

BOROUGH OF ROCKLEIGH

ORDINANCE NO. 2022-8

AN ORDINANCE TO AMEND CHAPTER XXXIV OF THE CODE OF THE BOROUGH OF ROCKLEIGH ENTITLED, "ZONING".

BE IT ORDAINED by the Mayor and Council of the Borough of Rockleigh, in the County of Bergen, and State of New Jersey as follows:

SECTION 1.

Chapter XXXIV of the Code of the Borough of Rockleigh, Zoning, Article IV, General Regulations, §34-23, A Zone Regulations, Subsection 34-23.3, Yards, Subsection 34-23.3a, Front Yard, be and is hereby amended to add the following:

34-23.3a Front Yard.

1. Except as set forth under Section 2 below, no new building shall be erected and no building existing at the time of passage of this chapter shall be altered or reconstructed so as to be closer to the street property line than thirty (30%) percent of the mean depth of the lot, but not less than 75 feet. Where a lot is in excess of 333 feet in depth, the above distance need not exceed 100 feet.
2. No new driveway columns, piers, gates, or archways shall be erected and no driveway columns, piers, gates, or archways existing at the time of passage of the chapter shall be altered or reconstructed so as to be closer to the existing roadway edge of pavement or existing roadway curb line than twenty (20) feet, subject to also being outside of the Borough's roadway right-of-way. Should the Borough's right-of-way equal or exceed twenty (20) feet onto a property, the driveway column, pier, gate, or archway shall not be located so as to be closer than two (2) feet from the Borough's right-of-way.
3. Exceptions may be made, subject to the approval of the Planning Board, where the existing buildings on a majority of lots within the block do not conform to the above requirements. However, for this purpose the position of any existing building which does not conform because of a variance shall not be considered.

SECTION 2. Severability.

If any section, sentence or any other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remainder of this Ordinance but shall be confined in its effect to the section, sentence or other part of this Ordinance directly involved in the controversy in which such judgment was rendered.

SECTION 3. Inconsistent Ordinances Repealed.

All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed, but only to the extent of such inconsistencies.

SECTION 4. Effective Date.

This Ordinance shall take effect immediately upon final passage and publication as provided by law.

ROBERT R. SCHAFFER, Mayor

**MARCELLA GIAMPICCOLO,
Borough Clerk**

Introduced: May 2, 2022

Adopted:

Approved: