



**BOROUGH OF NORTHVALE
County of Bergen
State of New Jersey**

ORDINANCE #25-12

AN ORDINANCE OF THE BOROUGH OF NORTHVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY, TO AMEND SECTION 200-5 ENTITLED "ENUMERATION OF DISTRICTS; BOUNDARIES; MAP" OF CHAPTER 200, ENTITLED "ZONING" OF THE GENERAL LEGISLATION ORDINANCES OF THE BOROUGH OF NORTHVALE

WHEREAS, by Borough of Northvale Ordinance #1026-2020 adopted December 9, 2020, the Borough of Northvale amended Chapter 200, Article II of the Code of the Borough of Northvale to incorporate a new zoning map.

WHEREAS, the amendments set forth above resulted in Block 915, Lots 1, 2, 4, and 6 being inadvertently rezoned from Light Industrial (LI) to Residential Single-Family (R 7.5).

NOW, THEREFORE BE IT ORDAINED, by the Borough Council of the Borough of Northvale as follows:

SECTION 1. Chapter 200 of the Code of the Borough of Northvale, Article II entitled "Districts" is hereby amended and supplemented by adding the following underlined text and by removing text in ~~strikeout~~:

A. Classification and use.

- (1) For the purpose as set forth in § 200-2 of this chapter; for the purpose of promoting the health, safety, morals and general welfare of the community; for the purpose of lessening congestion in the streets; for the purpose of securing safety from fire, panic and other dangers; for the purpose of preventing the overcrowding of land and avoiding undue concentration of population; for the purpose of facilitating adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; for the purpose of conserving the value of buildings and encouraging the most appropriate use of land throughout the Borough; for the purpose of providing for public health, comfort and general welfare in living and working conditions; for the purpose of regulating and restricting the location of trades and industries and the location of buildings designed for specified uses; for the purpose of regulating and limiting the height and bulk of buildings hereafter erected; and for the purpose of regulating and determining the area of yards,



courts and other open spaces hereafter erected, the Borough of Northvale is hereby divided into the following classes of zones as shown on the ~~Building Zone Map~~ Zoning Map prepared by Neglia Group, dated August 2019 2025, adopted with such amendments as may be made by ordinance from time to time, is made part of this chapter.

B. Zoning Map. The zoning districts as set forth in this chapter are bounded and defined as shown on the map entitled the "Zoning Map," dated ~~October 2020~~ August 2025 which map, with all explanatory matter thereon, and properly certified by the Borough Clerk of the Borough of Northvale, is hereby made a part of this chapter.

SECTION 2. The Official Zoning Map shall be changed for the following Block and Lots to reflect the correct zoning designation of LI Light Industrial within the RMI Residential Multi-family Inclusionary Overlay Zone:

Block 915 Lots 1, 2, 4, and 6

SECTION 3. Notice of the hearing on this ordinance shall be provided as required by the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.

SECTION 4. Prior to the hearing on adoption of this ordinance, this ordinance shall be referred to the Borough of Northvale Planning Board pursuant to N.J.S.A. 40:55D-26.

SECTION 5. All other ordinances, part of ordinances, or other local requirements that are inconsistent or in conflict with this ordinance are hereby repealed to the extent of any inconsistency or conflict, and the provisions of this ordinance apply.

SECTION 6. Notwithstanding that any provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, all remaining provisions of the Ordinance shall continue to be of full force and effect.

SECTION 7. This ordinance shall take effect immediately upon (1) adoption; (2) publication in accordance with the laws of the State of New Jersey; and (3) filing of the final form of adopted ordinance by the Clerk with the Bergen County Planning Board pursuant to N.J.S.A. 40:55D-16.

Joseph E. McGuire
Joseph E. McGuire, Mayor



Attest:

Frances M. Weston

Frances Weston
Municipal Clerk

Introduced: August 13, 2025

2nd Reading: September 10, 2025

Effective: September 17, 2025

