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PRESIDENT

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COUNCIL

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Samuel Conoscenti

Jacqueline Flynn

Claire Padovano

Ryan P. Ullman

BOROUGH OF MAYWOOD
15 Park Avenue, Maywood, NJ 07607

ORDINANCE #8-24

AN ORDINANCE TO AMEND CHAPTER 209 OF THE BOROUGH CODE OF THE BOROUGH OF MAYWOOD ENTITLED "LAND USE"

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 revise Chapter 209 of the Borough Code so as to amend Sec. 209-4 entitled Definitions and Sec. 209-41 entitled Nonconforming uses and buildings.

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

Chapter 209. Land Use

Sec. 209-4. Definitions

Floor Area Ratio (FAR): The measurement of a building's floor area in relation to the size of the lot/parcel that the building is located on.

Substantial improvement or Destruction: A structure is considered substantially improved if the cost of the work is equal to or greater than 50% of the structure's market value before the work began. This includes reconstruction, rehabilitation, or additions. A structure is considered substantially damaged if the cost of repairs to return it to its pre-damaged condition is equal to or greater than 50% of its market value excluding the value of the land.

Sec. 209.41. Nonconforming uses and buildings

F. Enlargement of valid nonconforming residential building or structure. Any existing one or two-family residential building or structure which does not conform to the Schedule of Area, Yard and Building Requirements may be enlarged without the necessity of variance relief, provided that the enlargement does not increase any exiting non-conformities or create new ones per this section.

New Letter H. Existing structures which undertake substantial improvements or have been substantially damaged must conform to the Schedule of Area, Yard and Building Requirements including the FAR or seek variance relief.

Severability All provisions of this Ordinance are severable. If for any reason, any provision of this Ordinance is held to be invalid, the validity of the remainder of the Ordinance shall not be affected.

Effective Date. This Ordinance shall become effective upon final approval and publication, pursuant to law, and upon completion of all outstanding cases.

Date: _____ APPROVED: _____
 Richard Bolan, Mayor

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

Introduction-1st Reading **Date: August 28, 2024**

	Moved	Seconded	Ayes	Nays	Abstain	Absent	Recuse
Mayor Bolan							
Councilmember Cicarelli			X				
Councilmember Conoscenti		X	X				
Councilmember Flynn				X			
Councilmember Padovano	X		X				
Councilmember Ullman			X				
Council President DeMuro						X	

Adoption-2nd/Final Reading **Date:**

	Moved	Seconded	Ayes	Nays	Abstain	Absent	Recuse
Mayor Bolan							
Councilmember Cicarelli							
Councilmember Conoscenti							
Councilmember Flynn							
Councilmember Padovano							
Councilmember Ullman							
Council President DeMuro							

CERTIFICATION

I, Barbara L. Dispoto, Municipal Clerk of the Borough of Maywood in the County of Bergen and the State of New Jersey do hereby certify that the foregoing ordinance is a true copy of the original ordinance duly passed and adopted on first reading by the Governing Body at the meeting of August 28, 2024.

Date: _____

 Barbara L. Dispoto, RMC/CMC
 Borough Clerk