

Intro: 9/4/14
Public Hear: 10/30/14
Effective: 11/19/14

TOWNSHIP OF MAHWAH
ORDINANCE #1754

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XXIV ENTITLED "ZONING" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MAHWAH, SPECIFICALLY CHAPTER XXIV SECTION 3.2 ENTITLED "ZONING MAP", TO REZONE CERTAIN PROPERTIES IDENTIFIED AS BLOCK 137, LOTS 4 AND 5 FROM THE IP-120 INDUSTRIAL PARK ZONE DISTRICT TO THE B-40 HIGHWAY BUSINESS ZONE DISTRICT.

WHEREAS, the Township of Mahwah desires to amend and supplement the provisions of Chapter XXIV Zoning, Section 3 Establishment of Districts; Map of the Mahwah Revised General Ordinances to rezone certain properties within the Township of Mahwah; and

WHEREAS, the Planning Board of the Township of Mahwah and the Township Planner has reviewed and recommended that Block 137, Lots 4 and 5 be rezoned from the IP-120 Industrial Park Zone District to the B-40 Highway Business Zone District; and

WHEREAS, the Township Council of the Township of Mahwah has determined that this rezoning would be in the best interest of the citizens of the Township of Mahwah.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Mahwah as follows:

Section 1. Chapter XXIV, Section 3.2, entitled "Zoning Map", by the addition of Subsection 24-3.2Q as follows:

Q. The Zoning Map of the Township of Mahwah is hereby amended to rezone Lots 4 and 5 in Block 137 from the IP-120 Industrial Park Zone District to the B-40 Highway Business Zone District.

Section 2. All other definitions, parts, portions and provisions of Chapter XXIV, "Zoning", Section 3.2 "Zoning Map" which are not inconsistent herewith, are ratified and confirmed. In the event of any such inconsistencies, the terms and provision of this Ordinance shall govern.

Section 3. The Township Clerk is hereby directed to give notice at least ten days prior to the hearing on the adoption of this ordinance to the Bergen County Planning Board, and to all others entitled thereto pursuant to the provisions of N.J.S.A. 40:55D-15 and N.J.S.A. 40:55D-62.1. Upon adoption of this ordinance, after public hearing thereon, the Township Clerk is further directed to publish notice of the passage thereof and to file a copy of this ordinance as finally adopted with the Bergen County Planning Board as required by N.J.S.A. 40:55D-16 and with the Township Tax Assessor.

Section 4. Copy of this Ordinance shall be forwarded to all surrounding municipalities.

Section 5. If any section, paragraph, sub-section, clause or provision of this ordinance shall be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any part thereof.

Section 6. All ordinances or parts of ordinances of the Township heretofore adopted that are inconsistent with any of the terms and provisions of this ordinance are hereby repealed to the extent of such inconsistency.


Section 7. This Ordinance shall take effect twenty (20) days after final passage, adoption and publication according to law.


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Dated: November 14, 2014

Attest


John F. Roth
Council President


Kathrine G. Coviello
Municipal Clerk

I, Kathrine G. Coletta, Municipal Clerk of the Township of Mahwah, hereby certify that the within Ordinance was passed and adopted at a meeting of the Township Council held on the 16th day of October, 2014.


Kathrine G. Coviello, RMC/CMC/MMC
Municipal Clerk