



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

**ORDINANCE #25-07**

**AN ORDINANCE TO AMEND CHAPTER 200 OF THE BOROUGH CODE ENTITLED  
“ZONING”**

**WHEREAS, the Governing Body of the Borough of Northvale believes it is in the best interest of the Borough to amend Chapter 200 of the Borough Code to add permitted accessory uses in the LI and LI-1 Light Industrial Zone, and to amend Section 200-22 entitled Zoning Permits.**

**NOW, THEREFORE BE IT ORDAINED BY THE GOVERNING BODY OF THE BOROUGH OF NORTHVALE, that Chapter 200 of the Borough Code is hereby amended as follows:**

**Section 1.**

**§ 200-8 LI and LI-1 Light Industrial Zones. [1]**

**A.**

The following uses are expressly permitted in the Light Industrial Zones in the Borough of Northvale, and no building, land or premises shall be used and no building shall be erected or altered which is constructed, designed, arranged or intended to be used in whole or in part for any other use than that which is expressly set forth herein:

**(1)**

Principal uses.

**(a)**

Research laboratories.

**(b)**

Business, industrial or governmental offices.

**(c)**

Publishing houses or printing firms.



**(d)**

Manufacture by distillation, fabrication, assembling or other handling of products for industrial sale.

**(e)**

Wholesale distribution centers or warehouses.

**(f)**

Body shops in LI-1 Zones only, provided that no repair work of motor vehicles shall be done out of doors except the changing of tires and emergency work, that no body shop shall be located within 1,200 feet from any other body shop and that a security fence of the chain-link type, not exceeding six feet in height, shall be provided.

**(g)**

Commercial kitchens and food/beverage production, provided that odors are not discernable at or beyond the property line of the commercial kitchen and food/beverage production use.

[Added 8-12-2020 by Ord. No. 1023-2020]

**(h)**

Dog kennels, provided that the kennel is not located within 125 feet of a residential property line, measured from the property line of the parcel on which the dog kennel is located.

**(2)**

Accessory uses.

**(a)**

Off-street parking.

**(b)**

Fences or fence walls.

**(c)**

Signs.

**(d)**

Garages.

**(e)**

Storage buildings.

**(f)**

Buildings used for the purpose or processing or assembling of goods.



(g)

Employee cafeterias.

(h)

Open storage of motor vehicles when screened by a buffer zone in accordance with the requirements of this chapter.

(i)

Roof -mounted solar energy systems are permitted provided that solar panels mounted on a sloped roof shall not exceed a height of 12 inches above the roof surface and that solar panels mounted on a flat roof shall be screened by a parapet or other screening measure so that the panels are not visible from any street or adjacent property.

(j)

**Exercise studios, Instructional dance or martial arts studios, and individualized instructional sports training facilities.**

## **Section 2.**

### **§ 200-22 Zoning permits.**

A.

Zoning permit required. No structure shall hereafter be erected, nor land used, nor change made in the use of any land or structure, nor sign painted on any structure unless the owner, his agent or contractor shall first obtain a zoning permit from the Zoning Officer of the Borough of Northvale. A fee of ~~\$25~~ shall be charged for a zoning **permit in accordance with § 200-22.1 of the Borough Code**. No fee shall be charged if the application is denied and/or referred to the Planning Board.

Section 3. This Ordinance shall take effect immediately upon passage.

Section 4. All prior ordinances that are inconsistent with this ordinance are repealed.

*Joseph E. McGuire*

Joseph E. McGuire, Mayor



Attest:

*Frances M. Weston*

Frances Weston  
Municipal Clerk

Introduced: May 14, 2025

2<sup>nd</sup> Reading: June 11, 2025

Effective: June 11, 2025

