

Ordinance No. 2023-#04

AN ORDINANCE AMENDING CHAPTER 97 ZONING,
ARTICLE IX SITE PLAN REVIEW, SECTION 70 SITE PLAN
APPROVAL REQUIRED, AND SECTION 71 SITE PLAN
APPROVAL NOT REQUIRED

BE IT ORDAINED that the Municipal Council of the Borough of Waldwick hereby amends Chapter 97 Zoning, Article IX Site Tenant Review, Section 70 Site plan approval required, and Section 71 Site plan approval not required. The changes to Code of the Borough of Waldwick below shows deletions to the code in ~~strikethrough~~ and additions in underline as follows:

Chapter 97 Zoning

§ 97-70 Site plan approval required.

Except as provided in §§ 97-71 and 97-72 below, no person shall construct a new building, add to an existing building or make any alteration to any building or part thereof, ~~or permit or participate in a change in occupancy of an existing building or part thereof,~~ or alter, increase or reduce parking facilities or vehicular or pedestrian ways or areas or landscaping, or make any other change in the layout, design or plan of any premises, nor shall any building permit or certificate of occupancy therefor be issued until a site plan therefore shall first have been approved by the Planning Board, or, where applicable, the Board of Adjustment.-

§ 97-71 Site plan approval not required.

A. Site plan approval shall not be required for construction or alteration of a detached lawful single one-family or two-family dwelling unit or any lawful accessory use thereto, provided that the same are not part of an attached housing, multiple-dwelling, planned unit development or development involving the construction of more than one single family or more than one two-family dwelling unit.

B. Site plan approval shall not be required for any interior construction or interior alteration of any building provided that it:

1. Does not involve the construction of a new building or the extension of an existing building, or an increase in the total square footage of the building.
2. Does not require additional parking.
3. Does not affect existing parking facilities, vehicular or pedestrian circulation, drainage, relationship of buildings to each other, buffering, landscaping, or lighting.

C. Site plan approval shall not be required for changes in occupancy of an existing building or part thereof. All businesses must obtain an approved Business Zoning Permit from the Zoning Officer before occupying a business location. At the discretion of the Zoning Officer, additional review may be required from the Planning or Zoning Board.

BE IT FURTHER RESOLVED that the ordinance shall take effect upon publication and adoption as required by law.

INTRODUCED: February 14, 2023

ADOPTED: March 28, 2023

Attest: _____
Kelley Halewicz, RMC/CMC
Municipal Clerk

Thomas A. Giordano, Mayor