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Samuel Conoscenti  
Jacqueline Flynn  
Claire Padovano  
Ryan P. Ullman

**BOROUGH OF MAYWOOD**  
**15 Park Avenue, Maywood, NJ 07607**

**ORDINANCE #9-24**

**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 Sch. A-1 and Sch. A-2 setting forth Land Use.

**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. 209.24 Limiting Schedules; zoning maps

Schedule A-1 Limiting Schedule

A-1 One Family: RE-adopted in its entirety, except as amended, specifically:

- i. Maximum Floor Area Ratio – 50%

Notes

- Properties having any interior space which exceeds a floor-to-ceiling height of 12 feet shall double the floor area of such interior space for purposes of calculating the FAR
- Basements with less than 36 inches from the lowest grade to the sill plate of floor above are excluded from the FAR calculation. Occupiable attics which can be defined as a half or full story above grade are counted in the FAR.

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-1<sup>st</sup> 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-2<sup>nd</sup>/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