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BOROUGH OF MAYWOOD
15 Park Avenue, Maywood, NJ 07607

ORDINANCE #17-21

**AN ORDINANCE TO AMEND LAND USE ORDINANCE SECTION 209-37 THE
“PRIMARY INTENDED USES”; TO CLARIFY THE ZONING DESIGNATIONS OF
PORTIONS OF LOTS 30 AND 34 WITHIN BLOCK 124; AND AMEND SECTION 209-
39“GARAGES AND OFF-STREET PARKING” ALL IN THE LL LIMITED
LIGHT INDUSTRIAL DISTRICT**

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF MAYWOOD, IN THE COUNTY OF BERGEN AND STATE OF NEW JERSEY, AS FOLLOWS:

WHEREAS, the Mayor and Council of the Borough of Maywood wish to amend the Land Use Ordinance “Primary intended uses” in the LL Limited Light Industrial District; and

WHEREAS, the Mayor and Council of the Borough of Maywood also wish to address a discrepancy in the adopted Zoning Map and clarify that the entirety of Lots 30 and 34 within Block 124 are located within the Limited Light Industrial (“LL”) District as well as the PCD Planned Commercial Development Overlay.

WHEREAS, the Mayor and Council of Borough of Maywood also wish to update the Borough Land Use Ordinance to amend a parking requirement specific to warehouse uses within the Limited Light Industrial (“LL”) District.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Maywood, County of Bergen, State of New Jersey, as follows:

Section 1: §209-37 of the Borough Land Use Ordinance, LL Limited Light Industrial District shall be modified as follows (new language in **bold**):

- A. Primary intended uses; prohibited uses. The LL Limited Light Industrial District is intended for light manufacturing, processing, **breweries**, warehouses or enclosed storage.

Section 2: The Zoning Map of the Borough of Maywood dated March 14, 2014 shall be revised to indicate that Lots 30 and 34 within Block 124 are located entirely within the LL Limited Light Industrial District.

Section 3: §209-39B.(4)of the Borough Land Use Ordinance shall be modified as follows (new language in **bold**):

- (4) LL Limited Light Industrial District. There shall be a minimum of one space for every 300 square feet of gross floor area, **except that warehouse uses within the LL District shall provide a minimum of one space for every 500 square feet of gross floor area.**

Section 4: All ordinances of the Borough of Maywood which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

Section 5: If any section, subsection, sentence, clause or phrase of this ordinance if, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this ordinance.

Section 6: This ordinance shall take effect upon passage and publication according to law.

Date: November 9, 2021

APPROVED: *Richard Bolan*
Richard Bolan, Mayor

ATTEST: *Barbara Dispoto*
Barbara L. Dispoto, RMC/CMC
Borough Clerk

Introduction-1st Reading

Date: September 28, 2021

	Moved	Seconded	Ayes	Nays	Abstain	Absent	Recuse
Mayor Bolan							
Councilwoman DeMuro		X	X				
Councilwoman Flynn	X		X				
Councilman Herrick			X				
Councilman Roer			X				
Councilman Ullman			X				
Council President Bennin			X				

Adoption-2nd/Final Reading**Date: November 9, 2021**

	Moved	Seconded	Ayes	Nays	Abstain	Absent	Recuse
Mayor Bolan							
Councilwoman DeMuro	X		X				
Councilwoman Flynn			X				
Councilman Herrick			X				
Councilman Roer		X	X				
Councilman Ullman			X				
Council President Bennin			X				