message shall be painted over to match the background.

[2] In the case of a sign with projecting or movable letters or symbols, the letters and/or symbols shall be removed.

[3] In the case of a sign where the message is contained on a panel that is inserted into the sign frame or structure, the message panel shall be replaced with a blank panel.

[4] In the case of a sign where the message can not be removed without also removing the sign structure, the structure shall be removed unless the owner demonstrates that the sign message could reasonably apply to the next occupant of the building or premises. If the sign message does not accurately identify or advertise the next occupant of the building or premises or any product, service or other item available at the premises, the sign structure shall be removed prior to the issuance of a certificate of occupancy for said occupant.

(3) Nonconforming signs. The following provisions shall apply to any sign which was lawful prior to the adoption, revision or amendment of this chapter, but which fails to conform to the requirements of this chapter by reasons of such adoption, revision or amendment. (a) Routine maintenance. Routine maintenance for any nonconforming sign shall be permitted, provided that such maintenance shall comply with the provisions of Subsection B(3)(c) and (d) below. The term "routine maintenance" is intended to include such activities as cleaning, replacement of light bulbs, removal of rust and corrosion and repainting. Specifically prohibited is the replacement of the sign structure or message, in whole or in part, except for light bulbs and minor parts such as fasteners, etc.

(b) Restoration or repair of partial destruction. Any nonconforming sign existing at the time of the passage of this chapter or any amendment thereto may be continued upon the lot so occupied, and any such sign may be restored or repaired in the event of partial destruction thereof, provided that such restoration or repair shall comply with the provisions of Subsection B(3)(c) and (d) below. For purposes only of administering this provision, the term "partial destruction" shall be defined as any condition affecting less than 50% of the area or volume, whichever is

more restrictive, of the sign message or structure in such a manner that the appearance or structural characteristics of the sign are substantially altered from the originally approved and installed sign.

(c) Effect of removal. The following provisions shall regulate removal of nonconforming signs:

[1] Nothing contained herein shall be construed to permit the removal and subsequent replacement of a nonconforming sign structure for purposes of maintenance, restoration, repair or alteration. Removal of a sign structure for any purpose shall terminate the nonconforming rights of said sign.

[2] Sign messages may be removed only for purposes of routine maintenance, restoration or repair as permitted herein.

(d) Alterations. The following provisions shall regulate alterations of nonconforming signs: [1] Alteration of nonconforming sign use. Any sign which is nonconforming because of use shall not be enlarged, extended, relocated or altered in any manner.

[2] Alteration of nonconforming sign structure or sign message. A nonconforming sign structure or sign message may not be altered unless the alteration will result in both the sign structure and the message conforming in all respects with the provisions of this chapter. Alterations covered by the above provision include but are not limited to alteration of sign area, dimension, height or location; alteration of sign letters, logos, symbols or other design or construction; alteration of any aspect of sign illumination; and alteration of sign material or color.

(e) Reversion to nonconforming sign prohibited. A sign which is a nonconforming use and which is changed to a conforming use may not thereafter be changed back to a nonconforming use. A nonconforming sign structure and/or message which is changed to a conforming structure and/or message may not thereafter be changed back to a nonconforming structure and/or message.

(f) Change of use affecting same. No nonconforming sign structure shall be maintained or continued upon any site if there occurs a substantial change in use for which the sign is an accessory structure. For purposes only of administering this provision, a substantial change of use shall be construed as a use that is outside the major group (two-digit) classification of the previous use as set forth in the Standard Industrial Classification Manual, 1987 edition, or as subsequently amended.

(g) Subdivisions involving same. No lot containing a nonconforming sign structure shall be subdivided so as to increase the degree or extent of the nonconforming sign condition.

(4) Lighting and illumination. Any sign permitted by the provisions of this chapter or allowed pursuant to a sign exemption granted under § 190-122A may be nonilluminated or nonflashing illuminated, except that real estate signs shall be nonilluminated. Illuminated signs may be directly or indirectly lighted, provided that they comply with the following standards. For the purpose of administering this section, "directly lighted signs" shall be defined as a sign that is illuminated by a light source that shines through the letters or logos from the back of the sign. "Indirectly lighted signs" shall be defined as a sign that is illuminated by a light source that shines directly on the surface of a sign, which light source is designed specifically to illuminate only the sign. (a) Directly lighted signs. [1] Illumination of any sign shall be of the diffused lighting type, and only the letters or logos in the sign shall be illuminated.

[2] No sign shall be lighted by means of flashing or intermittent illumination.

[3] Neon signs are prohibited.

(b) Indirectly lighted signs. [1] Indirectly lighted signs shall only be permitted where the sources of illumination are shielded in such a manner that the same are not visible from the street or adjoining property.

[2] No sign shall be lighted by means of flashing or intermittent illumination.

[3] Floodlights or spotlights used for the illumination of signs, whether or not such lights are attached to or separate from the building, shall not project light beyond the sign. Gooseneck reflectors and lights shall be permitted; provided, however, that the reflectors shall be provided with proper glass lenses concentrating the illumination upon the area of the sign so as to prevent glare upon the street or adjacent property.

(c) In no instance shall the light intensity of any illuminated sign exceed 75 footcandles measured with a standard light meter measured at any point in front of the sign at a distance that is no greater than the smallest horizontal or vertical dimension of said sign. There shall be no electric conduit located on the exterior facade of a building used to provide electric power to any sign.

(d) The Planning Board or Zoning Board of Adjustment, as appropriate, shall review all signs to be installed that are accessory to any site plan processed by the Board, and the Board shall review and approve the intensity of light of all such signs.

(5) Sign height. The height of a sign shall be computed as the distance from normal grade in the vicinity to the top of the highest point of the sign. Normal grade shall be construed to be the newly established grade after construction, exclusive of any filling, berming, mounding, excavating, curbing or retaining wall which alters the grade at the base of the sign from the grade in the general vicinity of the sign.

C. Signs in the residential zone districts. In all residential zones, the following signs shall be permitted: (1) On premises used for residential purposes, a sign or signs identifying the residence, the resident or residents or the street address, or any combination thereof. No such sign shall have an area of more than two square feet, nor shall the aggregate square footage of such signs, if there is more than one, exceed three square feet in area.

(2) (Reserved) Editor's Note: Former Subsection C(2), pertaining to professional announcement signs on home offices, was repealed 4-13-2005 by Ord. No. 2933.

(3) On premises used for a permitted institutional use, a sign referring to the use and to the activities carried on upon such premises, which sign shall not exceed 30 square feet in area, whether affixed to a structure or freestanding.

D. Signs in the P, P-2 and T Zone Districts. In the P, P-2 and T Zone Districts, the following signs shall be permitted: (1) A professional office sign affixed to the building and parallel thereto and not extending more than 12 inches therefrom, setting forth the name of the occupant or occupants in the premises and the activities carried on therein, which shall not exceed six square feet in area.

(2) On premises used for a permitted institutional use, a sign referring to the owner of the premises and to the activities carried on therein, not to exceed 30 square feet in area.

E. Signs in the B-1, B-2 and C districts. Within the B-1, B-2 and C Zone Districts, the following signs shall be permitted: (1) Content. The only signs permitted shall be a sign or signs advertising the premises upon which it is located or displayed or the identity of the occupant thereof or a service rendered therein or a product or item available therein or a permitted trade, business or profession carried on therein as hereinafter regulated.

(2) Signs for retail sales and service uses. Retail sales and service uses shall be permitted to have signs in accordance with the following provisions, except in the case of retail uses with a common entrance, which are regulated in Subsection E(3) below. (a) Number of principal signs. There shall be no more than one principal sign for each retail establishment or permitted use therein except where the following conditions are met: [1] Any permitted use within a building having an exterior wall facing an off-street parking area or railroad station platform may have a second principal sign on said wall if that wall contains a pedestrian entrance to said permitted use.

[2] Any permitted use within a building on a corner lot may have a second principal sign. One sign shall be located on one street and a second sign shall be located on the second or side street. Nothing contained herein shall be construed to permit more than two principal signs on a building located on a corner lot.

(b) Attached signs. All signs attached to a building shall comply with the following provisions, except signs on an awning as regulated in § 190-122E(2)(f) shall be exempt from the following:

[1] They shall be installed parallel to the face of the wall to which they are attached.

[2] They shall not extend more than six inches from the structural face of the building wall.

[3] They shall not be less than seven feet from the elevation of the ground under the sign and shall be rigidly and securely attached to the wall.

[4] The maximum distance from the top edge to the bottom edge of any attached sign shall not exceed 24 inches; provided, however, that the maximum distance from the top edge of the message on said sign to the bottom edge of the message shall not exceed 16 inches. A sign consisting of a message only shall not contain any message that exceeds 16 inches from the top edge of the message to the bottom edge of the message. The message for a sign consisting of more than one row of letters or logos shall not exceed a vertical dimension of 16 inches, measured from the top of the entire message to the bottom of the entire message. [Amended 6-10-1997 by Ord. No. 2606]

[5] The maximum width of any attached sign shall not exceed 75% of the store front or wall of that portion of the building occupied by said store, except that where such store front width is less than 15 feet, the maximum width of any attached sign shall not exceed 90% of said store front width.

[6] Where there shall be more than one occupant of the building and where each occupant has a separate ground floor entrance, the total area of all signs permitted as hereinafter regulated, taken in the aggregate, shall not exceed the maximum requirements above set forth for each wall upon which any sign is permitted to be erected.

[7] The only signs permitted above the first floor shall be a single sign for each business establishment, and said sign shall be painted on a single window in gold leaf, black or white. Each such sign shall be limited to two lines, and each line shall be limited to six inches in height. There shall be a maximum distance of separation between the two lines permitted by this provision of four inches.

(c) Freestanding signs. In the case of premises on which the structure is set back at least 40 feet from the front curblin, a freestanding sign is permitted, which shall comply with the following standards. This provision shall not be construed to prohibit freestanding signs accessory to filling and service stations as provided in § 190-122H(3). [1] The area shall not exceed 12 square feet. [2] The top of said sign shall not be more than 10 feet above the level of the ground. [3] No part of the sign shall be located closer than five feet to the property line. Any freestanding sign shall be placed on the premises so as not to result in a traffic safety problem due to inadequate sight angles.

(d) Nonilluminated interior signs. Nonilluminated signs painted on or placed or hung within 24 inches from the inside window glass or door glass of any building shall comply with the following: [1] They shall be limited to 20% of the area of said glass, but in no event shall they exceed a total of 36 square feet; the more restrictive limitation shall apply. [2] Notwithstanding the provisions of this section, unlettered and undecorated balloons, pennants, flags, banners and the like shall be permitted for grand openings of a new permitted use and shall be displayed for a period not to exceed seven days. [3] Signs other than principal signs that fail to comply with all provisions of this section shall be removed no later than 60 days after the effective date of this chapter.

(e) Illuminated interior signs. Directly illuminated interior signs located within six feet of the window glass or door glass of a building shall be considered a principal sign and shall meet all applicable requirements for exterior principal signs, including but not limited to the number of principal signs and the area permitted for principal signs. Indirectly illuminated interior signs located within two feet of the window glass or door glass of a building shall also be considered a principal sign and shall meet all applicable requirements for exterior principal signs, including but not limited to the number of principal signs and the area permitted for principal signs.

(f) Awning signs. In the B-1 and B-2 Districts only, signs running in a horizontal direction are permitted on the flap or vertical plane of any permitted awning, provided that the following standards shall apply. No signs shall be permitted on a canopy. [1] Said signs shall not exceed a height of eight inches.

[2] No horizontal sign shall be permitted which exceeds 1/3 of the length of the flap which runs parallel to the street.

[3] No other signs besides those permitted above are permitted on the awning.

(3) Signs for retail uses with a common entrance and other uses. Signs for permitted uses in the B-1 and B-2 Zone Districts for other than retail sales and service stores and shops and signs for retail sales and service stores and shops which share a common entrance shall be limited to tenant identification or directory signs which shall comply with the following: (a) Said signs shall be unlighted.

(b) They shall be limited to one sign per tenant.

(c) They shall be uniform in appearance and shall be made of the same materials with the same background and contain the same letter type, style and materials as all other similar signs used by tenants in the building.

(d) Said signs shall not exceed an area of two square feet per sign nor a vertical height of eight inches.

(e) Where there is more than one tenant in the building, all of said signs shall be abutting one another and not indiscriminately placed on the exterior walls of the building.

(4) Signs for movie theaters. In the B-1 and B-2 Districts only, movie theaters shall be permitted to maintain a permanent marquee constructed as an integral part of said theater building, which may contain a sign on three sides of the marquee advertising the current event or coming attractions within the movie theater. Also permitted within the window area of said theater are temporary poster signs advertising the current event or coming attractions within the movie theater.

(5) License or permit signs. In addition to any sign or signs permitted pursuant to this section, a sign or signs limited to those purposes set forth in § 190-122E(1) and as may be required by any federal, state, county or municipal law to be displayed as a license or permit may be attached to a store window or windows.

F. Signs in the OB-1 and OB-2 Districts. Any principal structure in the OB-1 and OB-2 Office Building Zone Districts shall be permitted one exterior sign which may be freestanding or attached to the principal structure and which shall comply with each of the following requirements: (1) Content. Any permitted exterior sign shall display only the name or logo, the activities carried on and the address of the principal occupant of the principal structure.

(2) Dimensional proportions. The greater dimension of any permitted exterior sign shall not exceed twice that of the lesser dimension, and such dimensions shall exclude any supporting structure.

(3) Freestanding signs. In the case of any permitted exterior freestanding sign, the following shall apply: (a) The sign shall be located in the front yard but shall not extend over any property line.

(b) The sign shall be of an area not to exceed 30 square feet in area on each side or 60 square feet in aggregate area if both sides shall have signs thereon.

(c) The top of any such sign shall be no more than 15 feet above ground level.

(4) Attached signs. In the case of any permitted exterior sign attached to the building, the following shall apply: (a) The sign shall be located on the facade of the principal structure facing on the front yard.

(b) The sign shall be of an area not to exceed one square foot for every foot of front yard setback.

(c) The top of any such sign shall not exceed roof level.

(5) Illumination. Any sign permitted in the OB-1 and OB-2 Office Building Zone Districts may be illuminated, provided that the sources of illumination shall be nonflashing and shielded in such a manner that the same are not visible from the street or adjoining property.

G. Signs in the H District. Hospital use shall be permitted one sign which shall not exceed 30 square feet in area, whether affixed to a structure or freestanding. Also permitted are directional and emergency signs which may be freestanding, provided that said signs shall not exceed eight square feet in area.

H. Special regulations for certain types of signs. The following provisions and regulations shall apply to the following signs, which regulations shall supersede the provisions in each zone district otherwise applicable to such signs. (1) Professional nameplates. Nameplates shall be permitted as an accessory to professional office use. Such signs shall be affixed to the door or

adjacent wall of the premises so used, and the nameplate dimensions shall not exceed eight inches in height or 20 inches in width per nameplate.

(2) Building memorial signs. Memorial signs or tablets or signs indicating the name of a building or the date of its erection shall be permitted when cut into any masonry surface or when constructed of bronze or other incombustible material.

(3) Gasoline service station signs. Signs which are accessory to filling and service stations shall be permitted and limited to the following: (a) Lettering on buildings may be displayed over individual entrance doors consisting of the words "washing," "lubrication," "repairing" or words of similar import. There shall be not more than one such sign over each entrance and the letters shall not exceed 10 inches in height.

(b) Lettering or other insignia which are a structural part of a gasoline pump shall consist only of a brand name, lead warning sign and other signs as required by law.

(c) One credit card sign is permitted which shall not exceed two square feet in area. Such sign shall be affixed to the building or to a permanent freestanding identification sign.

(d) One identification sign bearing the brand or trade name of the station, of a design specified by the manufacturer, shall be permitted in accordance with the following: [1] The sign shall be permanently affixed to the building or its own metal substructure.

[2] The sign shall not exceed 30 square feet in area on each side or 60 square feet in aggregate area if both sides shall have signs thereon.

[3] The sign, if on its own metal substructure, shall be rigidly and securely attached to the ground surface so as to create no danger to life or limb.

[4] The sign, whether affixed to a building or on its own substructure, shall not exceed 18 feet in height.

(e) One sign may be attached to each gas pump, with the price of the product, as required by law.

(f) One movable freestanding sign specifically advertising the price of fuel shall be permitted, provided that said sign does not exceed 10 square feet in area and said sign shall not be closer than 10 feet to any property line.

(4) Signs for public welfare; traffic directional signs. Public signs for public convenience and welfare erected by or on behalf of the United States, the state, the county and the Village, traffic controls in private ways and parking lots, legal notices, railroad crossing signs or other signs as required by law shall be permitted in all zone districts. No sign other than entrance, exit, identification and conditions of use signs shall be maintained in any parking area. Such signs in parking areas shall not have an area that exceeds two square feet.

(5) Temporary construction signs. One temporary sign, necessary in connection with the erection of buildings or other construction work, shall be permitted for each construction project. Such sign may be freestanding or attached to the premises but shall not exceed nine square feet in area and shall be removed at the completion of construction. Such sign may be freestanding or attached to a building wall.

(6) Election signs. Temporary signs for elective office shall be permitted in nonresidential zones. Such signs shall be removed no later than 10 days after the date of the election to which they pertain. In the case of a primary election, the signs of all candidates who fail to remain as candidates in the ensuing general election shall be removed no later than 10 days after the date of the primary election. Such signs may be freestanding or attached to a building wall.

- (7) Real estate signs. Real estate signs which are signs customary and necessary in the offering of real estate for sale or to let by the owner thereof or by his real estate agent or broker are permitted to be erected in the Village, provided that the following requirements are complied with: (a) In all zones, one real estate sign is permitted for each principal use.
- (b) No real estate sign shall exceed a total area of 650 square inches.
- (c) No real estate sign shall exceed a vertical or horizontal dimension of 36 inches.
- (d) All real estate signs shall be nonilluminated.
- (e) Real estate signs may be freestanding or attached to the building which is for sale or let.
- (f) Signs permitted hereby shall pertain only to the sale or lease of the lot or premises upon which the sign is placed.
- (g) Signs customarily used to indicate that the real estate offered for sale or to let has been sold or leased by the owner, real estate agent or broker concerned are prohibited. Permitted real estate signs shall be removed within seven days of the day that a contract of sale or lease of the premises has been executed by both parties to the document.
- (h) In the event that the owner, broker or real estate agent conducts an open house at the premises, an addition to the sign stating "Open House" may be added to the on-premises sign, on condition that said addition does not exceed 10 inches in height or 36 inches in length and is posted for a period not to exceed five days in total during the term of the sign permit.

I. Violations and enforcement. (1) This section shall be administered and enforced by the Construction Official as deputy of the Zoning Officer.

(2) If any person shall have been convicted of a violation of this section and the sign or signs shall continue as violations despite such conviction, then, upon the expiration of the time for appeal, as provided by law, if no appeal has been taken or upon conviction by the county court if an appeal has been taken, the Construction Official may serve an additional 10 days' notice upon the person so convicted to require him to remove the sign or signs in violation. If such sign or signs shall not have been so removed upon the expiration of such ten-day period, the Construction Official shall have the power to remove the sign or signs or cause the same to be removed without further notice, but at the sole expense of the owner of the premises.

(3) If the Construction Official shall find that any sign is unsafe or insecure or is a menace to the public, he shall give written notice thereof to the owner, agent or person having the beneficial use of the premises upon which such sign may be erected. If such owner, agent or person shall fail to remove or alter the sign so as to comply with the standards herein set forth within 10 days after such notice, such sign or other advertising structure may be removed or altered to comply by the Construction Official at the expense of the owner, agent or person having the beneficial use of the premises upon which such sign may be erected. The Construction Official may cause any sign or other advertising structure which is an immediate peril to persons or property to be removed summarily and without notice.

§ 190-123. Conditional uses.

Pursuant to N.J.S.A. 40:55D-1 et seq., the Planning Board may grant conditional uses as herein permitted. Application for a conditional use site plan shall be made in accordance with

procedures set forth Article VII, and the Planning Board shall act on the application in accordance with said procedures. No conditional use shall be granted unless the same will not be detrimental to the health, safety and general welfare of the Village, is not likely to involve unusual risks of traffic safety or traffic congestion and is reasonably necessary for the convenience of the community. In reviewing an application for any conditional use as herein provided, the Board may impose such conditions and safeguards as it deems appropriate with respect to, among other matters, the minimizing of traffic congestion by appropriate arrangements of entrances and exits to assure public safety. Requirements for conditional uses shall take precedence over any regulations for the zone in which said use is located. Said conditional use requirements shall be as follows: A. Motor vehicle service stations and public garages. A public garage or motor vehicle service station shall only be permitted in the B-2 and C Districts after the following requirements are met: (1) A site plan shall be submitted and approved as required in Article VII, and said plan shall show, in addition to all information required by Article VIII, the street entrances and exits or driveways and the precise location of all tanks, pumps, lifts and other machinery and equipment appurtenant thereto, as well as the location, nature of construction and present use of all buildings within 300 feet of the lot lines of the premises for which the application has been filed.

(2) The nearest lot line of the lot or parcel of land to be used as a public garage or gasoline service station shall be at least 300 feet, measured in a straight line, from the nearest lot line of any lot upon which is located any building used as a theater, auditorium or other place of public assembly capable of seating over 100 persons or used as a church, hospital for humans, college, school, public library or institution for dependents or children or any public playground or athletic field.

(3) No part of any public garage or gasoline service station nor any driveway entrance or exit to or from the same shall be located within 300 feet of any lot line of any lot upon which is located any other public garage or gasoline service station.

(4) No part of any public garage or gasoline service station, wherever located, shall be used for any other purpose; provided, however, that car rental sales shall be permitted as an accessory use if all the following requirements are complied with: (a) The parking area of rental vehicles shall meet the same setback, lighting, paving, drainage and screening standards as those required for the minimum off-street parking requirements.

(b) The parking area of rental vehicles shall be in addition to the minimum required off-street parking area for all structures located on the premises.

(5) The minimum lot size for any lot upon which any public garage or gasoline service station is located shall be 14,000 square feet, and the minimum street frontage of such lot shall be 100 feet. If a public garage or gasoline service station is located on a corner lot, the minimum street frontage on each street shall be 100 feet.

(6) Entrance and exit driveways to and from any lot upon which is located a public garage or gasoline service station shall have an unrestricted width of not less than 16 feet nor more than 24 feet, shall be located not nearer than 10 feet from any lot line and shall be so laid out as to avoid the necessity of any vehicle leaving the property by backing out across any public sidewalk, street, highway, right-of-way or portion thereof.

(7) The area of all driveways and other areas over which motor vehicles are intended to be driven or parked on any lot upon which is located a public garage or gasoline service station shall be

paved with bituminous or concrete surface sufficient to meet the Village paving specifications applicable to streets and roadways.

(8) On any premises upon which a public garage or gasoline service station is located, all services or repairs to or for motor vehicles, other than such minor items as the changing and filling of tires or the sale of gasoline or oil, shall be conducted within the confines of a building capable of being wholly enclosed. Any vehicles stored outside overnight shall be so stored as to meet the provisions of § 190-124E.

(9) No part of any building used as a public garage or gasoline service station and no filling pump or other service appliance, whether for gasoline, oil or any other combustible liquid or material, shall be erected within 10 feet of any side or rear lot line, and the ten-foot free area required hereunder shall be at all times kept free, open and unobstructed for the purposes of ready access by emergency fire and police vehicles.

(10) Storage facilities for gasoline, oil or other flammable materials in bulk shall be located wholly underground and no nearer than 35 feet from any lot line other than any street side line. No gasoline or oil pumps, oil or greasing mechanism or other service appliance installed for use at such premises shall be within 10 feet of any street side line, and no gasoline pump shall be located or permitted within any enclosed or semi-enclosed building.

(11) A canopy is permitted over the pump islands, provided that said canopy complies with all of the following requirements: (a) The vertical projection of said canopy is no closer to any street right-of-way line than two feet.

(b) The vertical projection of said canopy is no closer to any side or rear lot line than 10 feet.

(c) The thickness of said canopy or the dimension measured from the topside to the underside of the canopy shall not be greater than 18 inches.

(d) The height of said canopy shall not exceed 10 feet to the bottom of the canopy.

(e) The vertical projection of the perimeter of the canopy, commonly referred to as the "footprint," shall not be larger than 5% of the lot area.

(f) The stanchions or posts holding up the canopy shall be no closer than 1/2 the setback required for a principal building.

(12) No part of any building or structure used in whole or in part as a public garage or gasoline service station shall be located within 100 feet of any boundary line of any residential zone district created by this chapter.

(13) No permit for the alteration or expansion of any existing public garage or gasoline service station shall be issued except upon compliance by the applicant with all the provisions of this article.

(14) The foregoing provisions shall not apply to any municipally owned or operated parking garage.

**B. Institutional uses.** Institutional uses are permitted in any of the zone districts as a conditional use. If institutional uses are located in nonresidential zones, they shall meet all height, setback and area requirements for the zone district in which they are located. If institutional uses are located in any residential zone, they shall only be permitted after the following requirements are met. (1) Public or private schools covering kindergarten through grade 12 shall meet the following minimum requirements: (a) Height. No structure shall exceed 45 feet above the average elevation of the ground at the foundation of the structure, except as provided below: [1]

Service equipment structures may be permitted upon such buildings but shall be limited to five feet above the 45 foot height.

[2] Service equipment structures shall have a minimum setback of one foot for every two feet in height of the service equipment structures, measured from the perimeter of the roof on which the structure is located.

[3] Service equipment structures shall not occupy more than 65% of the roof area of any building on which such service equipment structure is located.

[4] Service equipment structures shall not exceed 25% of the land area covered by buildings on the property.

(b) Setbacks. No building or structure shall be located closer than 40 feet to any abutting street right-of-way line. The minimum required setback from all other property lines shall be not less than three feet for every one foot of height of such structure.

(c) Land coverage. No more than 20% of the land area shall be covered by any above grade structure or structures.

(d) Off-street parking. All off-street parking shall meet the provisions of §§ 190-90 and 190-121. All parking areas shall not be less than 15 feet from any adjoining property line other than an abutting street right-of-way line. Parking is not permitted in the front yard. All setback areas not used for parking shall be landscaped with a suitable hedge or other natural planting as required by the Planning Board.

(2) Houses of worship, public utility buildings and structures shall meet the following minimum requirements: (a) Height. No structure shall exceed 45 feet in height above the average elevation of the ground at the foundation of the structure. Steeples of houses of worship shall be exempt from this height limitation; provided, however, that the height of such steeples shall not exceed 75 feet in height. [Amended 4-10-2002 by Ord. No. 2780]

(b) Setbacks. No building or other roofed structure shall be located closer than 40 feet to any abutting street right-of-way line. The minimum required setback from all other property lines shall be not less than one foot for every one foot of height of such structures, exclusive of the height of steeples of houses of worship, provided that no such steeple shall be located closer to any other steeple than twice the height of the taller steeple. [Amended 4-10-2002 by Ord. No. 2780]

(c) Land coverage. No more than 20% of the land area shall be covered by any above grade structure or structures.

(d) Off-street parking. All off-street parking shall meet the provision of §§ 190-90 and 190-121.

C. Fast-food restaurants. Fast-food restaurants shall only be permitted in the B-2 and C Zones after the following requirements are met. (1) A site plan shall be submitted and approved as required in Article VII, and said plan shall show, in addition to all information required by Article VIII, that all standards established herein for fast-food restaurant operation as a conditional use will be complied with.

(2) No part of any fast-food restaurant nor any driveway entrance or exit to or from the same shall be located within 300 feet of any lot line of any lot upon which is located any other fast-food restaurant.

- (3) The minimum lot size for any lot upon which any fast food restaurant is located shall be 18,000 square feet, and the minimum street frontage of such lot shall be 120 feet. If a fast-food restaurant is located on a corner lot, the minimum street frontage on each street shall be 120 feet.
- (4) Entrance and exit driveways to and from any lot upon which is located a fast-food restaurant shall have an unrestricted width of not less than 24 feet nor more than 30 feet, shall be located not nearer than 10 feet from any lot line and shall be so designed as to avoid the necessity of any vehicle leaving the property by backing out across any public sidewalk, street or portion thereof.
- (5) No part of any building or structure used as a fast-food restaurant shall be located within 100 feet of any residential zone district boundary line.
- (6) The minimum distance between driveways on the site containing a fast-food restaurant shall be 50 feet, measured from the two closest driveway curbs.
- (7) The minimum distance a driveway into the site shall be from a street intersection shall be 100 feet, measured from the intersection of the street right-of-way to the nearest end of the curb radius.
- (8) All fast-food restaurants shall provide suitable storage of trash areas which are so designed and constructed as to allow no view of the trash storage from the street, to prevent waste from blowing around the site or onto adjacent properties or public rights-of-way and to permit safe easy removal of trash by truck or hand.
- (9) All fast-food restaurants shall be provided with off-street parking at a ratio of at least one off-street parking space for every 50 square feet of gross floor area.

D. Single-family attached residential units. Single-family attached residential units shall be permitted in the R-1A District only after the following requirements are met: (1) A site plan shall be submitted and approved as required in Article VII, and said plan shall show, in addition to all information required by Article VIII, that all standards established herein for single-family attached units as a conditional use will be complied with.

- (2) Height. No structure containing a single-family attached unit shall exceed a height of 30 feet.
- (3) Setbacks. No building or structure shall be located closer than:
  - (a) Fifty feet to any public street or highway.
  - (b) Twenty feet to the curblines or edge of pavement of any internal private road.
  - (c) Ten feet to the pavement edge of a driveway where said driveway traverses the setbacks between buildings as hereinafter regulated in § 190-123D(7).
  - (d) Forty feet to any other property line.
- (4) Buffer areas. Those setbacks required in § 190-123D(3) above shall be landscaped areas and shall not contain any building structure. Off-street parking is not permitted within the 40 foot setback required in § 190-123D(3)(d) above.
- (5) Density. The gross density for any development in the R-1A Zone shall not exceed 3.5 single-family attached dwelling units per acre. The maximum number of dwelling units permitted for any project shall be determined by multiplying the total area of the tract in acres, exclusive of any abutting public streets, by 3.5. Any fractional number of units shall be treated as one unit.
- (6) Minimum tract size. Single-family attached units will only be permitted on a tract having a minimum area of eight acres.
- (7) Distance between buildings. No structure containing a single-family attached dwelling unit shall be permitted closer to another structure containing a single-family attached dwelling unit

than a distance which equals 75% of the sum of heights of the two said structures or 30 feet, whichever results in the greater distance.

(8) Landscaping. A landscaping plan shall be submitted and be subject to review and approval by the Planning Board at the same time as the site plan. The landscaping plan will show in detail the location, size and type of all plantings, including lawns, to be used on the site. All areas not used for buildings or off- street parking shall be included in the landscaped plan. All parking and service areas shall be screened so that said areas are shielded from residential areas adjacent to the site.

(9) Lighting. Yard lighting shall be provided during the hours of darkness to provide illumination for the premises and all interior sidewalks, walkways and parking areas thereon. All wiring shall be laid underground, and all lighting fixtures shall be arranged so that the direct source of light is not visible from any residential areas adjacent to the site.

(10) Architecture and construction. (a) From a design and construction standpoint, a single-family attached residence structure has two basic options, as follows: [1] It shall be designed and constructed to resemble a large single-family residence; or [2] It shall be designed and constructed with appropriately different single-family attached residence setbacks and rooflines so as to reflect the combination of more than one but not more than four single-family attached residences.

(b) The architecture employed shall be esthetically in keeping with the surrounding area and shall be subject to approval by the Planning Board. All buildings shall be constructed in accordance with the building code and shall comply with the following requirements: [1] The exterior of each building wall of single-family attached residences shall be of wood, brick or stone facing, solid brick or stone or some other acceptable durable material. Asbestos shingle and cinder or concrete block as exterior finishes are prohibited. The applicant shall submit to the Planning Board for review and approval, in addition to any and all other documents required by any other ordinance concerning site plan review, floor plans, elevation drawings, color rendering and detailed finish schedules.

[2] The exterior of any accessory structures shall harmonize architecturally with and be constructed of materials of a like character to those used in principal structures.

[3] There shall be between single-family attached residences a soundproof fire wall constructed according to the specifications approved by the Village Engineer. Such noncombustible wall shall have a sound transmission classification (STC) of not less than 52 based on the laboratory test procedure specified in the ASTM (American Society of Testing Materials) recommended practice E-90-66T.

(11) Utilities. Every single-family attached residential unit must be connected to the public sanitary sewer and water systems as approved by the Village Engineer.

(12) Roads. All roads within the project shall be private roads at least 24 feet wide, constructed and maintained by the developer pursuant to specifications prepared by the Village Engineer and subject to approval by the Planning Board.

(13) Master deed. The developer shall furnish to the Village as a condition of site plan approval such guarantees, covenants, master deed or builder's agreement which shall satisfy the requirements of the Planning Board for the construction and maintenance of common areas, landscaping, recreational areas, public improvements and buildings.

(14) Units per structure. No structure shall contain more than four single-family attached dwelling units.

(15) Impact statement. An environmental impact statement shall be prepared and submitted which will include an assessment, supported by engineering data, of the environmental impact of the project relating to vehicular traffic, noise, storm drainage, sanitary sewer facilities.

(16) The Planning Board shall require entrances and exits to the site at locations and widths that will minimize traffic congestion and result in the best vehicular and pedestrian circulation pattern both on and abutting the site. The Planning Board may require the applicant to submit a traffic engineering study prepared by a licensed professional traffic engineer which will indicate the impact that the development of the site will have on surrounding roads. This traffic study shall include an analysis of estimated peak hourly traffic to be generated by the proposal and an assignment of estimated peak hourly traffic by percentage and volume to surrounding streets. If the results of the study indicate necessary off-site improvements to existing Village streets, the applicant shall contribute a prorated share of such improvements as determined by the Planning Board.

(17) Building coverage. Not more than 20% of the total tract area shall be covered by any above-grade buildings or structures.

(18) Total impervious coverage. Not more than 35% of the total tract area shall be covered by any impervious material, including but not limited to buildings, structures, driveways, parking areas, patios, walkways, game areas such as tennis courts, swimming pools and the like.

(19) Common open space. The developer of single-family attached residential units as a conditional use shall make provision for the establishment of an open space organization which shall own and maintain all common open space for the benefit of owners or residents of the development, in accordance with § 190-48.

E. Cellular telecommunications antennas. Cellular telecommunications antennas are permitted in the OB-2 Zone District as a freestanding structure and are permitted in the B-1, B-2, OB-1, OB-2, C and H Zone Districts if attached at or near the top of an existing tall structure, only if all of the following requirements are complied with: [Amended 10-13-1998 by Ord. No. 2643] (1) Intent. The provisions of this chapter are intended to: (a) Reasonably accommodate cellular telecommunications as may be required by the Federal Telecommunications Act of 1996 and by the Federal Communications commission.

(b) Minimize the number of towers or monopoles in the Village and to encourage as an alternative the installation of cellular telecommunications antennas at or near the top of existing tall structures.

(c) Encourage the collocation of cellular telecommunications antennas on as few structures as necessary, rather than locating such antennas each on separate structures.

(d) Mitigate the visual impacts from cellular telecommunications antennas in all areas through proper location and through the use of creative and compatible design.

(e) Protect residential areas from encroachment by incompatible uses, specifically cellular telecommunications antennas, and to provide for the appropriate separation of residential uses and cellular telecommunications antennas.

(f) Avoid the potential damage to adjacent properties from tower or antenna failure or from falling ice from such structures through stringent engineering and siting of tower structures.

(2) (Reserved) Editor's Note: Former Subsection E(2), General requirements, was repealed 4-10-2002 by Ord. No. 2780.

(3) Requirements for freestanding antennas. In addition to any other applicable requirements of this chapter, the following requirements shall apply to freestanding cellular telecommunications antennas: [Amended 4-10-2002 by Ord. No. 2780] (a) Freestanding cellular telecommunications antennas shall be permitted only in the OB-2 Zone District, and only if the applicant demonstrates to the satisfaction of the Board that the purposes set forth in § 190-123E(1)(a) through (f) are satisfied by the application, and in particular that no other space is reasonably available on any other existing or pending structure, within or outside the Village, that would conform with the provisions of this Subsection § 190-123E and that would provide adequate communication pursuant to the Telecommunications Act of 1996. In order to demonstrate the foregoing, the applicant shall submit an inventory of all existing antenna towers, building-mounted antennas and sites approved or pending approval, as well as all other tall buildings, water towers, utility towers and similar structures within the area being served by the proposed freestanding antenna.

(b) No freestanding tower or antenna structure shall exceed 120 feet above normal grade at the base of such tower or structure. Any buildings or equipment accessory to or servicing the cellular telecommunications tower or antenna shall conform with the height requirements otherwise applicable in the zone district.

(c) Any freestanding tower or antenna structure shall be set back from any property line a distance equal to or greater than the height of the tower and antenna. Any buildings or equipment accessory to or servicing the cellular telecommunications tower or antenna shall conform with the setback requirements otherwise applicable in the zone district.

(d) Any proposed cellular telecommunications antenna and related structures shall be designed, structurally, electrically and in all respects, to accommodate both the applicant's antennas and additional antennas that may be installed in the future by the applicant or other telecommunications service providers as required below, unless the applicant demonstrates to the satisfaction of the Board that such collocation is not feasible or necessary to minimize the number or visible impact of future antennas. [1] The antenna shall provide space for the antennas and related structures of at least two additional users if the antenna is over 100 feet in height.

[2] The antenna shall provide space for the antennas and related structures of at least one additional user if the antenna is over 60 feet and equal to or less than 100 feet in height.

[3] The antennas and related structures shall be designed for future rearrangement of antennas and to accept antennas mounted at varying heights.

[4] The applicant shall provide a letter of commitment, submitted prior to any approval by the Board, to lease excess space on the facility to other potential users at reasonable rental rates and on reasonable terms. The letter shall commit the owner of the antenna and related structures and equipment, as well as any successors in interest.

[5] If the foregoing design for collocation requires additional antenna height or structures beyond that necessary for a single-user installation or beyond that permitted above, the Board, in determining the acceptable design, shall balance the benefits and probability of collocation against any detriments resulting from such additional antenna height or structures and may waive such collocation requirement if the detriments to the public welfare outweigh the benefits.

(e) The base of any freestanding antenna support structure and any structures accessory to or servicing the tower and antenna structure, except for buildings, shall be screened from the street

and adjacent properties by a solid wood fence six feet high and by a planted buffer. The depth of the buffer shall be sufficient to accommodate the future growth of the plantings in the buffer, depending upon the specific plant(s) used, but not less than 10 feet in depth. The fence shall be located further from the street and adjacent properties than the plantings. The plantings shall be evergreen and shall be at least six feet high at the time of planting. The plantings shall be spaced in such a manner that, depending upon the specific plant used, they can be expected to form a single mass without any apparent breaks or gaps in the screen within five years of planting.

(f) The antenna and supporting tower shall be designed to simulate the appearance of any of the following: [1] A flagpole;

[2] An evergreen tree; or

[3] A brick-faced clock or bell tower.

(g) No freestanding antenna over 75 feet in height shall be located closer to any other freestanding antenna over 75 feet in height than 15 times the height of the higher antenna. No freestanding antenna less than or equal to 75 feet in height shall be closer to any other freestanding antenna than two times the height of the higher antenna.

(h) One off-street parking space shall be provided for every three cellular telecommunications service providers having facilities on the site, in addition to any other parking that is required on the property for other uses. Fractional space requirements shall be rounded up to the next higher whole number.

(4) Requirements for antennas mounted on an existing structure. In addition to any other applicable requirements of this chapter, the following requirements shall apply to cellular telecommunications antennas mounted on an existing structure: (a) The existing structure shall be at least 40 feet in height.

(b) The antenna(s) shall be located at or near the top of the existing structure.

(c) The height of such antenna and related structures above the ground shall not exceed the height above the ground of the existing structure in the location of the antenna by more than 15 feet.

(d) The antenna and related structures shall be set back from the building facade a distance equal to or greater than the height of such antenna and related structures above the elevation of the building where the antenna and related structures are mounted.

(e) When visible from any abutting street or property, the antenna and related structures shall be screened, as much as possible without interfering with antenna transmission and reception, by materials that have the same color and finish as the building facade, or when mounted on the roof of a building with a sloped roof, have the same color and finish as the roofing material. If complete screening is not provided, the applicant shall have the burden of proving that the same is not possible without interfering with antenna reception and transmission.

(f) One off-street parking space shall be provided for every three cellular telecommunications service providers having facilities on the site, in addition to any other parking that is required on the property for other uses. Fractional space requirements shall be rounded up to the next higher whole number.

F. Renovation and conversion of a single existing structure so as to contain dwelling units as a conditional use. The renovation and conversion of a single existing structure so as to contain

dwelling units shall only be permitted in the R-2A Residence District if all of the following requirements are met: (1) Required site plan. A site plan shall be submitted and approved by the Planning Board as required in Article VII, and said plan shall show, in addition to all information required by Article VIII, that all standards established herein for the renovation and conversion of a single existing structure so as to contain dwelling units as a conditional use shall be complied with.

(2) New residential buildings prohibited. New buildings or additions to existing buildings which will contain dwelling units shall not be permitted within said R-2A Residence District; new buildings or additions in said district shall only be permitted for a use permitted in the R-2 District, and only after demolition of the existing single structure.

(3) Conversion of existing structure. Any existing structure within said R-2A Residence District may be renovated and converted so as to contain dwelling units, provided that there shall be no physical enlargement beyond the exterior walls of said existing structure, and further provided that all conditions as set forth in this subsection are complied with.

(4) Open spaces. All areas within the site which are not used for structures or off-street parking or recreational amenities, as approved by the Planning Board, shall be landscaped pursuant to a plan approved by the Planning Board, which plan shall show in detail the location, size and type of all plantings, including lawns, to be used on the site. All parking and service areas shall be screened so that said areas are shielded from residential areas adjacent to the site.

(5) Number of dwelling units permitted in existing structure. The number of dwelling units in an existing structure shall be limited to the quotient obtained by dividing the total gross floor area of the existing structure, expressed in square feet, by 1,135 square feet; any fraction in the quotient resulting from this calculation will be disregarded.

(6) Lighting. Yard lighting shall be provided during the hours of darkness to provide illumination for the premises and all interior sidewalks, walkways and parking areas thereon. All wiring shall be laid underground, and all lighting fixtures shall be arranged so that the direct source of light is not visible from any residential areas adjacent to the site.

(7) Architecture and construction. The architecture employed shall be esthetically in keeping with the existing structure and shall be subject to approval by the Planning Board. All structures shall be constructed in accordance with the building code.

(8) Renovation plans. The applicant shall submit to the Planning Board for review and approval, in addition to any and all other documents required by any other ordinance concerning site plan review, floor plans, elevations, drawings, color rendering and detailed finish schedules.

(9) Accessory structures. The exterior of any accessory structure shall harmonize architecturally with and be constructed of materials of a like character to those used in principal structures.

(10) Utilities. Each dwelling unit shall be connected to the public sanitary sewer and water systems as approved by the Village Engineer.

(11) Construction and maintenance of common facilities. The developer shall submit to the Planning Board, as a condition of site plan approval, such a master deed, declaration of restrictions, builder's agreement or other legal instrument which shall satisfy the requirements of the Planning Board with respect to the proper construction and maintenance of common facilities, common areas, landscaping, recreational areas and common improvements to be installed for the benefit of owners or residents of said dwelling units located in the single existing structure.

(12) Environmental impact statement. An environmental impact statement shall be prepared by a qualified expert acceptable to the Planning Board and submitted to the Planning Board for its

approval, which statement will include an assessment, supported by competent engineering data, of the environmental impact relating to vehicular traffic, noise, storm drainage and sanitary sewer facilities.

(13) The Planning Board shall require entrances and exits to the site at locations and widths that will minimize traffic congestion and result in the best vehicular and pedestrian circulation pattern both on and abutting the site. The Planning Board may require the applicant to submit a traffic engineering study prepared by a licensed professional traffic engineer which will indicate the impact which the development of the site will have on surrounding roads. This traffic study shall include an analysis of estimated peak hourly traffic to be generated by the proposal and an assignment of estimated peak hourly traffic by percentage and volume to surrounding streets. If the results of the study indicate necessary off-site improvements of existing Village or county streets, the applicant shall contribute a prorated share of such improvements as determined by the Planning Board.

(14) Total impervious coverage of tract. Not more than 35% of the total tract area shall be covered by any impervious material, including but not limited to buildings, structures, driveways, parking areas, patios, walkways, game areas such as tennis courts, swimming pools and the like.

G. (Reserved) Editor's Note: Former § 190-123G, regarding community shelters for victims of domestic violence and community residences for persons with head injuries, amended 2-10-1998 by Ord. No. 2620, was repealed 10-13-1998 by Ord. No. 2643.

H. Drive-in banks. Drive-in banks shall only be permitted in the B-2 and C Zones after the following requirements are met: (1) A site plan shall be submitted and approved as required in Article VII, and said plan shall show, in addition to all information required by Article VIII, that all standards established herein for drive-in banks as a conditional use will be complied with.

(2) The nearest lot line of the lot or parcel of land shall be at least 300 feet, measured in a straight line, from the nearest lot line of any lot upon which is located any other drive-in bank.

(3) The minimum lot size shall be 18,000 square feet, and the minimum street frontage of such lot shall be 120 feet. If a drive-in bank is located on a corner lot, the minimum street frontage on each street shall be 120 feet.

(4) Entrance and exit driveways shall have an unrestricted width of not less than 20 feet nor more than 30 feet, shall be located not nearer than five feet from any lot line and shall be so designed as to avoid the necessity of any vehicle leaving the property by backing out across any public sidewalk, street or portion thereof.

(5) No part of any building or structure shall be located within 100 feet of any residential zone district boundary line.

(6) The minimum distance between driveways shall be 50 feet measured from the two closest driveway curbs.

(7) The minimum distance a driveway into the site shall be from a street intersection shall be 100 feet measured from the intersection of the street right-of-way to the nearest end of the curb radius.

(8) All drive-in banks shall provide suitable storage of trash areas which are so designed and constructed as to allow no view of the trash storage from the street, to prevent waste from blowing around the site or onto adjacent properties or public rights-of-way and to permit safe easy removal of trash by truck or hand.

- (9) All drive-in banks shall provide off-street parking at a ratio of at least one off-street parking space for every 150 square feet of gross floor area.
- (10) A traffic impact statement shall be submitted by the applicant which will include an assessment, supported by engineering data, of the impact the proposed drive-in bank will have on the surrounding streets. This traffic study shall include, among other things: (a) The estimated peak hourly traffic to be generated by the proposed drive-in bank.
- (b) The assignment of estimated peak hourly traffic by percentage and volume to surrounding streets.
- (c) The estimated peak hourly turning movements for all right and left turns into and leaving the banking facility.
- (d) What impact the peak hourly traffic and turning movements would have on the abutting streets serving the banking facility.
- (e) Any proposed solutions to the traffic problems that may be created or increased as a result of the construction or expansion or renovation of the drive-in bank.
- (11) Notwithstanding any other provisions of this section, any existing bank establishment in the B-1 Zone that operates a drive-in banking facility on site shall be construed as having a nonconforming use for only that part of said establishment devoted to the drive-in banking facility.

I. Nonprofit club uses. Membership clubs of a nonprofit membership corporation incorporated in the state shall be permitted in the R-1, R-1A and R-2A Districts only if all of the following requirements are complied with: (1) The site shall contain a minimum of 10 acres.

(2) Any clubhouse or other similar principal building or structure shall have a gross floor area on the ground floor of no more than 10,000 square feet.

(3) Any clubhouse or other similar principal building or structure shall be limited to two stories and shall not exceed 30 feet in height.

(4) Any clubhouse or other similar principal building or structure and any accessory building or above-grade structure shall not be closer than 100 feet to any property line of the site upon which it is located. This one-hundred-foot buffer strip shall be landscaped as required by the Planning Board and maintained in good condition, and no parking or play area shall be located within such buffer strip except a driveway providing access to any off-street parking area located elsewhere on the site.

(5) The total land area to be devoted to outdoor games, courts and play areas shall not exceed 30% of the total area of the site.

(6) All outdoor activities to be conducted on the site shall be limited to the hours between 8:00 a.m. and nightfall or 9:00 p.m., prevailing time, whichever shall be sooner, and no outdoor artificial illumination, other than customary illumination for entrance ways and principal buildings, shall be permitted.

(7) All outdoor activities shall be effectively screened by a fence, wall or hedge, maintained in good condition, as approved by the Planning Board, on any side of the site which adjoins or faces premises situated in any residential zone, but such fence, wall or hedge may be waived by the Planning Board if, in its judgment, because of topographic or other conditions such fence, wall or hedge shall not be necessary to screen adjoining or facing residential property.

(8) Prior to the issuance of any zoning permit or building permit, as the case may be, a site plan of the proposed use shall be submitted to the Planning Board for its review and approval in accordance with the terms of this chapter.

§ 190-124. Special regulations for certain uses and structures.

In addition to all other applicable requirements of this chapter, the following requirements shall apply to the uses and structures specified below. The following uses and structures shall be permitted when so indicated in the specific zone regulations, and the following requirements shall not be construed to be conditional use requirements. A. Residential cluster. Residential cluster may be permitted by the Planning Board in accordance with this chapter, provided that the following requirements shall supersede the requirements for conventional developments above. Where a different standard is not set forth below, the standards for conventional development shall apply. (1) The provisions of § 190-48 shall be complied with.

(2) Every lot shall contain a minimum lot area of 12,600 square feet.

(3) Every lot shall contain a minimum lot width, measured at the minimum front yard setback line, of 90 feet; provided, however, that no lot shall measure less than 75 feet in width at any point within 140 feet of the front lot line.

(4) Every lot shall contain an average lot width of at least 90 feet, calculated so that the minimum lot area of 12,600 square feet shall be provided within 140 feet of the front lot line.

(5) All land, other than building lots and roadways, resulting from and made available by the reduction of lot sizes pursuant to this subsection shall be reserved for open space. The amount of open space to be reserved shall be at least two acres unless the open space to be reserved abuts land already owned by the Village or by the Board of Education of the Village or land shown on the Master Plan or Official Map of the Village as park or school/park land.

(6) The Planning Board need not approve any subdivision employing open space zoning if, in its sole discretion, open space zoning would not be suitable for the orderly development of the area in which it is located or would not conform to the general pattern of the development of existing community facilities or school/park lands or the general pattern of the development of such facilities or school/park lands as shown on the master plan or Official Map of the Village.

B. Family day-care homes. Family day-care homes contained in a residence, when permitted, shall comply with the following requirements: (1) There shall be no physical evidence of said use from the exterior of the residential building.

(2) Signs of any kind advertising the nonresidential use are prohibited.

(3) The remodeling of any residential building in any way to create the impression of business activity from the exterior of the residential building is prohibited.

(4) No family day-care home shall have the services of any person not residing therein.

(5) Any family day-care home shall be limited to the first floor of such residence and shall not occupy more than 25% of the habitable floor area of the residence or 50% of the habitable floor area on the ground floor, whichever is less.

C. (Reserved) Editor's Note: Former Subsection C, pertaining to home professional offices, as amended, was repealed 4-13-2005 by Ord. No. 2933.

D. Car rental establishments. Car rental establishments, when permitted, shall comply with the following requirements: (1) The minimum lot size for any lot upon which any car rental establishment is located shall be 14,000 square feet.

(2) The minimum street frontage of such lot shall be 100 feet. If a car rental establishment is located on a corner lot, the minimum street frontage on each street shall be 100 feet.

(3) Entrance and exit driveways to and from any lot upon which is located a car rental establishment shall have an unrestricted width of not less than 16 feet nor more than 24 feet, shall be located not nearer than 10 feet from any lot line and shall be so laid out as to avoid the necessity of any vehicle leaving the property by backing out across any public sidewalk, street, highway, right-of-way or portion thereof.

(4) The area of all driveways and other areas over which motor vehicles are intended to be driven or parked on any lot upon which is located a car rental establishment shall be paved with a bituminous or concrete surface sufficient to meet the Village paving specifications applicable to streets and roadways.

(5) On any premises upon which a car rental establishment is located, all services or repairs to or for motor vehicles, other than such minor items as the changing and filling of tires or the filling of gasoline or oil, shall be conducted within the confines of a building capable of being wholly enclosed.

(6) No part of any building used as a car rental establishment and no filling pump or other service appliance, whether for gasoline, oil or any other combustible liquid or material, shall be erected within 10 feet of any side or rear lot line, and the ten-foot free area required hereunder shall be at all times kept free, open and unobstructed for the purposes of ready access by emergency fire and police vehicles.

(7) At any car rental establishment, storage facilities for gasoline, oil or other flammable materials in bulk shall be located wholly underground and no nearer than 35 feet from any lot line other than any street side line. No gasoline or oil pumps, oil or greasing mechanism or other service appliance installed for use at such premises shall be within 10 feet of any street side line, and no gasoline pump shall be located or permitted within any enclosed or semi-enclosed building.

(8) No part of any building or structure used in whole or in part as a car rental establishment shall be located within 100 feet of any boundary line of any residential zone district nor 300 feet, measured in a straight line, from the nearest lot line of any lot upon which is located a like car rental establishment.

(9) The area to be used for the parking of automobiles for rental shall not be more than two square feet of area for each square foot of all enclosed buildings having four walls and a roof devoted to the car rental operation.

E. Outdoor storage. The following regulations shall govern outdoor storage within the Village:

(1) In the R-125, R-110, R-1, R-2 and R-3 Residential Zones, and in other zones where a legal one-family or two-family dwelling exists, outdoor storage shall be permitted only as an accessory use to a one-family detached or two-family dwelling and shall be limited to private camping trailers, boats and boat trailers, garden tractors and implements, automobiles, motorcycles and motorbikes, except as otherwise provided below. Such storage shall comply with the following requirements: (a) Outdoor storage shall be permitted in the side and rear yard.

(b) The item as stored shall not exceed six feet in height.

(c) The item shall be screened with a fence or screening hedge so that such item is not visible from any abutting residential property or street.

(d) Any items stored in the side yard shall not be permitted closer to the side lot line than the side yard setback requirements for a principal building on the same lot.

(e) Any of the permitted items enumerated in § 190-124E(1) that exceed a height of six feet, as well as any pickup or panel truck, mobile home, bus, van used for commercial purposes or recreation vehicle, may be stored on any residential lot only if such item shall be kept in an enclosed garage on such lot; provided, however, that the parking of any recreational vehicle outside a garage for up to five separate or consecutive days during a calendar year shall be permitted.

(2) Outdoor storage of any kind is prohibited in the R-1A, R-2A, R-4 and R-5 and R-7 Zones, except for a legal one-family detached or two-family dwelling. [Amended 8-9-2006 by Ord. No. 3015]

(3) Nothing contained herein shall be construed as prohibiting parking of passenger vehicles used by the occupant for day-to-day activities, provided that such vehicles have side windows and are parked on the driveway. Trucks parked overnight shall be garaged.

(4) In all nonresidential zones, no article, equipment, vehicle, supplies or material shall be kept, stored or displayed outside the confines of any building unless and until the following regulations are complied with, except that outdoor cafes licensed by the Village and permitted by this chapter shall be exempt from the following requirements to the extent such exception is required to carry out the outdoor cafe business: (a) Outdoor storage is only permitted in the side and rear yards.

(b) Any items stored in the side yard shall not be permitted closer to the side lot line than the side yard setback requirements for a principal building on the same lot.

(c) Outdoor storage shall be screened by special planting or fencing, as approved by the Planning Board, and maintained in good condition so that items being stored shall not be visible from any adjacent property or public street.

(d) Any fence required to screen the outdoor storage of flammable material otherwise permitted by this chapter shall not be closer than 20 feet to any property line of the lot upon which it is erected.

(5) Where otherwise permitted by this chapter, the display of new and used motor vehicles for retail sales as a permitted accessory use in the B-2 and C Zone Districts shall not be required to be screened by a planting or fence, except where the premises for such permitted use abuts or faces any premises situated in any residential zone.

F. Fences, freestanding walls and retaining walls. The following regulations apply to fences, freestanding walls and retaining walls. In addition, enclosures for swimming pools and hot tubs shall be required to comply with the requirements of Chapter 251, Swimming Pools, and by the Uniform Construction Code of the State of New Jersey, Editor's Note: See Ch. 125, Construction Codes, Uniform. in addition to the following regulations. In case of conflict between this subsection and Chapter 251 or Uniform Construction Code of the State of New Jersey, the more restrictive requirement shall apply. [Amended 3-12-2003 by Ord. No. 2818] (1) Fences and retaining walls shall be permitted in front, side and rear yards. Freestanding walls shall be permitted only in the side and rear yards, except that sitting walls and walls that are designed as a

planter, either of which do not exceed a height of 24 inches above normal grade, shall be permitted in the front yard.

(2) Minimum setback. The required setbacks for fences and walls shall be as follows: (a) Fences and freestanding walls may abut property lines without any setback required. Retaining walls may abut the front property line only without any setback required.

(b) The exposed face of retaining walls shall be set back from any side or rear lot line a horizontal distance not less than one foot for each foot of height of the retaining wall.

(c) In the case of multiple retaining walls, the exposed face of each wall shall be set back from the exposed face of each other wall a horizontal distance not less than one foot for each foot of height of the higher retaining wall. In the case of walls of varying height, the setback at any point shall be based upon the height of the wall at the same point.

(d) For purposes of determining the required minimum setback, the height of any fence or other barrier located at the top of a retaining wall shall be included within the height of the retaining wall unless such fence or other barrier is set back from the face of the wall a horizontal distance not less than one foot for each foot of height of the barrier or the retaining wall, whichever is greater.

(3) Maximum height. The maximum permitted height of fences, freestanding walls and retaining walls shall be as follows: (a) The height of fences and freestanding walls accessory to single-family detached dwellings, two-family dwellings, community shelters and residences, and any other uses that are subject to the same requirements as the foregoing uses, shall not exceed four feet above normal grade; provided, however, that a height of up to six feet above normal grade shall be permitted for such fences and freestanding walls if all of the following conditions are complied with: [Amended 12-13-2006 by Ord. No. 3034] [1] The fence or freestanding wall is located at or near a property line that abuts a property developed primarily with a nonresidential use, multifamily dwelling or single-family attached dwelling.

[2] The fence or freestanding wall is located in the side and/or rear yard of the subject property.

(b) The height of fences and freestanding walls accessory to single-family attached dwellings, multifamily dwellings and nonresidential uses shall not exceed four feet, unless such fence or freestanding wall is required by § 190-94D and approved by the Planning Board or Board of Adjustment and is located within the side or rear yard in which case the height shall not exceed six feet above normal grade, except as may be provided otherwise by this chapter. In addition, a height of up to six feet above normal grade shall be permitted for fences and freestanding walls that are accessory to single-family attached dwellings and multifamily dwellings if all of the following conditions are complied with: [Amended 12-13-2006 by Ord. No. 3034] [1] The fence or freestanding wall is located at or near a property line that abuts a property developed primarily with a nonresidential use.

[2] The fence or freestanding wall is located in the side and/or rear yard of the subject property.

(c) The height of retaining walls shall not exceed four feet. In the case of multiple retaining walls, the height of any individual wall shall not exceed four feet, and the total height of all walls combined shall not exceed 12 feet within a horizontal distance of 20 feet.

(d) In determining the height of fences, freestanding walls and retaining walls, the following shall apply: [1] For fences and walls that are not uniform in height along the top of the fence, the height shall be measured to the highest point of the fence, except as provided otherwise herein.

[2] Notwithstanding the maximum height limitations applicable to fences and walls herein, fence posts and gates may exceed the maximum permitted fence height by up to one foot.

[3] For fences and walls located on sloping ground, the height shall be measured from the grade directly below the point of measurement.

[4] The height of fences and walls shall be measured from normal grade. Normal grade shall be construed to be the newly established grade after construction, disregarding any filling, berming, mounding, excavating or curbing which alters the grade at the base of the fence or wall from the grade in the general vicinity of the fence or wall.

[5] In the case of fences, guard rails or other barriers located at the top of retaining walls, the combined height of the barrier and the retaining wall shall not exceed the permitted height for either fences or walls, unless the barrier and wall are separated as provided in Subsection F(2)(d) above.

(4) Sight distance. No fence, freestanding wall or retaining wall shall be located on any property in any way which interferes with necessary safe sight distance for either operators of vehicles or pedestrians at intersections of streets, driveways, access aisles for parking or loading areas, and/or sidewalks, or which interferes with necessary safe sight distance along horizontal curves of streets. The following shall apply: (a) The Village Engineer shall be responsible for determining the appropriate sight distance in each case, and shall take into account the horizontal alignment of traveled ways, topographical conditions, the normal speed of travel, the presence of existing visual obstructions, and other such characteristics that they may deem appropriate.

(b) Notwithstanding the permitted height, location and design of fences, freestanding walls and retaining walls set forth in this chapter and in other regulations, the Village Engineer may require more stringent requirements as may be necessary to ensure safe sight distance.

(5) Safety barriers. The reviewing authority may, in appropriate instances, require a guard rail or other restraining device at the top of retaining walls if deemed necessary or advisable to protect persons, vehicles or equipment from falling off the wall.

(6) Materials and construction. The following standards shall apply to the materials and construction of fences and walls. (a) In the event that both sides of a fence or freestanding wall are not identical, the finished or preferred side shall be required to face the street and/or abutting properties, as applicable. For purposes of administering this provision, the finished or preferred side shall be that side which best conceals the fence posts, rails and other supporting parts, and/or which is painted, stained or otherwise treated when only one such side is so treated.

(b) Walls shall not be faced with unfinished, painted or stained poured concrete, concrete block or cinder block, unless the same is textured to simulate natural stone or is split-face block.

(c) Fences located within the front yard shall not be more than 60% solid. The measurement of solidity shall be made perpendicular to the side of the fence. In addition, fences located within the front yard shall not be more than six inches thick.

(d) Fences, freestanding walls or retaining walls that may present a danger or hazard to the public welfare, including but not limited to fences or walls, which are electrified, contain broken glass, razor wire or barbed wire, or other sharp edges, are prohibited.

(7) Swimming pool enclosures shall be required to comply with § 251-17, in addition to the provisions of this subsection not in conflict with § 251-17.

(8) Recreational facility enclosures other than swimming pool enclosures shall be required to comply with § 190-124G(4), notwithstanding the provisions of Subsection F(2) and (3) above.

G. Recreational facilities for residential uses. Recreational facilities basketball courts, handball courts, paddleball courts, platform tennis courts, racquetball courts, tennis courts and similar recreation facilities accessory to residential uses and designed to serve the residents on the premises, when permitted, shall comply with the following requirements. Notwithstanding the above, basketball equipment which utilizes a permitted driveway on the lot as the play surface is permitted in the same zone districts as the foregoing recreational facilities, but is not subject to the following requirements; provided, however, that such equipment shall be set back from any property line a distance equal to or greater than the height of the equipment above grade. [Amended 5-13-1996 by Ord. No. 2565] (1) The recreational facilities shall be permitted only in the rear yard.

(2) Notwithstanding any other provision of the specific zone regulations to the contrary, the total coverage by improvements, including said recreation facilities, shall not exceed 40% of the rear yard area. [Amended 6-7-1999 by Ord. No. 2670]

(3) The recreational facility shall not be closer than 15 feet from any side or rear property line or 25 feet from any principal structure on any abutting lot, whichever is greater. On corner lots, the recreational facility shall be set back from the side street a distance at least equal to the front yard setback requirement of the zone district in which the subject lot is located or to the established front yard setback of the lot adjacent to the rear lot line of the lot on which the recreational facility is located, whichever is greater.

(4) The maximum height of the fence enclosure, if there is one, shall be 10 feet from ground level. Fence enclosures shall be of chain link construction and must include a top rail.

(5) No artificial lighting is permitted.

(6) In addition to the enclosure fencing, if any, the recreational facility shall be screened from adjoining property and from view from the adjoining streets by the installation and maintenance of landscape plantings of sufficient density, at least six feet in height.

H. Playhouses, tree houses and similar temporary recreational structures for children.

Playhouses, tree houses and similar temporary recreational structures for children, when permitted, shall comply with the following requirements: (1) The structures are only permitted in the rear yard.

(2) The structures shall comply with the provisions regulating accessory structures in § 190-119C(1).

(3) The structures shall not contain a gross floor area greater than 64 square feet.

(4) The height of the structures shall not exceed 10 feet measured from the floor to the ridgeline or highest point of said structure or 20 feet above the ground.

(5) The structures shall be located at least 12 feet from any principal building situated on the same lot.

(6) The structures shall not be erected without first obtaining a building permit which will permit the construction and occupancy for a three-year period to commence at the date of issuance. The occupancy permit may be renewed for additional three-year periods after application to and inspection by the Director of Building and Inspections.

I. Gasoline storage tanks and related equipment. Gasoline storage tanks of any type and pumps and equipment related thereto shall be permitted as an accessory use only in the B-2 and C Commercial Zone Districts. Each such installation must comply with the provisions of §§ 190-123A(9) and (10) and 190-124D(6) and (7), as applicable, as to location.

J. Security gates. Folding gates and screens or movable tracked doors and similar nighttime guards on store fronts or other nonresidential buildings for the purposes of night security are prohibited. Existing folding gates, screens or movable tracked doors and similar nighttime guards as hereinabove referred to are hereby designated objectionable nonconforming structures and are required to be removed by the owner or occupant of said structure within one year from the date of adoption of this amendment.

K. Awnings. Awnings, where permitted, shall comply with the following regulations: (1) No awning shall extend from the wall of the building to which it is attached more than eight feet.

(2) No awning shall extend over a public sidewalk more than four feet.

(3) All awnings shall be made of fabric material such as canvas, exclusive of the structural members, and shall be retractable with a mechanism fully capable of being operative on a daily basis if needed.

(4) The bottom of any part of any awning shall be no closer than seven feet from the grade below the awning.

L. Canopies and marquees. Marquees shall be prohibited in the Village, except as accessory to a movie theater. Canopies and marquees, where permitted, shall comply with the following regulations: (1) Canopies shall not extend more than eight feet from the wall of a building.

(2) Canopies shall not extend over any sidewalk area within the street right-of-way.

(3) No canopy shall be constructed closer than 12 inches to the curb line of the street.

(4) No canopy or marquee shall extend past any setback line affecting the building to which it is affixed. This prohibition shall not apply to retractable types of awnings.

M. Exterior air-conditioning equipment. Air-conditioning equipment located outside of a building, except for temporary window-mounted equipment, shall be subject to the following regulations: (1) The installation of exterior air-conditioning equipment shall require the issuance of a zoning permit.

(2) Air-conditioning equipment in the front yard shall comply with the minimum required front yard setback for principal buildings and shall be screened from the view of adjacent properties and streets.

(3) Air-conditioning equipment in the side or rear yard shall be set back at least 10 feet from any residential property line.

N. Amateur radio stations. Amateur radio stations shall be permitted as an accessory use to all permitted residential principal uses in the Village, subject to the following requirements: [Added 10-13-1998 by Ord. No. 2643] (1) The applicant shall obtain a zoning permit from the Zoning Officer, which shall include submission of adequate plans and supporting materials to demonstrate compliance with this chapter and with all other applicable codes and regulations. (2) The applicant, who shall reside at the premises in question, shall submit a valid current amateur radio operator's license from the Federal Communications Commission. Such license must be maintained at all times that the antenna and supporting structures are installed. License renewals shall be filed with the Zoning Officer. If at any time the license expires and is not

renewed, or the licensee no longer resides at the premises, the antenna and any supporting structures shall be removed within 30 days of such license expiration or change of residency.

(3) No more than one amateur radio station shall be permitted on a lot or accessory to a dwelling.

(4) The height of the antenna and any supporting structures shall not exceed 45 feet above normal grade. In determining the height of the antenna and supporting structures, the extended height shall be used for antennas which use a telescoping or extendible design.

(5) If freestanding or mounted on any structure other than a roof of the principal building, all parts of the antenna and supporting structures shall be located only in the rear yard and shall be set back from any property line a distance equal to or greater than the height of the antenna and supporting structures.

(6) If mounted on the roof of the principal building, the antenna and supporting structures shall be set back from the building facade a distance equal to or greater than the height of such antenna and related structures above the elevation of the building where the antenna and related structures are mounted, or as required by the Construction Code, whichever is more restrictive. The antenna and supporting structures shall also be located so as to minimize the view of the same from any street, as determined by the Zoning Officer.

(7) If the station is capable of exceeding 50 watts of transmitting power (aka "peak envelope power"), the applicant shall be required to demonstrate that all applicable regulations concerning electromagnetic radiation shall be complied with.

(8) Variances from the foregoing regulations may be granted by the Planning Board or Zoning Board of Adjustment, as applicable, provided that the applicant demonstrates that such variance is necessary to reasonably accommodate adequate amateur radio communications while balancing the legitimate community interests of aesthetics and safety, in accordance with PRB-1 of the Federal Communications Commission, 101 FCC 2d 952 (1985), and 47 CFR 97.15(e).

O. Antennas accessory to principal use. Antennas which meet the definition of "accessory building or structure" in § 190-3 are permitted in all zone districts as an accessory structure, subject to the following regulations; provided, however, that this subsection shall not apply to cellular telecommunications antennas and amateur radio stations, which are regulated by §§ 190-123E and 190-124N, respectively. The following requirements are intended to reduce the negative visual impacts from antennas and to provide for public safety. Notwithstanding the foregoing, the Planning Board or Zoning Board of Adjustment, as applicable, shall in any appeal balance the objectives sought by the requirements against the extent to which the regulations materially limit transmission or reception by the antenna or imposes more than a minimal cost on the antenna owner. [Added 10-13-1998 by Ord. No. 2643] (1) Exemption of certain antennas from regulations. Pursuant to the 1996 ruling of the Federal Communications Commission (FCC), the following antennas are exempt from the provisions of this chapter: (a) A transmission satellite dish no greater than one meter (39.37 inches) in diameter.

(b) A receive-only satellite dish greater than one meter (39.37 inches) and less than or equal to two meters (78.74 inches) in diameter and located in a nonresidential zone district.

(c) A transmission satellite dish no greater than two meters (78.74 inches) in diameter and located in a nonresidential zone district.

(2) Limited applicability of regulations involving certain antennas. Pursuant to the 1996 ruling of the Federal Communications Commission (FCC), the provisions of this chapter shall apply to the following antennas only to the extent such provisions do not impair the installation, maintenance

or use of such antennas. The determination regarding such impairment shall be made by the Zoning Officer and may be appealed in accordance with the procedures set forth in § 190-29. (a) Antennas designed to receive direct broadcast satellite service (DBS), including direct-to-home satellite service, and no greater than one meter (39.37 inches) in diameter.

(b) Antennas designed to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services (MMDS), instructional television fixed services and local multipoint distribution services, and no greater than one meter (39.37 inches) in diameter or diagonal measurement, provided that, if such antennas are located on a mast, the mast is 12 feet or less in height.

(c) Antennas designed to receive television broadcast signals (TVBS), provided that, if such antennas are located on a mast, the mast is 12 feet or less in height.

(3) Freestanding antennas. The following requirements shall apply to freestanding antennas regulated by this Subsection O: (a) No lot may contain more than one freestanding antenna.

(b) Freestanding antennas shall only be permitted in the rear yard.

(c) Freestanding antennas shall be effectively screened by a special planting screen or fence as determined by the reviewing authority to be necessary to minimize the view of the antenna from any adjacent property or public street.

(d) Freestanding antennas shall be set back from all lot lines a distance equal to or greater than the height of the antenna.

(e) The height of a freestanding antenna shall not exceed 45 feet above the ground at the base of the antenna, exclusive of any filling, berming, mounding or excavating which alters the grade at the base of the antenna from the grade in the general vicinity of the antenna; provided, however, that the height of freestanding satellite dish antennas shall not exceed 15 feet above the ground.

(f) The diameter or diagonal dimension of freestanding satellite dish antennas shall not exceed one meter (39.37 inches) in any residential zone district or two meters (78.74 inches) in any nonresidential zone district.

(4) Roof-mounted antennas. The following requirements shall apply to roof-mounted antennas regulated by this Subsection O: (a) If mounted on the roof of the principal building, the antenna and supporting structures shall be set back from the building facade a distance equal to or greater than the height of such antenna and related structures above the elevation of the building where the antenna and related structures are mounted, or as required by the Construction Code, whichever is more restrictive. The antenna and supporting structures shall also be located so as to minimize the view of the same from any street, as determined by the Zoning Officer.

(b) The height of any roof-mounted antenna shall not exceed the height of the roof by more than 12 feet.

P. Roof-mounted equipment. Equipment mounted on the roof of a nonresidential building, including but not limited to heating, ventilating and air-conditioning equipment, shall be subject to the following requirements: [Added 10-13-1998 by Ord. No. 2643] (1) A zoning permit and site plan approval shall be required.

(2) Such equipment shall be set back from the building facade a distance equal to or greater than the height of such equipment above the elevation of the building where the equipment is mounted, or as required by the Construction Code, whichever is more restrictive.

- (3) The equipment shall be located so as to minimize the view of the same from any street or adjoining property and may be required, when appropriate, to be screened by materials that are the same or compatible with the building facade or roof materials, as determined by the Board.
- (4) The Board may require, when appropriate, that detrimental impacts from noise, odors, smoke, etc., produced by the equipment be properly mitigated.

Q. Home office uses. [Added 6-9-2004 by Ord. No. 2882] (1) The purposes of this subsection are to: (a) Permit, on a limited basis, certain home offices as described in this subsection. The permitted home offices shall be incidental to the residential uses of the premises, compatible with residential uses, and limited in extent, degree and time. The permitted conduct under this subsection shall not detract from the residential character and quality of the neighborhood. (b) Protect residential areas from any adverse impacts associated with home offices and protect residential property values. (c) Ensure that the health, safety and welfare of neighbors and residents are protected and that those rights are not compromised in any manner whatsoever by the operation of the particular home office. (d) Establish performance criteria and standards for home offices that will provide fair and equitable administration and enforcement of this subsection.

(2) "Home office" is defined as follows:

HOME OFFICE — Any nonresidential office activity conducted or engaged in by a person within the residential dwelling occupied as his or her permanent residence for financial gain or as a volunteer or otherwise without monetary compensation. A home office is an accessory use to the primary use of the property, which is residential.

- (3) The following standards shall govern home offices: (a) The gross floor area devoted to the home office shall not exceed 25% of the gross floor area of the dwelling, or 500 square feet, whichever is less. (b) The permitted home office shall be accessed only from the residential area of the home, and there shall not be a separate entrance from the home office area to the outside of the home. (c) The permitted home office shall utilize only typical office equipment, e.g., telephones, computers, typewriters, fax machines and copying machines. The permitted home office shall utilize only typical office supplies necessary to operate the permitted office equipment. (d) The operation of the home office shall not be evident from the exterior of the home. As an example, there shall be no signs, on-site parking or architectural features that would indicate a nonresidential use. (e) The permitted home office shall not be visited by customers or clients and shall only be visited by persons making routine deliveries or service calls to service the permitted equipment. (f) No inventory shall be stored in the residential premises or in the area dedicated to the home office. "Inventory" is defined as follows: "personal property intended for sale or delivery to another party." (g) No commercial vehicles of any nature shall be parked either on-site or off site, except for the purpose of making a permitted delivery or service call. (h) No signs shall be permitted on the exterior or interior of the home, which shall advertise or indicate the location of the home office. The only permitted sign shall be that to identify the residence as set forth in § 190-122C(1) of the Village Code.

- (i) The permitted home office shall not conduct on-site wholesale or retail sales of any nature, unless conducted via telecommunications equipment, and not involve the shipment or delivery of merchandise to or from the location housing the home office.
- (j) The permitted home office shall only be conducted by or employ or utilize as assistants, whether for gain or not, residents of the home, and such home shall be their permanent legal residence.

R. Affordable housing developments in the B-1 and B-2 Districts. In accordance with the housing element of the Master Plan and the grant of substantive certification of the housing element by the NJ Council on Affordable Housing (COAH), any development providing affordable housing (hereafter "inclusionary development") as permitted in the B-1 and B-2 Districts shall be subject to the following requirements. In case of conflict between the following requirements and the requirements of the B-1 or B-2 District requirements, as applicable, the following requirements shall supersede the requirements of the B-1 or B-2 District requirements, as applicable. [Added 5-12-2004 by Ord. No. 2891] (1) Building height. The maximum building height permitted for any inclusionary development in the B-1 or B-2 District shall be 50 feet. (2) Floor area ratio. The maximum floor area ratio permitted for any inclusionary development in the B-1 District shall be 65%, and the maximum floor area ratio permitted for any inclusionary development in the B-2 District shall be 60%. (3) Percentage of affordable units. Twenty percent of the total number of the residential units to be developed subsequent to May 5, 2004, shall be made affordable to low- and moderate-income households, in accordance with the Substantive Rules of the New Jersey Council on Affordable Housing (N.J.A.C. 5:93-1.1 et seq.). All low- and moderate-income housing units shall be subject to all applicable provisions of the Substantive Rules of the New Jersey Council on Affordable Housing (N.J.A.C. 5:93-1.1 et seq.), including but not necessarily limited to phasing controls [N.J.A.C. 5:93-5.6(d) and (e)], inclusionary developments (N.J.A.C. 5:93-7), controls on affordability (N.J.A.C. 5:93-9) and affirmative marketing (N.J.A.C. 5:93-11). (4) Phasing of affordable units. The affordable units in any inclusionary development shall be built in accordance with the following schedule:

Minimum Percentage of Low- and Moderate-Income Units Completed\*  
Percentage of Market Housing Units Completed\*

25%

10  
25% + 1 unit

50  
50%

75  
75%

100  
90%

100%

\* NOTE: Completed = certificate of occupancy issued

(5) Distribution of affordable units. (a) With the exception of inclusionary developments constructed pursuant to the four-percent low-income tax credit regulations pursuant to the Internal Revenue Service Code Section 42h, at least half of all affordable units within each inclusionary development shall be affordable to low-income households.

(b) With the exception of inclusionary developments constructed pursuant to the four-percent low-income tax credit regulations pursuant to the Internal Revenue Service Code Section 42h, at least half of all affordable rental units shall be affordable to low-income households.

(c) With the exception of inclusionary developments constructed pursuant to the four-percent low-income tax credit regulations pursuant to the Internal Revenue Service Code Section 42h, at least 1/3 of all affordable units in each bedroom distribution shall be affordable to low-income households.

(6) Bedroom distribution. Inclusionary developments shall be structured in conjunction with realistic market demands so that: (a) The combination of efficiency and one-bedroom units is at least 10% and no greater than 20% of the total low- and moderate-income units;

(b) At least 30% of all low- and moderate-income units are two-bedroom units; and

(c) At least 20% of all low- and moderate-income units are three-bedroom units.

(7) Washers, dryers and heating source. (a) Each dwelling unit shall either be provided with a clothes washer and dryer or else the plumbing and electric connections shall be installed by the developer for the ready connection of said washers and dryers by the occupants of the housing units.

(b) Low- and moderate-income units shall utilize the same heating source as market units within the same development.

(8) Occupancy restrictions. The developer shall agree to not impose any residency requirements upon prospective renters or purchasers of any low- or moderate-income housing units. The

developer shall agree to not impose age requirements upon occupants of low- and moderate-income housing units.

(9) Affirmative marketing. The developer shall prepare and submit an affirmative marketing plan consistent with Subchapter 11 of the Substantive Rules of the New Jersey Council on Affordable Housing (N.J.A.C. 5:93-11), and as provided herein. The affirmative marketing plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of sex, age or number of children, to housing units which are being marketed by a developer or sponsor of affordable housing. The plan is a continuing program and covers the period of deed restriction for affordability controls. (a) Administration responsibility. The Village Manager shall have the responsibility of administering the affirmative marketing plan. (b) Contents of plan. The affirmative marketing plan shall include the information required by N.J.A.C. 5:93-11.1(b).

(c) Advertising program details. The advertising program shall be designed to reach all segments of the eligible population within the housing region. The plan shall describe the media to be used in advertising and publicizing the availability of housing, and shall include the information required by N.J.A.C. 5:93-11.3(b).

(d) Marketing process. The marketing process for available low- and moderate-income housing units shall begin at least four months prior to expected occupancy. In implementing the marketing program, there shall be at least one paid advertisement in a newspaper of general circulation within the housing region during the first week of the marketing program. Such advertisement shall include the information required by N.J.A.C. 5:93-11.3(c).

(e) Application forms. Applications for low- and moderate-income housing units shall be available in several convenient locations, including, at a minimum, the Village Municipal Building, the Village Public Library, and at the developer's sales office. Applications shall be mailed to prospective applicants upon request.

(f) Advertising cost responsibility. The cost for advertising low- and moderate-income housing units shall be the developer's responsibility, and this responsibility shall be made a condition of any approval of an inclusionary development by the Planning Board or Board of Adjustment.

(g) Marketing for initial sales and rental. Marketing for the initial sales and/or rental of low- and moderate-income housing units shall be in accordance with N.J.A.C. 5:93-11.4, which establishes the procedures to be followed in screening applicants and verifying incomes.

(h) Continuing marketing activities. Marketing activities to ensure a current pool of income eligible applicants shall continue following completion of initial occupancy. Such activities shall be in accordance with the provisions of N.J.A.C. 5:93-11.5.

(i) Monitoring and reporting requirements. The affirmative marketing activities shall be monitored and evaluation reports filed with the New Jersey Council on Affordable Housing in accordance with the provisions of N.J.A.C. 5:93-11.6.

(10) Continuing controls on affordability. The developer shall submit a plan for controls on affordability in accordance with N.J.A.C. 5:93-9 to provide assurances that low- and moderate-income housing units remain affordable over time and that such units are occupied by low- and moderate-income households. The following provisions shall apply: (a) Administration responsibility. The Village Manager shall have the responsibility of administering the affordability controls.

(b) Income verification and certification shall follow the procedures set forth in N.J.A.C. 5:93-9.1.

- (c) The length of affordability controls shall be as set forth in N.J.A.C. 5:93-9.2, and shall be for a period of at least 30 years for new housing units.
- (d) All affordable housing units shall be controlled by a deed restriction and mortgage lien in a form approved by the New Jersey Council on Affordable Housing, and in accordance with the rules in N.J.A.C. 5:93-9.3.
- (e) Initial rent and sales prices shall be in accordance with N.J.A.C. 5:93-7.4. Thereafter, rent and sales prices shall be in accordance with N.J.A.C. 5:93-9.

#### § 190-125. Historic preservation.

The following provisions shall apply to all applications for development involving property located within an historic district or historic site designated by this chapter, except as otherwise provided by this chapter: A. Design criteria and guidelines for rehabilitation projects. In regard to all applications for development and reports on preservation permits pursuant to this chapter, the Historic Preservation Commission shall be guided by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1990), as may hereafter be amended; provided that where these provisions conflict with the other provisions of this chapter, said other provisions shall control. The current version of the Secretary of the Interior's standards are incorporated herein as follows: (1) New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment. (2) New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. (3) Construction of historic designs that were never built shall not be undertaken. (4) New additions, alterations or new construction in a historic landscape shall be visually differentiated from the old and shall be compatible with the historic character of the landscape. (5) Replacement of missing historic plant material or vegetation features shall be substantiated by documentary or physical evidence. The replacement plant material or features shall match the historic appearance, function and, where possible, species or variety. (6) A property shall be used for its historic purpose or shall be placed in a new use that requires minimal change to the defining characteristics of the property and its environment. (7) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. (8) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or historic features from other properties shall be avoided. (9) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. (10) Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

(11) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary or physical evidence.

(12) Chemical or physical treatments, such as sandblasting that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

(13) Significant archeological resources shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

B. Criteria and guidelines for new construction/visual compatibility standards. In regard to all applications for development and reports on preservation permits pursuant to this chapter, the Historic Preservation Commission shall be guided by the standards set forth herein in determining the compatibility of a building, structure or appurtenance thereof with the buildings and places to which they are visually related, provided that where these provisions conflict with the other provisions of this chapter, said other provisions shall control. The following standards shall be known as "visual compatibility factors." (1) Height. The height of the proposed building shall be visually compatible with adjacent buildings.

(2) Proportion of building's front facade. The relationship of the width of the building to the height of the front elevation shall be visually compatible with buildings and places to which it is visually related.

(3) Proportion of openings within the facility. The relationship of the width of windows to the height of windows in a building shall be visually compatible with the buildings and places to which it is visually related.

(4) Rhythm of solids to voids in front facades. The relationship of solids to voids in the front facade of a building shall be visually compatible with the building and places to which it is visually related.

(5) Rhythm of spacing of buildings on streets. The relationship of the building to the open space between it and adjoining buildings shall be visually compatible with the buildings and places to which it is visually related.

(6) Rhythm of entrance and/or porch projections. The relationship of entrance and porch projections to the street shall be visually compatible with the buildings and places to which it is visually related.

(7) Relationship of materials, texture and color. The relationship of materials, texture and color of the facade and roof of a building shall be visually compatible with the predominant materials used in the buildings to which it is visually related. Bright or brilliant colors shall be used only for accent and shall not substantially depart from the character of existing neighborhood colors so as to detract from the overall appearance of the neighborhood.

(8) Roof shapes. The roof shape of a building shall be visually compatible with buildings to which it is visually related.

(9) Walls of continuity. Appurtenances of a building such as walls, open-type fencing and evergreen landscape masses shall form cohesive walls of enclosure along a street, to the extent necessary to maintain visual compatibility of the building with the buildings and places to which it is visually related.

(10) Scale of building. The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings and places to which it is visually related.

(11) Directional expression of front elevation. A building shall be visually compatible with buildings and places to which it is visually related in its directional character, whether this is vertical character, horizontal character or nondirectional character.

C. Demolition or relocation. In regard to an application to demolish or move an historic building, site, place or structure, the following matters shall be considered: (1) Its historic, architectural, cultural and aesthetic significance.

(2) Its current and potential use for those purposes currently permitted by the Zoning Ordinance or for the use proposed.

(3) Its importance to the municipality and the extent to which its historical or architectural value is such that its removal would be detrimental to the public interest.

(4) The extent to which it is of such old, unusual or uncommon design, craftsmanship, texture or material that it could not be reproduced or could be reproduced only with great difficulty.

(5) The extent to which its retention would increase property values, promote business, create new positions, attract tourists, students, writers, historians, artists and artisans, attract new residents, encourage study and interest in American history, stimulate interest and study in architecture and design, educate citizens in American culture and heritage or make the municipality a more attractive and desirable place in which to live.

(6) The probable impact of its removal upon the ambiance of the historic district.

(7) The structural soundness and integrity of the building and the economic feasibility of restoring or rehabilitating the structure so as to comply with the requirements of the Uniform Construction Code of the State of New Jersey.

(8) The compelling reasons for not retaining the structure or improvement at its present site, the proximity of the proposed new location and its accessibility to residents of the municipality and the probability of significant damage to the structure or improvement as a result of the relocation.

In addition, the Historic Preservation Commission shall consider the compatibility, nature and character of the current and the proposed surrounding areas as they relate to the intent and purposes of this chapter and whether the proposed new location is visually compatible in accordance with the standards set forth herein.

(9) The compatibility, nature and character of the current and the proposed surrounding areas as they relate to the intent and purposes of this chapter in accordance with the standards set forth herein.

D. Property maintenance. In the event that an historic site or a building or structure located in the Historic District is not maintained in accordance with the provisions of the existing Property Maintenance Ordinance of the Village of Ridgewood, Chapter 223 of the Village Code, then the property owner shall be responsible pursuant to the terms of the Property Maintenance Ordinance and the BOCA Existing Structure Code.

E. Design guidelines for Village Center Historic District. In addition to the other provisions of this § 190-125, all applications for development within the Village Center Historic District shall be required to comply with the design guidelines contained in the report entitled "Design Guidelines for the Village Center Historic District, Village of Ridgewood, New Jersey," dated May 2006 and prepared by T. Robins Brown for the Ridgewood Historic Preservation

Commission. [Added 10-10-2007 by Ord. No. 3082]

§ 190-126. Nonconforming uses and structures.

The following provisions shall apply to uses and structures which lawfully existed prior to the adoption of the zoning regulations, Article X of this chapter, or any amendment thereof, but which do not presently conform to this article or amendment thereof: A. Continuation permitted. Any nonconforming use or structure which lawfully existed at the time of adoption of this chapter or any amendment thereto may be continued upon the lot or in the structure so occupied. Any such nonconforming structure may be restored or repaired in the event of partial destruction thereof, as provided in Subsection E below.

B. Subdivisions involving the same. No lot containing a nonconforming use shall be subdivided so as to reduce the lot area of such lot. No lot containing a nonconforming structure shall be subdivided so as to increase the degree or extent of the nonconforming condition.

C. Expansions or alterations. The following provisions shall apply to the expansion or alteration of nonconforming structures or uses: (1) Any nonconforming use or structure which is nonconforming because of use shall not be enlarged, extended or structurally altered in any manner whatsoever.

(2) No nonconforming structure may be altered if the alteration would increase the degree or extent of the nonconforming condition or would create any condition on the property that would not be in conformance with this chapter.

(3) A nonconforming use or structure changed or altered to a conforming use or structure may not thereafter be changed back to a nonconforming use or structure.

(4) A nonconforming use or structure shall not be changed or altered to diminish the nature, degree or extent of the nonconforming condition in one location while simultaneously increasing the nature, degree or extent of the nonconforming condition in another location on the property.

D. Abandonment of nonconforming uses. Notwithstanding the provisions of Subsection A above, in the event that there shall be an abandonment of any nonconforming use, such use shall not be permitted to continue. For purposes of administering this chapter, a nonconforming use shall be presumed to be abandoned if such use shall have ceased to operate for a period of 12 consecutive calendar months, absent a showing by the property owner and a finding by the Zoning Board of Adjustment that the use has not been abandoned, notwithstanding the cessation of operation. Any such hearing on abandonment shall be processed as an appeal pursuant to § 190-29.

E. Restoration or repairs. Nothing in this section shall prevent restoration or continuance of a nonconforming building or structure which is partially destroyed by fire, explosion, act of God or of any public enemy or the like. "Partial destruction" shall be defined as any destruction of less than 50% of the area or volume, whichever is more restrictive, of the whole building or structure at the time of the partial destruction. If, however, any such building or structure shall be destroyed in excess of 50% of the area or volume of the whole building or structure at the time of such destruction, then after any permitted reconstruction, the same may be used only in such manner as to conform to all the requirements, terms and conditions of this chapter.

F. Approved projects. Nothing in this section shall require any change in plans, construction or designated use of a structure or building for which a preliminary site plan and/or subdivision has

been approved, provided that the use and/or structure conforms to the terms of the approved plan, and provided that the period of protection provided by this chapter from changes in the zoning regulations has not expired.

G. Application for certificate of nonconforming status. The prospective purchaser, prospective mortgagee or any other person interested in any land upon which a nonconforming use or structure exists may apply in writing for the issuance of a certificate certifying that the use or structure existed before the adoption of the ordinance which rendered the use or structure nonconforming. The applicant shall have the burden of proof. Application pursuant to this subsection may be made to the Zoning Officer within one year of the adoption of the ordinance which rendered the use or structure nonconforming or at any time to the Zoning Board of Adjustment. Fees as required by this chapter shall accompany any such application. Denial by the Zoning Officer of such application shall be appealable to the Zoning Board of Adjustment and shall be processed as an appeal pursuant to § 190-29.

H. Conversion to conforming use. The conversion of an existing structure from a nonconforming use to a use permitted in the zone district in which such structure is located shall be subject to the same regulations as are new structures, except that notwithstanding the required parking provisions of § 190-121, conversions may be exempted by the Planning Board from furnishing such required additional off-street parking if the applicant can clearly demonstrate to the Planning Board's satisfaction that the same is a physical impossibility. No such conversion, however, shall reduce the number of existing parking spaces or the area of the premises in question available for such use.

I. Nonconforming signs. In addition to the provisions of this section, nonconforming signs shall be subject to the provisions of § 190-122B(3).

#### § 190-127. Nonconforming lots.

The following provisions shall apply to any lot which lawfully existed at the time of the adoption of the zoning regulations or any amendment thereto, but which presently does not conform to the zoning requirements for lot area, lot width, lot frontage or lot location: A. Such lots may be used for any use permitted in the district in which it is located, subject to the following requirements:

- (1) At the time of and since the adoption of the zoning regulation making such lot nonconforming, the owner of the lot shall not have owned any adjoining property; or the lot must be part of a recorded subdivision approved by the Planning Board or the Zoning Board of Adjustment; and
- (2) All other applicable zoning regulations besides lot area, lot width, lot frontage or lot location must be complied with.

B. Such lots shall not be subdivided so as to increase the degree or extent of any nonconforming lot condition or so as to prevent compliance with this chapter by any reasonable future development on the property.

#### § 190-128. Interpretation, appeals and variances.

Interpretations of this article and relief from the decisions of any administrative officer involving the provisions of this article may be appealed in accordance with the procedures set forth in Article VI, Appeals, provided that a developer may file an application for an interpretation or a variance without prior application to an administrative officer, in accordance with the procedures set forth in Article VI.

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ARTICLE XI Official Map  
§ 190-129. Establishment.

Pursuant to N.J.S.A. 40:55D-1 et seq., there is hereby established an Official Map which is titled "Official Map, Village of Ridgewood, Bergen County, New Jersey," as amended, now filed in the office of the Village Clerk. The Official Map shall be deemed conclusive with respect to the location and width of public areas, whether or not such areas are improved or unimproved or are in actual physical existence.

§ 190-130. Reservation of public areas.

If the Village Master Plan or Official Map provides for the reservation of designated streets, public drainageways, flood control basins or public areas within the proposed development, the Board may require that such streets, ways, basins or areas be shown on the plat in locations and sizes suitable to their intended uses before approving the subdivision or site plan. The following provisions shall apply to the such reservation: A. The Board may reserve the location and extent of such streets, ways, basins or areas shown on the plat for a period of one year after the approval of the final plat or within such further time as may be agreed to by the developer.

B. Unless during such period or extension thereof the Village shall have entered into a contract to purchase or institute condemnation proceedings according to law for the fee or a lesser interest in the land comprising such streets, ways, basins or areas, the developer shall not be bound by such reservations shown on the plat and may proceed to use such land for private use in accordance with applicable development regulations.

C. The developer shall be entitled to just compensation for actual loss found to be caused by such temporary reservation and deprivation of use. In such instance, unless a lesser amount has previously been mutually agreed upon, just compensation shall be deemed to be the fair market value of an option to purchase the land reserved for the period of reservation. The determination of such fair market value shall include but not be limited to consideration of the real property taxes apportioned to the land reserved and prorated for the period of reservation.

D. The developer shall be compensated for the reasonable increased cost of legal, engineering or other professional services incurred in connection with obtaining subdivision approval or site plan approval, as the case may be, caused by the reservation of areas on the Master Plan or Official Map.

E. The provisions of this section shall not apply to streets and roads, flood control basins or public drainageways necessitated by the subdivision or land development and required for final approval.

§ 190-131. Permits for structures to comply with map.

For the purpose of preserving the integrity of the Official Map of the Village of Ridgewood, no permit shall be issued for any building or structure in any public area as shown on the Official Map or shown on a plat filed pursuant to this chapter before adoption of the Official Map.

§ 190-132. Lots to abut street.

No permit for the erection of any building or structure shall be issued unless the lot abuts a street giving access to such proposed building or structure. Such street shall have been duly placed on the Official Map or shall be an existing state, county or Village street or highway or a street shown upon a plat approved by the Planning Board or a street on a plat duly filed in the office of the county recording officer prior to the passage of this chapter or any prior law which required prior approval of plats by the governing body or other authorized body. Before any such permit shall be issued, such street shall have been certified to be suitably improved to the satisfaction of the governing body or such suitable improvement shall have been assured by means of a performance guaranty in accordance with standards and specifications for road improvements approved by the governing body, as adequate in respect to the public health, safety and general welfare of the special circumstance of the particular street and it shall have been established that the proposed access conforms with the standards of the State Highway Access Management Code adopted by the Commissioner of the Transportation in the case of a state highway, with the standards of any access management code adopted by the county in the case of a county road or highway and with the standards of any Village access management code adopted in the case of a Village street or highway.

§ 190-133. Appeals.

Relief from the decisions of any administrative officer involving the provisions of this article may be appealed in accordance with the procedures set forth in Article VI, Appeals, provided that a developer may file an application for relief without prior application to an administrative officer, in accordance with the procedures set forth in Article VI.

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ARTICLE XII Enforcement, Violations and Penalties

§ 190-134. Power to enforce. A. The Village Council shall enforce this chapter and may require directly or delegate the authority to require the issuance of specified permits, certificates or authorizations as a prerequisite to: (1) The erection, construction, alteration, repair, remodeling, conversion, removal or destruction of any building or structure; (2) The use or occupancy of any building, structure or land; and (3) The subdivision or resubdivision of any land.

B. Pursuant to this provision, there is hereby created the office of the Zoning Officer of the Village of Ridgewood.

C. Duties of Zoning Officer and Village Engineer. It shall be the duty of the Zoning Officer to enforce Articles X, XI and XIII of this chapter and of the Village Engineer and Public Works Director, or their designee, to enforce Articles VII and IX of this chapter. Pursuant to that duty, such officials are authorized to investigate any violation or alleged violation of such articles coming to his/her attention, whether by complaint of third persons or from their own personal knowledge or observation. When any building or structure is erected, constructed, altered, repaired, converted or maintained or any building, structure or land is used in violation of any provision of Articles VII, IX, X, XI and XIII, it shall be the duty of the Zoning Officer or Village Engineer and Public Works Director, or their designated representative, as applicable, to proceed with the enforcement of said article and the penalties provided for hereunder. Such enforcement may include the issuance of summons requiring an appearance in Municipal Court. They may also pursue such other statutory method or methods, heretofore or hereafter provided, as may be open to them. [Amended 1-17-2007 by Ord. No. 3035]

D. In the enforcement of Articles VII, IX, X, XI and XIII, the Zoning Officer or Village Engineer and Public Works Director, as applicable, may apply to the Municipal Court Judge of the Village for a warrant to search and inspect the properties and premises upon which he/she has reason to believe any violation of said article has taken or is taking place, and upon probable cause shown, the Municipal Court Judge may issue such a warrant, and the information obtained pursuant thereto shall be admissible as evidence in any court of competent jurisdiction for the purpose of proving any case brought for violation of this chapter. [Amended 1-17-2007 by Ord. No. 3035]

§ 190-135. Power to institute action.

In case any building or structure is erected, constructed, altered, repaired, converted or maintained or any building, structure or land is used in violation of this chapter, the proper local authorities, as contained herein, or an interested party may institute any appropriate action or proceedings to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use to restrain, correct or abate such violation, to prevent the occupancy of said building, structure or land or to prevent any illegal act, conduct, business or use in or about such premises. Each and every day such violation continues after the expiration of an abatement notice or after initial construction, as the case may be, shall be deemed a separate and distinct violation.

§ 190-136. Violations and penalties.

The owner or user of any building or structure, lot or land or part thereof where anything in violation of this chapter shall be placed or shall exist and any architect, builder, contractor, agent, person or corporation employed in connection therewith and who assists in the commission of such violation shall each be guilty of a separate misdemeanor and, upon conviction thereof, shall each be liable for a penalty as set forth in Chapter 1, General Provisions, Article I.

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ARTICLE XIII Growth Share Obligation for Affordable Housing [Added 6-14-2006 by Ord. No. 3001]

Every development which increases the number of affordable housing units that must be addressed by the Village of Ridgewood's housing element and fair share plan is subject to the following:

§ 190-137. Legislative intent.

The legislative intent and recitals set forth in the preamble to Ordinance No. 3001 (adopting this article) are hereby adopted and incorporated by reference herein as if set forth herein at length.

§ 190-138. Applicability.

The provisions of this article shall apply to the following developments, subject to the exemptions in § 190-139 below: A. Residential developments. Any development which results in a net increase in the number of market-rate dwelling units in the Village of Ridgewood. For purposes of administering this provision, "net increase" shall be construed to be an increase in the number of dwelling units existing on the subject property on January 1, 2004. A dwelling unit that was under construction on January 1, 2004, but which had not yet received a final certificate of occupancy, shall not be considered "existing" on that date for purposes of administering this provision.

B. Nonresidential developments. Any development which results in a net increase in the gross floor area of any nonresidential building in the Village of Ridgewood of the following use groups, as defined by the International Building Code (IBC) [which has been incorporated by reference into the Uniform Construction Code (UGC)]. For purposes of administering this provision, "net increase" shall be construed to be an increase in the amount of gross floor area devoted to nonresidential use from that existing on the subject property on January 1, 2004. Nonresidential floor area that was under construction on January 1, 2004, but which had not yet received a final certificate of occupancy, shall not be considered "existing" on that date for purposes of administering this provision.

Use Group  
Description\*

B

Office buildings. Places where business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and outpatient clinics.

M

Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.

## F

Factories where people make, process, or assemble products. Includes automobile manufacturers, electric power plants, foundries, and incinerators. F use group includes F1 and F2.

## S

Storage uses. Includes warehouses, parking garages, lumberyards, and aircraft hangers. S group includes S1 and S2.

## H

High hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5 groups.

## A1

Assembly uses including concert halls and TV studios.

## A2

Assembly uses including casinos, nightclubs, restaurants and taverns.

## A3

Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums but excluding houses of worship.

## A4

Assembly uses including arenas, skating rinks and pools.

## E

Schools K - 12.

## I

Institutional uses such as hospitals, nursing homes, assisted-living facilities and jails. I group includes I1, I2, I3 and I4.

## R1

Hotels and motels.

\*Note: The descriptions in the above table are not intended to be exhaustive, and additional uses are or may be included within the use group; in all cases, the IBC definitions control. The inclusion of any use in the above table is not to be construed to mean that such use is permitted in the Village of Ridgewood or in any particular zoning district; such use shall only be permitted in accordance with the balance of this chapter or other applicable law.

#### § 190-139. Exemptions.

Notwithstanding the provisions of § 190-138 above, the following developments shall be exempt from the provisions of this article: A. Certain affordable housing developments. Market-rate dwelling units within developments that provide affordable housing units in accordance with the housing element of the Village of Ridgewood Master Plan and the Village of Ridgewood's fair share plan regulations, in accordance with either the first- or second-round rules of the Council on Affordable Housing and in accordance with the applicable affordable housing requirements of the respective zone districts; provided, however, that such exemption shall only apply to the number of market-rate dwelling units in the development that do not exceed a ratio of four market-rate units for every one affordable unit in the development.

B. Government developments. Developments of federal, state, county and municipal governments.

C. Developments with prior approvals. Approved developments that are exempt from changes in zoning regulations for specified time periods pursuant to provisions of the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-1 et seq.) and developments that have received all required permits authorizing construction prior to the effective date of this article, and which are constructed in accordance with said permits. Developments with permits or other approvals that expire prior to construction but subsequent to the effective date of this article shall not be exempt from this article unless such approvals are extended by the approving authority in accordance with applicable law.

D. Exemption upon appeal. Upon appeal to the Village Council, a development may be exempted, in full or in part, by the Village Council from the requirements of this article if the developer proves to the satisfaction of the Council that no reasonable development of the property in question is economically feasible unless such full or partial exemption is granted, and that such economic infeasibility is not due to action or inaction of the developer, property owner or any predecessor in title.

E. The Village Council may require the preparation of a pro forma or other documentation to substantiate the developer's assertion, and the Village Council may submit such pro forma or other documentation for review by a third party retained by the Village Council.

#### § 190-140. Developer's obligation.

Prior to or as a condition precedent to the grant of any approval of a development application by the Planning Board or Board of Adjustment, and prior to the issuance of any zoning approval by the Zoning Officer or issuance of any construction permit by the Construction Official, as applicable, for any development described by § 190-138 and not exempted by § 190-139, the developer shall be required to comply with the requirements of this article and to enter into an agreement with the Village Council, in order to address the affect of the development upon the Village of Ridgewood's affordable housing obligation, in accordance with the following requirements:

A. Residential development.

(1) A net increase (new construction less demolition) of every eight market-rate dwelling units, or fraction thereof, increases the affordable housing obligation of the Village of Ridgewood by one affordable housing unit, or fraction thereof. For purposes of making this calculation, the demolition permit must have been issued on or after January 1, 2004; otherwise the net increase is calculated based upon the new construction only.

(2) For every unit increase, or fraction thereof, in the Village of Ridgewood's affordable housing obligation resulting from the development, the developer shall be required to increase the number of affordable housing units in the Village of Ridgewood by an equal number, as set forth in Subsection A(3), (4) and (5) below.

(3) For every whole unit of increase in the Village of Ridgewood's obligation resulting from the residential development, the developer shall provide one affordable unit on the site or tract being developed or in another location in the Village of Ridgewood, in accordance with all applicable zoning regulations. For example, a nine dwelling-unit development may address this requirement by marketing one of the nine units as an affordable unit (eight market-rate units and one affordable unit). Alternatively, if all nine dwelling units on the site are developed as market-rate units, the developer shall address an obligation to provide 1.125 affordable units (i.e., nine market-rate units divided by eight equals 1.125) by providing one or more affordable units elsewhere in the municipality.

(4) For every fractional unit of increase of 1/2 unit or more in the Village of Ridgewood's obligation resulting from the residential development, the developer shall provide an affordable unit on the site or tract being developed or at another location in the Village of Ridgewood, in accordance with the applicable zoning regulations, if the Village of Ridgewood or another developer is willing to pay the cost of any resulting fractional unit surplus. The cost shall be calculated using the same criteria as those used to determine the value of the payments in § 190-142. If such payment is provided, the developer shall not be entitled to claim any surplus credit as set forth in Subsection D below. If neither the Village nor another developer is willing to make such payment, the developer shall not be required to provide such affordable unit, but shall have the option to develop an affordable unit on the site or tract being developed or at another location in the Village of Ridgewood, in accordance with the applicable zoning regulations, and to claim a credit for any resulting fractional unit surplus as set forth in Subsection C below, and/or pay a fee to the Village of Ridgewood in accordance with § 190-142.

(5) For every fractional unit of increase less than 1/2 unit in the Village of Ridgewood's obligation resulting from the residential development, the developer shall have the option to develop an affordable unit on the site or tract being developed or at another location in the Village of Ridgewood, in accordance with the applicable zoning regulations, and to claim a credit for any resulting fractional unit surplus as set forth in Subsection C below, and/or pay a fee to the Village of Ridgewood in accordance with § 190-142.

(6) None of the foregoing shall be construed as amending the permitted or required uses, floor area ratio, density, coverage, building height, lot area, yard setback, parking or other zoning regulation that would otherwise apply to the development.

B. Nonresidential development. (1) A net increase (new construction less demolition) of every 25 estimated jobs, or fraction thereof, shall increase the obligation of the Village of Ridgewood by one affordable housing unit, or fraction thereof. The number of estimated jobs shall be based on the gross floor area in square feet of new buildings or additions to existing buildings, less the gross floor area of any building to be demolished on the site, and on the use group of the development, in accordance with the following table. For purposes of making this calculation, the demolition permit must have been issued on or after January 1, 2004; otherwise the net increase is calculated based upon the new construction only.

Use Group

Description

Square Feet of Gross Floor Area Generating Obligation of One Affordable Unit

Jobs Per 1,000 Square Feet

B

Office buildings. Places where business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and outpatient clinics.

8,333

3

M

Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.

25,000

1

F

Factories where people make, process, or assemble products. Includes automobile manufacturers, electric power plants, foundries, and incinerators. F use group includes F1 and F2.

12,500

2

S

Storage uses. Includes warehouses, parking garages, lumberyards, and aircraft hangers. S group includes S1 and S2.

125,000

0.2

H

High hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.

25,000

1

A1

Assembly uses including concert halls and TV studios.

12,500

2

A2

Assembly uses including casinos, nightclubs, restaurants and taverns.

8,333

3

A3

Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums but excluding houses of worship.

8,333

3

A4

Assembly uses including arenas, skating rinks and pools.

8,333

3

A5

Assembly uses including bleachers, grandstands, amusement park structures and stadiums

Exclude

Exclude

E

Schools K - 12.

25,000

1

I

Institutional uses such as hospitals, nursing homes, assisted-living facilities and jails. I group includes I1, I2, I3 and I4.

12,500

2

R1

Hotels and motels.

31,250

0.8

U

Miscellaneous uses. Fences, tanks, barns, agricultural buildings, sheds, greenhouses, etc.

Exclude

Exclude

(2) For every unit increase, or fraction thereof, in the Village of Ridgewood's affordable housing obligation resulting from the development, the developer shall be required to increase the number of affordable housing units in the Village of Ridgewood by an equal number, as set forth in Subsection B(3) below.

(3) For every unit of increase, or fraction thereof, in the Village of Ridgewood's affordable housing obligation resulting from the nonresidential development, the developer shall have the option to provide an affordable unit at another location in the Village of Ridgewood, in accordance with the applicable zoning regulations, and/or pay a fee to the Village of Ridgewood in accordance with § 190-142. If a developer provides an affordable unit or units which is/are in excess of the obligation, the developer shall be entitled to claim a credit for any surplus as set forth in Subsection D below, unless the cost of said surplus was paid by the Village of Ridgewood, in which case no surplus credit may be claimed.

(4) None of the foregoing shall be construed as amending the permitted or required uses, floor area ratio, density, coverage, building height, lot area, yard setback, parking or other zoning regulation that would otherwise apply to the development.

C. Mixed residential-nonresidential development. In the case of developments involving a mixture of residential and nonresidential uses, the following shall apply: (1) The affordable housing obligation generated by the residential portion of the development shall be addressed in the same manner as required for residential developments in Subsection A above.

(2) The affordable housing obligation generated by the nonresidential portion of the development shall be addressed in the same manner as required for nonresidential developments in Subsection B above; provided, however, that in addition to the options in Subsection B the developer shall have the option to address the obligation by providing affordable units on the same site being developed.

D. Surplus units; credits. As a means of addressing a fractional increase in the Village of Ridgewood's affordable housing obligation, or for other reasons, a developer may provide more affordable housing units than required. In addition, the Village Council may negotiate with a developer to compensate the developer for the provision of more affordable housing units than required. The following provisions shall apply: (1) Any developer that provides more affordable housing units than required, or fraction thereof, the cost of which have not been paid by the Village of Ridgewood, shall be credited with such surplus. If the Village of Ridgewood or some other entity pays the costs involved in the creation of surplus units, the Village of Ridgewood or such entity shall be credited with such surplus.

(2) Credits for surplus units may be applied by the owner of such credits to a subsequent development by the same developer or may be sold or otherwise transferred to other developers, who may then apply such credits to a subsequent development in the Village of Ridgewood.

(3) The sale or other transfer of such credits shall require the approval of both parties to the transaction, and a record of such sale or other transfer shall be filed with the Village Clerk.

(4) The Village Clerk shall maintain a record of the creation of surplus units, credits for the same, and the owners of such credits; credits available to interested parties for sale or transfer; and prior sales or transfers of credits in the Village of Ridgewood. The Clerk shall make such records available for public inspection upon request.

E. Credits for very low-income units. In accordance with COAH's substantive rules at N.J.A.C. 5:94-4.22, two units of credit shall be given for each affordable unit available to households of the general public earning 30% or less of median income for the housing region within which the Village of Ridgewood is located, as determined by the Council on Affordable Housing.

#### § 190-141. Requirements for affordable housing units.

All affordable housing units shall be subject to the requirements of this chapter that apply to comparable market-rate housing units of the same type in the same zone district. In addition, affordable housing units provided pursuant to this article shall be subject to the following requirements: A. Units to comply with COAH rules. All affordable units to be created shall be eligible for credit against the Village of Ridgewood's affordable housing obligations, and to that end shall comply with all applicable regulations of the New Jersey Council on Affordable Housing (COAH).

B. Limitation on age-restricted units. No age-restricted affordable units and/or affordable sales units may be credited in excess of the number of such units permitted to be credited within the Village of Ridgewood by COAH's regulations.

C. Rental obligation. In residential or mixed-use developments involving rental housing, the affordable units to be provided shall also be rental units.

D. Construction phasing. Affordable housing units, excluding such units to be funded by a payment pursuant to § 190-142, shall be built in accordance with the following schedule:

Percentage of Market-rate Units Completed

Minimum Percentage of Low- and Moderate-Income Units Completed

25

25 + 1 unit  
10

50  
50

75  
75

90  
100

E. Heating source. Affordable units shall utilize the same heating source as market units within the development.

F. Administration. The developer, in cooperation with the Village Council, shall demonstrate capacity to administer the units in accordance with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.

G. Low/moderate-income split. The developer, in cooperation with the Village Council, shall demonstrate that the units will have a low/moderate-income split in accordance with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26. For example, in each affordable development, at least 50% of the restricted units within each bedroom distribution shall be low-income units and the remainder may be moderate-income units. Where an odd number of affordable units are required to be provided, a majority of the units shall be low-income units.

H. Rents and sale prices. The developer, in cooperation with the Village Council, shall demonstrate that the rents or sale prices of affordable units shall be established in accordance with N.J.A.C. 5:94-7 and with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26. For example: (1) The maximum rent for affordable units within each affordable development shall be affordable to households earning no more than 60% of median income. The average rent for low- and moderate-income units shall be affordable to households earning no more than 52% of median income. The developers and/or municipal sponsors of restricted rental units shall establish at least one rent for each bedroom type for both low-income and moderate-income

units, provided that at least 10% of all low- and moderate-income units shall be affordable to households earning no more than 35% of median income.

(2) The maximum sales price of restricted ownership units within each affordable development shall be affordable to households earning no more than 70% of median income. Each affordable development must achieve an affordability average of 55% for restricted ownership units. In achieving this affordability average, moderate-income ownership units must be available for at least three different prices for each bedroom type, and low-income ownership units must be available for at least two different prices for each bedroom type, insofar as is possible given the number of affordable units in the development.

I. Marketing of units. The developer, in cooperation with the Village Council, shall demonstrate that the units will be affirmatively marketed in accordance with N.J.A.C. 5:94-7 and with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.

J. Continuing affordability controls. The developer, in cooperation with the Village Council, shall demonstrate that the units will have the appropriate controls on affordability in accordance with N.J.A.C. 5:94-7 and with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.

K. Bedroom distribution. The developer, in cooperation with the Village Council, shall demonstrate that the units will have the appropriate bedroom distributions in accordance with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26. (1) Affordable developments that are not age-restricted shall be structured in conjunction with realistic market demands such that: (a) The combined number of efficiency and one-bedroom units is no greater than 20% of the total low- and moderate-income units;

(b) At least 30% of all low- and moderate-income units are two-bedroom units;

(c) At least 20% of all low- and moderate-income units are three-bedroom units; and

(d) The remainder, if any, may be allocated at the discretion of the developer.

(e) Where there are an insufficient number of affordable units provided to meet the above bedroom distribution, the first unit shall be a two-bedroom unit, the second unit shall be a three-bedroom unit and the third unit shall be a one-bedroom unit.

(2) Age-restricted low- and moderate-income units may utilize a modified bedroom distribution. At a minimum, the number of bedrooms shall equal the number of age-restricted low- and moderate-income units within the affordable development. The standard may be met by creating all one-bedroom units or by creating a two-bedroom unit for each efficiency unit.

L. Other requirements. The developer, in cooperation with the Village Council, shall demonstrate that the units comply with all other applicable requirements of the substantive rules of the New Jersey Council on Affordable Housing, N.J.A.C. 5:94, and the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.

§ 190-142. Payments in lieu of developing affordable housing.

Only when permitted by § 190-140A, B and C above, a developer may make a payment to the Village of Ridgewood in lieu of developing affordable housing units. The following provisions shall apply to such payments: A. Amount of payment. The amount of payments in lieu of constructing affordable units shall be \$200,000 for each unit of affordable housing. [Amended

10-10-2007 by Ord. No. 3084] (1) The amount of the payment shall be based upon the cost of the Village of Ridgewood to create, or to pay another party to create, the same number, or fraction thereof, of affordable housing units within the Village of Ridgewood as the increased obligation resulting from the development, including both sales and rental unit components of the obligation, using any of the methods permitted by the New Jersey Council on Affordable Housing (COAH) as set forth in Subsection B below.

(2) Both the initial hard and soft costs necessary to create the unit shall be included in the calculation, but profit and potential profit shall be excluded. The Village Council may require the preparation of a pro forma to confirm that the payment is accurate and based upon realistic costs within the Village of Ridgewood to create such affordable units, and the Village Council may submit such pro forma for review by a third party or parties retained by the Village Council.

B. Use of payment. Payments in lieu of constructing affordable units on site shall only be used to fund eligible affordable housing activities within the Village of Ridgewood, including but not limited to the following as described and regulated by COAH's substantive rules at N.J.A.C. 5:94-4.5, 4.6 and 4.8 through 4.15, provided that the type of activity or activities to be funded shall be in the Village Council's sole discretion, and further provided that such activities are eligible for credit against the Village of Ridgewood's affordable housing obligation, comply with all applicable requirements of COAH's substantive rules, and comply with the zoning regulations of the Village of Ridgewood: (1) New construction with an affordable housing component.

(2) Municipally sponsored and 100% affordable programs.

(3) Alternative living arrangements.

(4) Buy-down program.

(5) Municipally sponsored rental program.

(6) Assisted-living residences.

(7) Affordable housing partnership programs.

(8) Expanded crediting opportunities.

C. Deposit of payment; housing trust fund. Payments in lieu of constructing affordable units shall be deposited in a separate interest-bearing housing trust fund or deposited in a housing trust fund established pursuant to N.J.A.C. 5:94-6.11(a). The Village of Ridgewood Clerk shall maintain a record of name and address of entity making the payment, the amount deposited in the account, plus interest, and the purpose and amounts of all expenditures from the account. The Clerk shall make such record available for public inspection upon request.

D. Refund of payment. In the event that a developer makes such a payment, but then does not proceed to develop the project that resulted in the affordable housing obligation, the developer may request a refund of the payment. Such request shall be made in writing to the Village Council. If requested, the Village Council shall refund such fee, plus any interest in the account resulting from the payment, less any administrative expenses required to administer the account. Any refund issued by the Village Council shall be construed as a failure of the applicant to satisfy a condition precedent to the development approval and shall therefore terminate any and all rights to such development. The developer may reinstate such rights by making a new payment, with the amount of such payment to be renegotiated as set forth in § 190-142A above. The foregoing shall not be construed to extend or otherwise alter any rights to proceed with the development as established by the New Jersey Municipal Land Use Law, the rules of the New Jersey Council on Affordable Housing or other applicable law.

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ARTICLE XIV Procedure to Request Amendment of Village Master Plan or Development Regulations [Added 7-18-2007 by Ord. No. 3066]

§ 190-143. Application to Village Council or Planning Board.

Any interested party may request that an amendment or amendments be made to the Village Master Plan or development regulations. The request(s) shall be made to the Village Council and/or the Village Planning Board, as appropriate, as set forth below: A. A request to amend the Village Master Plan shall be filed with the Secretary of the Planning Board.

B. A request to amend the Village's development regulations may be filed with the Village Council, with the Village Planning Board, or with both. If filed with the Village Council, the request shall be submitted to the Village Clerk, who shall refer the request to the Council. If filed with the Planning Board, the request shall be submitted to the Secretary of the Planning Board and shall be considered a request that the Planning Board favorably recommend that the Village Council amend the development regulations.

C. Applications shall be made in writing and shall state the nature of the requested amendment and the reasons why the amendment would be in the public interest.

D. Applications shall include the payment of an administrative fee as set forth in § 145-6.

E. Any special meetings held at the request of the applicant to discuss such application shall require the payment of the fee for special meetings of the Planning Board as set forth in § 145-6.

F. The Planning Board and/or Village Council, as applicable, may require the posting of an initial deposit and, if necessary, additional deposits to reimburse the Village for the cost of professional and legal services related to the requested amendment. The amount of such deposit, if required, shall be determined by the Planning Board and/or Village Council, based upon the extent and complexity of the requested amendment and the anticipated costs in reviewing, preparing and adopting the amendment. Additional deposits may be required if the Village's professional and legal costs exceed the amount of the initial deposit. All such deposits shall be administered in accordance with the provisions in § 190-23 and § 190-26.

§ 190-144. Review of application.

Upon the receipt of an application to amend the Village Master Plan or development regulations, the Village Council or the Planning Board, as applicable, reviews such application in accordance with the following procedures: A. The nature, extent and timing of any review of such application shall be at the discretion of the Village Council or the Planning Board, as applicable, except as may otherwise be required by law.

B. The Village Council or the Planning Board, as applicable, may retain the services of appropriate Village staff, consultants and legal counsel that it deems necessary to make an informed decision on the application and to prepare any documents that it may deem necessary in response to the request.

C. In the case of an application to the Village Council to amend the development regulations, the Council shall, prior to adopting any amendment to the development regulations, refer such amendment to the Planning Board for comment in accordance with N.J.S.A. 40:55D-26a.

D. In the case of an application to the Planning Board to amend the Master Plan in a manner that would make the Master Plan substantially inconsistent with the development regulations, the Planning Board may, prior to adopting any amendment to the Master Plan, refer such amendment to the Village Council for comment.

E. In cases where the application involves a specific property or other area of limited geographic extent, the Village Council or Planning Board, as applicable, may require that the applicant publish notice of any meetings of the Council or Planning Board to discuss such application. The parties to be noticed, and the content of such notice, shall be as deemed appropriate under the circumstances involved in the particular application. The foregoing shall only apply to meetings to informally discuss the application, and nothing herein shall be construed as amending the statutory notice provisions for formal public hearings involving Master Plan amendments or ordinance amendments.

F. Upon completing its review of the application, the Village Council or Planning Board, as applicable, shall take whatever action it deems to be appropriate under the circumstances and advise the applicant in writing of its decision. The Council or Planning Board may take action to amend the regulations or the Master Plan, as appropriate, or may deny the amendment request. The Council or Planning Board may also determine that the information provided or available is not sufficient to justify any action on the request.