

PUBLIC NOTICE

**BOROUGH OF ROCKLEIGH
ORDINANCE NO. 2022-7
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the following Ordinance was Introduced and passed on first reading at the Regular Meeting of the Mayor and Council of the Borough of Rockleigh, Bergen County, New Jersey on June 6, 2022 and that said Ordinance will be taken up for further consideration for final passage at the Regular Meeting of the Mayor and Council to be held in its meeting room in the Borough Hall, 26 Rockleigh Road, Rockleigh, New Jersey on the 6th day of July, 2022 at 7:30 PM or as soon thereafter as the matter can be reached at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same. A copy of this Ordinance is on file in the Office of the Borough Clerk and available for inspection during normal business hours.

Marcella Giampiccolo, RMC
Borough Clerk

**BOROUGH OF ROCKLEIGH
ORDINANCE 2022-7**

“An Ordinance To Amend Chapter XXXIV Of The Code Of The Borough Of Rockleigh Entitled,
“Zoning”.

SUMMARY OF ORDINANCE NO. 2022-7

This Ordinance amends the Borough of Rockleigh Zoning Ordinance, Chapter XXXIV, pertaining to sheds and solar panels in the A-2-Single-Family Residential District. The Ordinance provides that a shed maybe constructed on a residential lot without Planning Board review subject to certain conditions. These conditions include that the shed not exceed the area of 120 square feet and a maximum height of 16 feet, shall not be within ten (10) feet of a side or rear property line, and shall not be visible from any municipal roadway or right-of-way. A shed shall be deemed to be a structure and included in the aggregate ground area of all buildings and structures on any lot which, in the aggregate, shall not exceed five (5%) of the lot.

A shed shall be required to satisfy other bulk standards applicable to the A-2 Zone. An application for approval may be submitted to the Construction Code Official who may issue a

permit without an appearance before the Historic Preservation Commission if the shed incorporates the style and materials that have been preapproved by the Commission. Absent such approval, an application is required to the Commission for approval of the proposed materials and style. Should the materials and/or style not be approved by the Commission, the application is required to be made to the Planning Board.

In addition, an applicant is required to provide a survey and calculations to demonstrate compliance with the bulk standards, including building height and coverage. The Ordinance also includes the form of application and a check list pertaining to requirements.

This Ordinance also establishes requirements pertaining to solar panels for residential properties. Solar panels are required to be hidden from a public street or right-of-way and hidden by the use of appropriate screening. No trees may be removed to install the solar panels. Provided the solar panels are not visible from a public street or right-of-way, review by the Historic Preservation Commission and Planning Board is not required, with the required approval issued by the Building Department. In the event the solar panels are located where visible from a public street and not located on a roof or principal accessory structure, review and approval by the Commission and Planning Board shall be required.

The Construction Code Official shall have the authority to forward the application to the Planning Board Engineer for determination as to whether the conditions are met. Should same not be satisfied, the Construction Code Official will refer the application to the Commission and Planning Board for review.

The Ordinance also includes an application for solar panels on residential properties, as well as a check list pertaining to requirements.

A copy of the Ordinance is available for public inspection at the Office of the Borough Clerk in the Municipal Building during normal business hours.