

**WOODLAND PARK MUNICIPAL COUNCIL
AGENDA FOR REGULAR MEETING OF
FEBRUARY 7, 2024**

1. In accordance with the Open Public Meeting Law, P.L.1975, chapter 231, notice requirements for this meeting have been set forth in the resolution adopted by the Municipal Council at its Reorganization Meeting of January 10, 2024 detailing the time and place, with notice given to the public by posting a copy thereof on the bulletin board in the Municipal Building, transmitting copies to the Herald News and The Record of Woodland Park.
2. **Flag salute and Prayer**
3. **Roll Call**
4. **Presentation:**
 - **Passaic County Calendar Contest Winner of the Month of August**
 - **Ella Yodice – Beatrice Gilmore School**
 - **Proclamation in recognition of Black History Month**
5. **Executive Session:**

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION RE24-01**

MOTIONED BY:
SECONDED BY:

**RESOLUTION AUTHORIZING EXECUTIVE SESSION
PURSUANT TO N.J.S.A. 10:4-12**

BE IT RESOLVED, by the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey, that pursuant to the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., it is necessary to convene an executive session to discuss items authorized by N.J.S.A. 10:4-12 (b), specifically:

- **Litigation – Affordable Housing**

BE IT FURTHER RESOLVED, that it is anticipated that the deliberation conducted in closed session may be disclosed to the public upon the determination by the Mayor and Council that the public interest will no longer be served by such confidentially and if not then legally privileged.

6. **Public Hearing:**
 - OPEN:** Motion to open the public session. Motion to open the public session by _____ Seconded by _____.
 - **ROLL CALL:**
 - CLOSE:** Motion to close the public session. Motion to close the public session by _____ Seconded by _____.
 - **ROLL CALL:**
7. **Council Comments:**
8. **Business Administrator’s Report:**
9. **Mayor’s Report:**
10. **Municipal Attorney’s Report:**
11. **Consent Agenda:**

All matters listed under the Consent Agenda are considered to be routine by the Council and will be enacted by one resolution. Any item may be removed from the Consent Agenda by the request of any member of this Governing Body, and if so removed, will be acted upon as a separate matter.

- A. Resolution R24-053, a resolution to approve authorize the purchase of turnout gear listed above from Skylands Area Fire Equipment & Training LLC, 23 Hamburg Turnpike, Unit A, Riverdale, NJ 07457, a distributor of Haix Footwear and Honeywell First Response, for a total amount of \$33,110.34.
- B. Resolution R24-054, a resolution to approve the transfer of the Texas Roadhouse Holdings Plenary Retail Consumption License 1616-33-008-006 located at 1730 Route 46, Woodland Park, New Jersey to Naxos Estiatorio, LLC effective February 8, 2024.
- C. Resolution R24-055, a resolution to authorized the Tax Collector to refund the total of \$114.09 for the overpayment of taxes to CoreLogic Centralized Refunds, P.O Box 9202 Coppell, TX 75019-9760 with reference to Block 12, Lot 19.
- D. Resolution R24-056, a resolution to authorized the Tax Collector to refund the total of \$2,017.41 for the overpayment of taxes to CoreLogic Centralized Refunds, P.O Box 9202 Coppell, TX 75019-9760 with reference to Block 504, Lot 13.
- E. Resolution R24-057, a resolution to authorized the Tax Collector to refund the total of \$2,637.07 for the overpayment of taxes to CoreLogic Centralized Refunds, P.O Box 9202 Coppell, TX 75019-9760 with reference to Block 110.16, Lot 7.
- F. Resolution R24-058, a resolution to authorized the Tax Collector to refund the total of \$2,309.59 for the overpayment of taxes to CoreLogic Centralized Refunds, P.O Box 9202 Coppell, TX 75019-9760 with reference to Block 110.02, Lot 12.
- G. Resolution R24-059, a resolution to approve the entering into of an Agreement and Schedule with Tax-Exempt Leasing Corp, 203 E. Park Avenue, Libertyville, Illinois, 60048 and hereby authorizes the Borough Administrator to execute the Agreement and Schedule on behalf of the Borough and all related documents, including any Escrow Agreement, necessary to the consummation of the transaction contemplated by the Agreement and Schedule.
- H. Resolution R24-060, a resolution to appoint Borough Administrator Samuel Yodice Jr. as FUND Commissioner to the New Jersey Intergovernmental Insurance Fund (NJIIIF) to represent the Borough of Woodland Park effective February 8, 2024.
- I. Resolution R24-061, a resolution to appoint Municipal Clerk Sandra Olivola as Alternate FUND Commissioner to the North Jersey Municipal Employee Benefits Fund (NJMRBF) fund effective February 8, 2024.
- J. Resolution R24-062, a resolution to approve the actions noted in the Consent Agenda, items A. through J., be and are hereby approved and the proper officers are directed to take necessary action on same.

MOTION: Motion to approve the Consent Agenda by _____, seconded by _____.

- **ROLL CALL:**

12. Collector/Treasurer Report:

CFO, Heather Barkenbush authorization for payment:

- Authorize payment of the 2/15/2024 regular and miscellaneous payroll estimated at \$420,000.00.

MOTION: Motion to approve payroll by _____, seconded by _____.

- **ROLL CALL:**

- Authorize Payment of bills from voucher list of 2/07/2024 totaling \$215,350.60.

MOTION: Motion to approve payment of bills by _____, seconded by _____.

- **ROLL CALL:**

13. Department Reports:

1. Summary Budget Status Report as of 2023 and 2024.

MOTION: Motion to approve Departmental Reports by _____, seconded by _____.

- **ALL IN FAVOR:**

14. Old Business:

A. Public Hearing on the adoption of Ordinance 24-03

OPEN: Motion to open the public session. Motion to open the public session by _____ Seconded by _____.

- **ROLL CALL:**

CLOSE: Motion to close the public session. Motion to close the public session by _____ Seconded by _____.

- **ROLL CALL:**

B. Resolution R24-063, a resolution to adopt Ordinance 24-03, AN ORDINANCE TO AMEND CHAPTER II, ADMINISTRATION, ARTICLE II, MAYOR AND BOROUGH COUNCIL, OF THE CODE OF THE BOROUGH OF WOODLAND PARK – TO REMOVE SECTION 2-3.3

WHEREAS, the above ordinance was read in title on second reading and a hearing held thereon;

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Woodland Park that Ordinance 24-03 be and is hereby adopted as having been approved on second and final reading, and the Municipal Clerk is hereby authorized and directed to publish said Ordinance according to law.

MOTION: Motion to Adopt Ordinance 24-03 by _____, seconded by _____.

- **ROLL CALL:**

C. Public Hearing on the adoption of Ordinance 24-04

OPEN: Motion to open the public session. Motion to open the public session by _____ Seconded by _____.

- **ROLL CALL:**

CLOSE: Motion to close the public session. Motion to close the public session by _____ Seconded by _____.

- **ROLL CALL:**

D. Resolution R24-064, a resolution to adopt Ordinance 24-04, AN ORDINANCE TO AMEND ORDINANCE 16-20 CHAPTER XIII OF THE ORDINANCES OF THE BOROUGH OF WOODLAND PARK WHICH IS KNOWN AS "UTILITIES ORDINANCE" ADOPTED 12/29/72 AND AMENDED ON 12/4/74, 9/14/77, 6/11/80, 12/16/81, 3/27/85, 3/9/88, 1/89, 2/90, 2/93, 7/96, 3/01, 4/07, 3/09 AND 3/14

WHEREAS, the above ordinance was read in title on second reading and a hearing held thereon;

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Woodland Park that Ordinance 24-04 be and is hereby adopted as having been approved on second and final reading, and the Municipal Clerk is hereby authorized and directed to publish said Ordinance according to law.

MOTION: Motion to Adopt Ordinance 24-04 by _____, seconded by_____.

- ROLL CALL:

15. New Business:

A. Introduction of Borough Ordinance 24-05

B. Resolution R24-065, a resolution to introduce Ordinance 24-05, AN ORDINANCE OF THE BOROUGH OF WOODLAND PARK AMENDING AND SUPPLEMENTING CHAPTER 22, "ZONING", SECTION 22-3 "DEFINITIONS", SECTION 22-4.1 "ZONE DISTRICT", SECTION 22-4.2 "ZONING MAP", "SECTION 22-4.4 "SCHEDULE OF PERMITTED USES", SECTION 22-4.5 "SCHEDULE OF BULK ZONING REQUIREMENTS", SECTION 22-4.6 "SCHEDULE OF PARKING REQUIREMENTS", AND SECTION 22-22 "RESERVED" TO CREATE A NEW RESIDENCE I DISTRICT (INCLUSIONARY MULTI-FAMILY RESIDENTIAL)

BE IT RESOLVED, by the Governing Body of the Borough of Woodland Park that Ordinance 24-05, heretofore introduced, does now pass on first reading and that the Borough Clerk is hereby authorized and directed to publish said ordinance according to law.

MOTION: Motion to Introduce Ordinance 24-05 by _____, seconded by_____.

- ROLL CALL:

16. Adjournment:

MOTION: Motion to Adjourn the Meeting by _____Seconded by_____.

- ROLL CALL:

Sandra Olivola, RMC
Municipal Clerk

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION RE24-01**

MOTIONED BY:
SECONDED BY:

**RESOLUTION AUTHORIZING EXECUTIVE SESSION
PURSUANT TO N.J.S.A. 10:4-12**

BE IT RESOLVED, by the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey, that pursuant to the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., it is necessary to convene an executive session to discuss items authorized by N.J.S.A. 10:4-12 (b), specifically:

- **Litigation – Affordable Housing**

BE IT FURTHER RESOLVED, that it is anticipated that the deliberation conducted in closed session may be disclosed to the public upon the determination by the Mayor and Council that the public interest will no longer be served by such confidentiality and if not then legally privileged.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Arnau					Sica				
Chaabane					Tiseo				
DeCesare					Mayor Kallert				
Gatti									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 7th day of February 2024. Signed and sealed before me.

February 7, 2024

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R24-053**

MOTIONED BY:

SECONDED BY:

**PURCHASE OF TURNOUT GEAR FOR
THE FIRE DEPARTMENT**

WHEREAS, the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey, desire to purchase turnout gear for use by the West Paterson Fire Department; and

WHEREAS, said turnout gear is available under New Jersey State Contract for Haix Footwear #17-FLEET-00810, Morning Pride Tails and pants 17-FLEET-00809 and for Innotex Hoods #17-FLEET-00833 from Skylands Area Fire Equipment & Training LLC, 23 Hamburg Turnpike, Unit A, Riverdale, NJ 07457, a distributor of Haix Footwear and Honeywell First Response, for a total amount of \$33,110.34; and

WHEREAS, funding for this expenditure has been provided for under Capital Ordinance 23-10, line item C-04-23-010-000-911;

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey, hereby authorize the purchase of turnout gear listed above from Skylands Area Fire Equipment & Training LLC, 23 Hamburg Turnpike, Unit A, Riverdale, NJ 07457, a distributor of Haix Footwear and Honeywell First Response, for a total amount of \$33,110.34.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Arnau					Sica				
Chaabane					Tiseo				
DeCesare					Mayor Kallert				
Gatti									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 7th day of February 2024. Signed and sealed before me.

February 7, 2024

Sandra Olivola, Municipal Clerk

Dated

I, Heather Barkenbush, Chief Financial Officer for the Borough of Woodland Park do hereby confirm that there are sufficient funds available for this award of contract.

February 7, 2024

Heather Barkenbush, Chief Financial Officer

Dated

**BOROUGH OF WOODLAND PARK
COUNTY OF PASSAIC, STATE OF NEW JERSEY
RESOLUTION R24-054**

MOTIONED BY:
SECONDED BY:

**PERSON-TO-PERSON & PLACE TO PLACE TRANSFER
NAXOS ESTIATORIO, LLC**

WHEREAS, the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey, are in receipt of an application that has been filed for a person to person and place to place transfer of Plenary Retail Consumption License 1616-33-008-006, heretofore issued to Texas Roadhouse Holdings, LLC for an inactive (pocket) license with a mailing address of Texas Roadhouse Support Center, 6040 Dutchmans Lane, Louisville, KY 40205; and

WHEREAS, the submitted application form is complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term; and

WHEREAS, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33; and

WHEREAS, the applicant has disclosed and the issuing authority reviewed the source of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the licensed business;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Woodland Park, County of Passaic and State of New Jersey does hereby approve, effective February 8, 2024 the transfer of the aforesaid Plenary Retail Consumption License to Naxos Estiatorio, LLC, and does hereby direct the Municipal Clerk to endorse the license certificate to the new ownership as follows: "This license, subject to all its terms and conditions, is hereby transferred to Naxos Estiatorio, LLC, 1730 Rout 46, Woodland Park, New Jersey 07424, effective February 8, 2024.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Arnau					Sica				
Chaabane					Tiseo				
DeCesare					Mayor Kallert				
Gatti									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 7th day of February 2024. Signed and sealed before me.

February 7, 2024

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R24-055**

MOTIONED BY:
SECONDED BY:

OVERPAYMENT OF TAXES

WHEREAS, the Mayor and Council of the Borough of Woodland Park, County of Passaic and State of New Jersey have been informed by the Tax Collector of the Borough of Woodland Park that an overpayment of taxes, in the amount of \$114.09 was made by CoreLogic Centralized Refunds with reference to, Block 12, Lot 19; and

WHEREAS, CoreLogic Centralized Refunds have requested, in writing, that this overpayment be returned to them; and

WHEREAS, the Tax Collector of the Borough of Woodland Park hereby requests a refund of said overpayment be made to CoreLogic Centralized Refunds;

NOW, THEREFORE, BE IT RESOLVED that the Tax Collector be and is hereby authorized to refund the total of \$114.09 for the overpayment of taxes to CoreLogic Centralized Refunds, P.O Box 9202 Coppell, TX 75019-9760 with reference to Block 12, Lot 19; and

BE IT FURTHER RESOLVED that the books and records of the Tax Collector will be adjusted accordingly.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Arnau					Sica				
Chaabane					Tiseo				
DeCesare					Mayor Kallert				
Gatti									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular meeting held on the 7th day of February, 2024. Signed and sealed before me.

February 7, 2024

Sandra Olivola, Municipal Clerk

Dated

I, Heather Barkenbush, Certified Municipal Finance Officer for the Borough of Woodland Park does hereby confirm that there will be sufficient funds available to cover the costs of this refund under line item 4-01-55-008-006-003.

February 7, 2024

Heather Barkenbush, CMFO

Dated

I, Bernadette Lawler, Woodland Park's Tax & Water Collector, do hereby confirm that the information contained in this resolution is accurate and that I have requested authorization from the Woodland Park Mayor and Council to refund the stated overpayment.

February 7, 2024

Bernadette Lawler, Tax & Water Collector

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R24-056**

MOTIONED BY:
SECONDED BY:

OVERPAYMENT OF TAXES

WHEREAS, the Mayor and Council of the Borough of Woodland Park, County of Passaic and State of New Jersey have been informed by the Tax Collector of the Borough of Woodland Park that an overpayment of taxes, in the amount of \$2,017.41 was made by CoreLogic Centralized Refunds with reference to, Block 504 Lot 13; and

WHEREAS, CoreLogic Centralized Refunds have requested, in writing, that this overpayment be returned to them; and

WHEREAS, the Tax Collector of the Borough of Woodland Park hereby requests a refund of said overpayment be made to CoreLogic Centralized Refunds;

NOW, THEREFORE, BE IT RESOLVED that the Tax Collector be and is hereby authorized to refund the total of \$2,017.41 for the overpayment of taxes to CoreLogic Centralized Refunds, P.O Box 9202 Coppell, TX 75019-9760 with reference to Block 504, Lot 13; and

BE IT FURTHER RESOLVED that the books and records of the Tax Collector will be adjusted accordingly.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Arnau					Sica				
Chaabane					Tiseo				
DeCesare					Mayor Kallert				
Gatti									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular meeting held on the 7th day of February, 2024. Signed and sealed before me.

February 7, 2024

Sandra Olivola, Municipal Clerk

Dated

I, Heather Barkenbush, Certified Municipal Finance Officer for the Borough of Woodland Park does hereby confirm that there will be sufficient funds available to cover the costs of this refund under line item 4-01-55-008-006-003.

February 7, 2024

Heather Barkenbush, CMFO

Dated

I, Bernadette Lawler, Woodland Park's Tax & Water Collector, do hereby confirm that the information contained in this resolution is accurate and that I have requested authorization from the Woodland Park Mayor and Council to refund the stated overpayment.

February 7, 2024

Bernadette Lawler, Tax & Water Collector

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R24-057**

MOTIONED BY:
SECONDED BY:

OVERPAYMENT OF TAXES

WHEREAS, the Mayor and Council of the Borough of Woodland Park, County of Passaic and State of New Jersey have been informed by the Tax Collector of the Borough of Woodland Park that an overpayment of taxes, in the amount of \$2,637.07 was made by CoreLogic Centralized Refunds with reference to, Block 110.16 Lot 7; and

WHEREAS, CoreLogic Centralized Refunds have requested, in writing, that this overpayment be returned to them; and

WHEREAS, the Tax Collector of the Borough of Woodland Park hereby requests a refund of said overpayment be made to CoreLogic Centralized Refunds;

NOW, THEREFORE, BE IT RESOLVED that the Tax Collector be and is hereby authorized to refund the total of \$2,637.07 for the overpayment of taxes to CoreLogic Centralized Refunds, P.O Box 9202 Coppell, TX 75019-9760 with reference to Block 110.16, Lot 7; and

BE IT FURTHER RESOLVED that the books and records of the Tax Collector will be adjusted accordingly.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Arnau					Sica				
Chaabane					Tiseo				
DeCesare					Mayor Kallert				
Gatti									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular meeting held on the 7th day of February, 2024. Signed and sealed before me.

February 7, 2024

Sandra Olivola, Municipal Clerk

Dated

I, Heather Barkenbush, Certified Municipal Finance Officer for the Borough of Woodland Park does hereby confirm that there will be sufficient funds available to cover the costs of this refund under line item 4-01-55-008-006-003.

February 7, 2024

Heather Barkenbush, CMFO

Dated

I, Bernadette Lawler, Woodland Park's Tax & Water Collector, do hereby confirm that the information contained in this resolution is accurate and that I have requested authorization from the Woodland Park Mayor and Council to refund the stated overpayment.

February 7, 2024

Bernadette Lawler, Tax & Water Collector

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R24-058**

MOTIONED BY:
SECONDED BY:

OVERPAYMENT OF TAXES

WHEREAS, the Mayor and Council of the Borough of Woodland Park, County of Passaic and State of New Jersey have been informed by the Tax Collector of the Borough of Woodland Park that an overpayment of taxes, in the amount of \$2,309.59 was made by CoreLogic Centralized Refunds with reference to, Block 110.02 Lot 12; and

WHEREAS, CoreLogic Centralized Refunds have requested, in writing, that this overpayment be returned to them; and

WHEREAS, the Tax Collector of the Borough of Woodland Park hereby requests a refund of said overpayment be made to CoreLogic Centralized Refunds;

NOW, THEREFORE, BE IT RESOLVED that the Tax Collector be and is hereby authorized to refund the total of \$2,309.59 for the overpayment of taxes to CoreLogic Centralized Refunds, P.O Box 9202 Coppell, TX 75019-9760 with reference to Block 110.02, Lot 12; and

BE IT FURTHER RESOLVED that the books and records of the Tax Collector will be adjusted accordingly.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Arnau					Sica				
Chaabane					Tiseo				
DeCesare					Mayor Kallert				
Gatti									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular meeting held on the 7th day of February, 2024. Signed and sealed before me.

February 7, 2024

Sandra Olivola, Municipal Clerk

Dated

I, Heather Barkenbush, Certified Municipal Finance Officer for the Borough of Woodland Park does hereby confirm that there will be sufficient funds available to cover the costs of this refund under line item 4-01-55-008-006-003.

February 7, 2024

Heather Barkenbush, CMFO

Dated

I, Bernadette Lawler, Woodland Park's Tax & Water Collector, do hereby confirm that the information contained in this resolution is accurate and that I have requested authorization from the Woodland Park Mayor and Council to refund the stated overpayment.

February 7, 2024

Bernadette Lawler, Tax & Water Collector

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R24-059**

MOTIONED BY:
SECONDED BY:

**VEHICLE PURCHASE
WOODLAND PARK POLICE DEPARTMENT**

WHEREAS, the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey desire to lease/purchase two 2023 Ford Police Interceptors with Equipment to be used by the Woodland Park Police Department; and

WHEREAS, the Mayor and Council determined that the need exists for the acquisition of the two 2023 Ford Police Interceptors with Equipment described in Exhibit A of Schedule No. 01 (attached hereto) to the Master Lease Purchase Agreement dated as of February 1, 2024, between the Borough of Woodland Park and Tax-Exempt Leasing Corp, 203 E. Park Avenue, Libertyville, Illinois, 60048; and

WHEREAS, payments for the vehicles are as stated on Exhibit B of Schedule No. 1 (attached hereto) and funds are available for this purchase under line item 4-01-25-240-240-051.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey do hereby approve the entering into of the Agreement and Schedule and hereby authorizes the Borough Administrator to execute the Agreement and Schedule on behalf of the Borough and all related documents, including any Escrow Agreement, necessary to the consummation of the transaction contemplated by the Agreement and Schedule.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Arnau					Sica				
Chaabane					Tiseo				
DeCesare					Mayor Kallert				
Gatti									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 7th day of February, 2024. Signed and sealed before me.

Sandra Olivola, Municipal Clerk

February 7, 2024

Dated

I, Heather Barkenbush, Certified Municipal Finance Officer for the Borough of Woodland Park do hereby confirm that there are sufficient funds to make this purchase.

Heather Barkenbush, CMFO

February 7, 2024

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R24-060**

**MOTIONED BY:
SECONDED BY:**

**APPOINT NEW JERSEY INTERGOVERNMENTAL INSURANCE FUND (NJIFF) FUND
COMMISSIONER**

BE IT RESOLVED BY THE, Borough of Woodland Park, County of Passaic, State of New Jersey that Borough Administrator Samuel Yodice Jr. is hereby appointed as FUND Commissioner to the New Jersey Intergovernmental Insurance Fund (NJIFF) to represent the Borough of Woodland Park; and

BE IT FURTHER RESOLVED, that the Borough Administrator Samuel Yodice Jr. be and is hereby appointed as FUND Commissioner to the New Jersey Intergovernmental Insurance Fund (NJIFF) through December 31, 2024.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Arnau					Sica				
Chaabane					Tiseo				
DeCesare					Mayor Kallert				
Gatti									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 7th day of February, 2024. Signed and sealed before me.

February 7, 2024

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R24-061**

MOTIONED BY:

SECONDED BY:

APPOINT AN ALTERNATE FUND COMMISSIONER

BE IT RESOLVED BY THE, Borough of Woodland Park, County of Passaic, State of New Jersey that Samuel Yodice Jr. is hereby appointed as FUND Commissioner to the North Jersey Municipal Employee Benefits Fund (NJMRBF) to represent the Borough of Woodland Park; and

BE IT FURTHER RESOLVED that the Municipal Clerk Sandra Olivola be and is hereby appointed as Alternate FUND Commissioner to the North Jersey Municipal Employee Benefits Fund (NJMRBF) fund effective February 7, 2024.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Arnau					Sica				
Chaabane					Tiseo				
DeCesare					Mayor Kallert				
Gatti									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 7th day of February, 2024. Signed and sealed before me.

February 7, 2024

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R24-062**

MOTIONED BY:
SECONDED BY:

APPROVAL OF CONSENT AGENDA

BE IT RESOLVED, by the Mayor and Council of the Borough of Woodland Park that the actions noted in the Consent Agenda, items A. through J., be and are hereby approved and the proper officers are directed to take necessary action on same.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Arnau					Sica				
Chaabane					Tiseo				
DeCesare					Mayor Kallert				
Gatti									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 7th day of February, 2024. Signed and sealed before me.

February 7, 2024

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R24-063**

MOTIONED BY:
SECONDED BY:

ADOPTION OF ORDINANCE 24-03

**AN ORDINANCE TO AMEND CHAPTER II, ADMINISTRATION, ARTICLE II, MAYOR AND
BOROUGH COUNCIL, OF THE CODE OF THE BOROUGH OF WOODLAND PARK – TO
REMOVE SECTION 2-3.3**

WHEREAS, the Borough of Woodland Park, County of Passaic, State of New Jersey, desires to adopt an ordinance entitled **AN ORDINANCE TO AMEND CHAPTER II, ADMINISTRATION, ARTICLE II, MAYOR AND BOROUGH COUNCIL, OF THE CODE OF THE BOROUGH OF WOODLAND PARK – TO REMOVE SECTION 2-3.3**; and

WHEREAS, notice of introduction and passage on first reading was published in the Herald News dated January 30, 2024 setting the date of February 7, 2024 or soon thereafter for the public hearing and consideration for final passage; and

WHEREAS, copies of the ordinance were posted on the Borough’s official bulletin board and copies made available to all those desiring same; and

WHEREAS, in compliance with State Statute, a public hearing on the above referenced ordinance was conducted on February 7, 2024 at the regularly scheduled meeting of the Mayor and Council;

NOW, THEREFORE BE IT RESOLVED, that ordinance **AN ORDINANCE TO AMEND CHAPTER II, ADMINISTRATION, ARTICLE II, MAYOR AND BOROUGH COUNCIL, OF THE CODE OF THE BOROUGH OF WOODLAND PARK – TO REMOVE SECTION 2-3.3** be and is hereby adopted as having been approved on second and final reading, and the Municipal Clerk is hereby authorized and directed to publish said Ordinances according to law.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Arnau					Sica				
Chaabane					Tiseo				
DeCesare					Mayor Kallert				
Gatti									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 7th day of February, 2024. Signed and sealed before me.

February 7, 2024

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
COUNTY OF PASSAIC, STATE OF NEW JERSEY
ORDINANCE NO. 24-03**

**AN ORDINANCE TO AMEND CHAPTER II, ADMINISTRATION, ARTICLE II, MAYOR AND
BOROUGH COUNCIL, OF THE CODE OF THE BOROUGH OF WOODLAND PARK – TO
REMOVE SECTION 2-3.3**

WHEREAS, Section 2-7 “Office of the Administrator” of the General Code of the Borough of Woodland Park provides for the position of municipal administrator; and

WHEREAS, the governing body of the Borough of Woodland Park recognizes that the Mayor position is currently a part-time position within the Borough; and

WHEREAS, in the absence of a full-time Borough Administrator, the governing body may wish to assigned said duties to the Mayor to carry out those responsibilities; and

WHEREAS, the governing body seeks to govern and administer the day-to-day business of the Borough in an efficient and effective manner; and

WHEREAS, in the absence of a full-time Business Administrator, the governing body may elect to assign the additional administrative duties to the Mayor should he or she be qualified to carry out such responsibilities.

NOW THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Woodland Park, County of Passaic and State of New Jersey as follows:

SECTION 1: Chapter II, Administration, Article I, Mayor and Borough Council, Section 2-3, “The Mayor”, is hereby amended as follows:

- a. Section 2-3.2 “Appointment Power” shall now state: “The Mayor shall appoint, with the advice and consent of the Council, the Assessor, a Tax Collector, the Municipal Attorney, the Municipal Clerk, the Treasurer, the Judge of the Municipal Court, the Prosecutor, the Public Defender, the Municipal Engineer, the Municipal Auditor, and other officers where so provided by this Code. **The Mayor shall also appoint each of the Standing Committees of Council. The Mayor may appoint any special ad-hoc committees as deemed necessary or advisable.** The Mayor shall appoint all officers and employees whose appointment or election is not otherwise provided for by the Charter, general law or this Code. The Mayor shall also appoint an Acting Mayor where required by State Law; this appointment power of the Mayor shall be exercised by the Mayor acting alone and without the advice and consent of the Council.
- b. Section 2-3.3, “Mayor with Administrative Responsibilities” which was introduced on July 8, 2020, and adopted on July 22, 2020 – is hereby removed in its entirety.

2-3.3 “Mayor with Administrative Responsibilities”

- ~~a. In the absence of a full-time Business Administrator, the Borough Council may adopt a resolution to authorize the Mayor to earn an additional salary when assigned administrative responsibilities due to said absence, should the Council deem the Mayor qualified to carry out such responsibilities, specifically those listed under Section 2-7 “Office of the Administrator”, subsection 2-7.5 “Duties of the Administrator of the Borough Code.” When permissible, the Mayor, after being assigned such responsibilities, shall be responsible for the powers and duties of the Administrator, provided they do not conflict with the Office of the Mayor.~~
- ~~b. The assignment of administrative responsibilities shall only apply when the Mayor receives a resolution from the Governing Body authorizing and assigning the Mayor to act and to assume, when permissible by law, the responsibilities of the Business Administrator. This shall be considered a full-time position of the municipality and will include, but not be limited to, a full-time work week and availability during regular Borough business hours and at any time necessary to provide the efficient and effective operations of the municipality. There shall be no further compensation or overtime for additional hours or work-related activities.~~

SECTION 2. All ordinances of the Borough of Woodland Park, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection, paragraph, 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.

SECTION 4. This Ordinance shall take effect immediately upon final passage, approval, and publication as required by law.

Attest:

Approved:

Sandra Olivola, Municipal Clerk

Tracy Kallert, Mayor

Introduced: January 24, 2024

Adopted:

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R24-064**

**MOTIONED BY:
SECONDED BY:**

ADOPTION OF ORDINANCE 24-04

AN ORDINANCE TO AMEND ORDINANCE 16-20 CHAPTER XIII OF THE ORDINANCES OF THE BOROUGH OF WOODLAND PARK WHICH IS KNOWN AS “UTILITIES ORDINANCE” ADOPTED 12/29/72 AND AMENDED ON 12/4/74, 9/14/77, 6/11/80, 12/16/81, 3/27/85, 3/9/88, 1/89, 2/90, 2/93, 7/96, 3/01, 4/07, 3/09 AND 3/14

WHEREAS, the Borough of Woodland Park, County of Passaic, State of New Jersey, desires to adopt an ordinance entitled **AN ORDINANCE TO AMEND ORDINANCE 16-20 CHAPTER XIII OF THE ORDINANCES OF THE BOROUGH OF WOODLAND PARK WHICH IS KNOWN AS “UTILITIES ORDINANCE” ADOPTED 12/29/72 AND AMENDED ON 12/4/74, 9/14/77, 6/11/80, 12/16/81, 3/27/85, 3/9/88, 1/89, 2/90, 2/93, 7/96, 3/01, 4/07, 3/09 AND 3/14**; and

WHEREAS, notice of introduction and passage on first reading was published in the Herald News dated January 30, 2024 setting the date of February 7, 2024 or soon thereafter for the public hearing and consideration for final passage; and

WHEREAS, copies of the ordinance were posted on the Borough’s official bulletin board and copies made available to all those desiring same; and

WHEREAS, in compliance with State Statute, a public hearing on the above referenced ordinance was conducted on February 7, 2024 at the regularly scheduled meeting of the Mayor and Council;

NOW, THEREFORE BE IT RESOLVED, that ordinance **AN ORDINANCE TO AMEND ORDINANCE 16-20 CHAPTER XIII OF THE ORDINANCES OF THE BOROUGH OF WOODLAND PARK WHICH IS KNOWN AS “UTILITIES ORDINANCE” ADOPTED 12/29/72 AND AMENDED ON 12/4/74, 9/14/77, 6/11/80, 12/16/81, 3/27/85, 3/9/88, 1/89, 2/90, 2/93, 7/96, 3/01, 4/07, 3/09 AND 3/14** be and is hereby adopted as having been approved on second and final reading, and the Municipal Clerk is hereby authorized and directed to publish said Ordinances according to law.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Arnau					Sica				
Chaabane					Tiseo				
DeCesare					Mayor Kallert				
Gatti									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 7th day of February, 2024. Signed and sealed before me.

February 7, 2024

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
ORDINANCE 24-04**

**AN ORDINANCE TO AMEND ORDINANCE 16-20 CHAPTER XIII OF THE
ORDINANCES OF THE BOROUGH OF WOODLAND PARK WHICH IS KNOWN AS
“UTILITIES ORDINANCE” ADOPTED 12/29/72 AND AMENDED ON 12/4/74, 9/14/77,
6/11/80, 12/16/81, 3/27/85, 3/9/88, 1/89, 2/90, 2/93, 7/96, 3/01, 4/07, 3/09 AND 3/14**

BE IT ORDAINED by the Mayor and Municipal Council of the Borough of Woodland Park, in the County of Passaic and State of New Jersey, as follows:

SECTION I

That Sections 26-8.1 and 26-8.2 of an Ordinance of the Borough of Woodland Park entitled “Utilities”, adopted December 29, 1972, and amended on 12/4/74, 9/14/77, 6/11/80, 12/16/81, 3/27/85, 3/9/88, 1/89, 2/90, 2/93, 7/96, 3/01, 4/07, 3/09 and 3/14 shall be further amended and supplemented to read as follows:

26-8.1 WATER CONSUMPTION RATES: Minimum quarterly charges, dependent upon the size of the meter through which service is provided shall be made for each meter as follows:

METER SIZE	RATES EFFECTIVE JANUARY 1, 2014	RATES EFFECTIVE JANUARY 1, 2015	RATES EFFECTIVE JANUARY 1, 2023	RATES EFFECTIVE JANUARY 1, 2024
5/8 inch meter	\$51.00	\$59.00	\$67.35	\$71.39
¾ inch meter	\$76.00	\$87.00	\$99.31	\$105.27
1 inch meter	\$129.00	\$148.00	\$168.92	\$179.06
1 ½ inch meter	\$254.00	\$292.00	\$333.30	\$353.30
2 inch meter	\$407.00	\$468.00	\$534.19	\$566.24
3 inch meter	\$1,147.00	\$1,319.00	\$1505.54	\$1,595.87
4 inch meter	\$1,818.00	\$2,091.00	\$2,386.72	\$2,529.92
6 inch meter	\$3,636.00	\$4,181.00	\$4,772.29	\$5,058.63
Water consumption rate per 100 cubic feet of water.	\$3.19	\$3.67	\$4.51	\$4.78

Effective January 1, 2016, the Borough’s Chief Financial Officer shall annually review the increase in appropriations of the Woodland Park Water Utility and adjust, if necessary, the rates shown in this section to recover those incremental costs by increasing the rates then currently in effect.

26-8.2 FIRE SERVICE LINES: A minimum quarterly charge shall be made for each fire service line as follows:

RESIDENTIAL RATES EFFECTIVE

SERVICE LINE	JAN 1, 2011	JAN 1, 2013	JAN 1, 2015	JAN 1, 2021	JAN 1, 2022	JAN 1, 2023	JAN 1, 2024
4 inch	\$398.90	\$314.80	\$230.70	\$146.60	\$62.50	\$63.44	\$63.44
6 inch	\$700.35	\$552.69	\$405.04	\$257.38	\$109.73	\$111.38	\$111.38
8 inch	\$1,243.78	\$981.55	\$719.33	\$457.10	\$194.88	\$197.80	\$197.80
10 inch	\$2,053.14	\$1,620.28	\$1,187.41	\$754.55	\$321.69	\$326.52	\$326.52
12 inch.	\$2,798.08	\$2,208.16	\$1,618.24	\$1,028.33	\$438.41	\$444.99	\$444.99

COMMERCIAL RATES EFFECTIVE

SERVICE LINE	JAN 1, 2011	JAN 1, 2013	JAN 1, 2015	JAN 1, 2021	JAN 1, 2022	JAN 1, 2023	JAN 1, 2024
4 inch	\$483.00	\$483.00	\$483.00	\$483.00	\$483.00	\$507	\$507
6 inch	\$848.00	\$848.00	\$848.00	\$848.00	\$848.00	\$890	\$890
8 inch	\$1,506.00	\$1,506.00	\$1,506.00	\$1,506.00	\$1,506.00	\$1,581	\$1,581
10 inch	\$2,486.00	\$2,486.00	\$2,486.00	\$2,486.00	\$2,486.00	\$2,610	\$2,610
12 inch	\$3,388.00	\$3,388.00	\$3,388.00	\$3,388.00	\$3,388.00	\$3,557	\$3,557

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For the purpose of determining Fire Service Line, pipe size measurements shall be made where the private line connects to the municipal system. In the event the private Fire Service Line is connected to the municipal system in more than one location and services a single realty improvement, only one Fire Service charge shall be assessed. That charge shall be based on the size of the largest connection to the municipal system.

MUNICIPAL FIRE HYDRANT FEES: A minimum quarterly charge shall be made for each fire hydrant as follows:
Effective January 1, 2017 - \$130.80.

Effective January 1, 2016, the Borough's Chief Financial Officer shall annually review the increase in appropriations of the Woodland Park Water Utility and adjust, if necessary, the rates shown in this section to recover those incremental costs by increasing the rates then currently in effect.

Effective January 1, 2017, the Borough's Chief Financial Officer is hereby authorized to adjust, if necessary, the rates shown in Sections 26-8.1 WATER CONSUMPTION RATES, as well as 26-8.2 FIRE SERVICE LINES, in an amount no greater than twenty-five (25) percent of the then current rates in effect, to address the deficiency in revenues as a result of a Water Emergency Declaration by the Governor of a mandated reduction in water consumption in order to preserve the financial integrity of the Woodland Park Water Utility.

SECTION II

Said rates as set forth in Section I above shall become effective as stated in that Section.

SECTION III

All other ordinances or sections or provisions thereof which may be in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION IV

This ordinance shall take effect after final passage and publication as provided by law.

ATTEST:

APPROVED:

Sandra Olivola, Municipal Clerk

Tracy Kallert, Mayor

Introduction: January 24, 2024

Adoption:

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R24-065**

**MOTIONED BY:
SECONDED BY:**

INTRODUCTION TO ORDINANCE 24-05

AN ORDINANCE OF THE BOROUGH OF WOODLAND PARK AMENDING AND SUPPLEMENTING CHAPTER 22, "ZONING", SECTION 22-3 "DEFINITIONS", SECTION 22-4.1 "ZONE DISTRICT", SECTION 22-4.2 "ZONING MAP", "SECTION 22-4.4 "SCHEDULE OF PERMITTED USES", SECTION 22-4.5 "SCHEDULE OF BULK ZONING REQUIREMENTS", SECTION 22-4.6 "SCHEDULE OF PARKING REQUIREMENTS", AND SECTION 22-22 "RESERVED" TO CREATE A NEW RESIDENCE I DISTRICT (INCLUSIONARY MULTI-FAMILY RESIDENTIAL)

heretofore introduced, does now pass on first reading, and that said ordinance be further considered for final passage at a meeting to be held on the 21st day of February, 2024, at 7:00 P.M., or as soon thereafter as the matter can be reached, at the regular meeting place of the Municipal Council and that at such time and place all persons interested be given an opportunity to be heard concerning said ordinance, and that the Municipal Clerk is hereby authorized and directed to publish said ordinance according to law with a notice of its introduction and passage on first reading and of the time and place when and where said ordinance will be further considered for final passage.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Arnau					Sica				
Chaabane					Tiseo				
DeCesare					Mayor Kallert				
Gatti									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 7th day of February, 2024. Signed and sealed before me.

February 7, 2024

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
ORDINANCE NO. 24-05**

AN ORDINANCE OF THE BOROUGH OF WOODLAND PARK AMENDING AND SUPPLEMENTING CHAPTER 22, “ZONING”, SECTION 22-3 “DEFINITIONS”, SECTION 22-4.1 “ZONE DISTRICT”, SECTION 22-4.2 “ZONING MAP”, “SECTION 22-4.4 “SCHEDULE OF PERMITTED USES”, SECTION 22-4.5 “SCHEDULE OF BULK ZONING REQUIREMENTS”, SECTION 22-4.6 “SCHEDULE OF PARKING REQUIREMENTS”, AND SECTION 22-22 “RESERVED” TO CREATE A NEW RESIDENCE I DISTRICT (INCLUSIONARY MULTI-FAMILY RESIDENTIAL)

WHEREAS, the New Jersey Supreme Court in *In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. 1 (2015)*, found that the Council on Affordable Housing (“COAH”) administrative process had become non-functioning and as a result, returned primary jurisdiction over affordable housing matters to the trial courts; and

WHEREAS, in doing so, the New Jersey Supreme Court established a transitional process for municipalities, like the Borough of Woodland Park (the “Borough”), that participated in the administrative process before COAH, to file a declaratory judgment action with the trial court seeking to declare their Housing Elements and Fair Share Plans as being constitutionally compliant and seeking similar protections to those that the participating municipalities would have received if they had continued to proceed before COAH; and

WHEREAS, the Borough seeks to create the realistic opportunity for the creation of affordable housing through inclusionary development; and

WHEREAS, the Borough has determined that Block 85, Lots 7.01, 7.02 and 13.01 are appropriate to be rezoned to permit inclusionary development; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Borough Council of the Borough of Woodland Park, in the County of Passaic and State of New Jersey, that:

SECTION 1. Chapter 22, “Zoning”, Section 22-3, “Definitions”, is hereby amended to insert the following definition alphabetically:

TOWNHOUSE, STACKED

A single-family dwelling unit constructed in a group of three (3) or more attached units in which each unit has its own access to the outside, and each unit is separated from any other unit by one or more vertical and horizontal common fire-resistant walls or other such common wall system as may be approved by the Borough Code Enforcement Officer.

SECTION 2. Chapter 22, “Zoning”, Section 22-4.1, “Zone District”, is hereby amended and supplemented to add the following underlined text and remove text in ~~strikeout~~:

The ~~2019~~ districts into which the Borough is divided are:

Insert the text Residence “I” District (Inclusionary Multi-Family Residential) between “Residence “H” Districts (Inclusionary Multi-Family Residential Districts)” and “Senior Citizen Residential Districts”.

SECTION 3. Chapter 22, “Zoning”, Section 22-4.2, “Zoning Map”, is hereby amended and supplemented to add the following underlined text and remove text in ~~strikeout~~. Moreover, the Zoning Map attached to the Chapter shall be replaced with the Zoning Map attached in Appendix A included in this Ordinance.

The Zoning Map of the Borough of Woodland Park prepared and submitted by Darlene Green, PP, AICP, of Colliers Engineering, dated January 2024~~December 2021~~, and appended hereto and incorporated herein by reference, be and is hereby approved and adopted, supplanting and replacing the Zoning Map adopted via Ordinance #~~22-03~~of 2018.

SECTION 4. Chapter 22, “Zoning”, Section 22-4.4, “Schedule of Permitted Uses”, which includes Attachment 2, “Schedule of Permitted Uses”, is hereby amended and supplemented to add the following underlined text and remove text in ~~strikeout~~ as shown in Appendix B included in this Ordinance.

SECTION 5. Chapter 22, “Zoning”, Section 22-4.5, “Schedule of Bulk Zoning Requirements”, which includes Attachment 3, “Schedule of Bulk Zoning Requirements”, is hereby amended and supplemented to add the following underlined text and remove text in ~~strikeout~~ as shown in Appendix C included in this Ordinance.

SECTION 6. Chapter 22, “Zoning”, Section 22-4.6, “Schedule of Parking Requirements”, which includes Attachment 4, “Schedule of Parking Requirements”, is hereby amended and supplemented to add the following underlined text and remove text in ~~strikeout~~ as shown in Appendix D included in this Ordinance.

SECTION 7. Chapter 22, “Zoning”, Section 22-22 “(RESERVED)” is hereby amended and supplemented to add the following underlined text and remove text in ~~strikeout~~:

§22-22 (RESERVED) R-I Residence “I” District (Inclusionary Multi-Family Residential)

a. Objectives.

1. To provide a realistic opportunity for inclusionary housing development.

b. Uses. In the R-I Residence “I” District, no lot shall be used, and no building shall be erected, altered, or occupied for any purposes other than the following:

1. Permitted Principal Uses. See the Schedule of Permitted Uses in Subsection 22-4.4.

2. Permitted Accessory Uses. See the Schedule of Permitted Uses in Subsection 22-4.4.

c. Bulk Regulations.

1. Minimum lot area: 30 acres.

2. Minimum tract setbacks:

(a) From an adjacent R-A or R-B District: 125 feet.

(b) From adjacent OSR District: 25 feet.

(c) From adjacent SCRD and R-H Districts as well as the City of Clifton: 50 feet.

3. Minimum distance between principal buildings: 75 feet.

4. Minimum distance between principal and accessory buildings: 25 feet.

5. Dimensional requirements:

(a) Maximum townhouse and stacked townhouse length: 160 feet.

(b) Maximum multiple-family dwelling building length: 200 feet.

(c) Minimum building to off-street parking spaces: 10 feet. This standard does not apply to a façade that contains garage doors.

6. Maximum building coverage: 40%

7. Maximum lot coverage: 50%

8. Maximum density: 12 units per acre.

9. Maximum building height:

(a) Townhomes: 2.5 stories and 35 feet.

(b) Stacked townhomes and multi-family dwellings: 3 stories and 42 feet.

d. Affordable Housing Requirements.

1. The R-I Residence District shall have an obligation to deed-restrict 20% of the units built as affordable units, regardless of tenure. Said units shall not be restricted to any type of household. The units shall meet the very-low, low-, and moderate-income split required by the Uniform

Housing Affordability Controls and 13% of the required units shall be very-low-income as defined by the Fair Housing Act (30% of the region's median income).

2. Affordable units shall be dispersed throughout the site and designed to be architecturally compatible with the market-rate units.
3. The affordable units shall have at least a thirty-year deed restriction. Any such affordable units shall comply with Uniform Housing Affordability Controls, applicable COAH affordable housing regulations, the Fair Housing Act, any applicable order of the Court, and other applicable laws.
4. The units shall meet the bedroom distribution required by the Uniform Housing Affordability Controls.
5. The developer/owner shall be responsible for retaining a qualified administrative agent, subject to the reasonable approval of the Mayor and Council to oversee the sales/rentals of the affordable housing units, at the developer's sole cost and expense.
6. The affordable units shall be compliant with Chapter 34, Affordable Housing.
7. All necessary steps shall be taken to make the affordable units provided creditworthy pursuant to applicable law for purposes of addressing the Borough's affordable housing obligation.

e. Parking.

1. Off-street parking shall be subject to the requirements of Section 22-4.6.
2. Parking spaces shall measure nine feet wide by 18 feet long.
3. There shall be no parking of recreational vehicles, trailers, or boats.
4. There shall be no overnight parking of commercial vehicles or vehicles that are 8,000 pounds or greater in size.
5. Hairpin striping shall be utilized to delineate parking spaces.

f. Tract Setback Buffer.

1. A buffer shall be maintained in all required tract setback areas. Within this buffer no existing tree shall be cut or removed unless the tree is diseased, dead, or necessary for the installation of driveways, streets, or utilities. The only improvements permitted in this area are driveways, streets, illumination of driveways and streets, and utilities.
2. Buffer plantings shall consist of a combination of shade trees, evergreen trees, ornamental trees, and shrubs to provide a natural looking buffer, while providing a visual screen.
3. Buffer plantings shall be a mixed planting and shall include the following:
 - (a) One shade tree for every 50 linear feet of buffer;
 - (b) One evergreen tree for every 25 linear feet of buffer; and
 - (c) Ten shrubs for every 50 linear feet of buffer.
 - (d) Existing shade and evergreen trees within the buffer area may be counted in fulfilling the required buffer planting.
4. Buffer plants shall be the following sizes at the time of planting:
 - (a) Shade trees shall be planted at a minimum three-inch caliper and shall be a minimum of 12 feet in height, balled and burlapped.
 - (b) Evergreen trees shall be planted at a minimum height of six to eight feet, balled and burlapped.
 - (c) Shrubs shall be planted at a minimum height of 24 inches. However, a minimum of 50% of the shrubs shall be taller than 24 inches at installation. Additionally, 50% of shrubs shall be evergreen.
 - (d) Shade trees shall be considered deciduous trees that mature to a height of 50 feet or greater. Evergreen trees shall be considered trees which mature to a height of 30 feet. Should narrower varieties of evergreens be proposed for buffer plantings, additional plants shall be required to achieve a visual screen.
5. No more than 25% of the plantings shall be of the same species and/or variety of plant.

6. Proposed buffer plantings shall be arranged in a natural staggered pattern and shall not be lined up in straight, single rows.

7. All buffer plants shall be deer resistant.

g. Landscaping.

1. Landscaping shall be provided to promote a desirable visual environment, to accentuate building design, define entranceways, screen parking areas, mitigate adverse visual impacts and enhance buffer areas. The landscape design shall create visual diversity and contrast through variation in size, shape, texture, and color. In determining the selection of plants, susceptibility to disease and insect damage, wind damage, habitat (wet-side, drought, sun, and shade tolerance), soil conditions, growth rate, maintenance requirements, etc., shall be considered.

2. Foundation plantings. The landscape plan shall include foundation plantings that provide an attractive visual setting for the development. These plantings shall include species that provide seasonal interest at varying heights to complement and provide pedestrian scale to the proposed architectural design of the buildings. The foundation planting shall incorporate evergreen shrubs and groups of small trees in order to provide human scale to the building facades and winter interest. Foundation plantings shall be planted along the front facades of all buildings and along/beside primary building access points.

3. Parking lot landscaping.

(a) For every 25 surface parking spaces, there shall be one landscaped area, which may include the end caps, that is at least 162 square feet.

(b) The landscape areas shall contain trees and/or shrubs.

(c) Trees shall be planted at a minimum two and one-half-inch caliper.

(d) Shrubs shall be planted at a minimum height of 24 inches.

4. Landscaping within sight triangles shall not exceed a mature height of 30 inches.

5. The landscape plan shall be prepared by a certified landscape architect certified by the New Jersey State Board of Landscape Architects.

6. Each application within the Residence "I" District shall be accompanied by a tree removal plan. The plan shall identify all trees six inches or greater dbh (diameter at breast height) to be removed.

h. Open space. A minimum of 5% of the tract shall be open space for the use of the site's residents. This may be linear walking paths, passive spaces, active recreation areas, playgrounds or the like. The minimum open space area shall not include the required tract buffers.

i. Signs.

1. The following types of signs are permitted in the Residence "I" District:

(a) Monument signs.

(1) One sign per street frontage is permitted.

(2) The maximum sign area, excluding the base, shall be 20 square feet per side.

(3) The maximum sign height shall be four feet above grade.

(4) Monument signs shall be setback a minimum of 10 feet from any property line and located outside of any sight triangles.

(5) Monument signs may be externally or internally illuminated.

j. Architectural Standards.

1. Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. Building wall offsets, including projections such as balconies, canopies and recesses shall be used to add architectural interest and variety and to relieve the visual effect of a simple, long wall.

2. The maximum spacing between building wall offsets shall be 30 feet.

3. The minimum projection or depth of any individual vertical offset shall not be less than one and one-half feet.

4. Roofline offsets, which include dormers and gables, shall be provided to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof. The maximum spacing between roof offsets shall be 40 feet.
5. The architectural treatment of the front facade shall be continued in its major features around all visibly exposed sides of a building. All sides of a building shall be architecturally designed to be consistent regarding style, materials, colors, and details.
6. Building facades shall consist of brick, stone, cast stone, vinyl, cementitious plank siding or other high-quality material.
7. Stucco is prohibited as the primary façade material for any building. However, stucco may be used as an accent material.
8. Gable and hipped roofs shall be used to the greatest extent possible. Both gable and hipped roofs shall provide overhanging eaves on all sides that extend a minimum of one foot beyond the building wall. Flat roofs are permitted provided that all visibly exposed walls have an articulated cornice that projects horizontally from the vertical building wall plane.
9. Fenestration shall be architecturally compatible with the style, materials, colors, and details of the building. Windows shall be vertically proportioned.
10. All entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, etc.
11. Heating, ventilating and air-conditioning systems, utility meters and regulators, exhaust pipes and stacks, satellite dishes and other telecommunications receiving devices shall be screened or otherwise specially treated to be, as much as possible, inconspicuous as viewed from the public right-of-way and adjacent properties.
12. All rooftop mechanical equipment shall be screened from view.

k. Lighting.

1. Parking lot lighting shall be no more than 20 feet in height.
 2. A minimum average of at least 0.5 footcandles shall be maintained within parking lots and over all pedestrian walkways.
 3. Footcandles at the tract boundary shall not exceed 0.5 footcandle, except where there are entrance/exit driveways.
 4. Parking lot fixtures shall be full cut-off.
 5. Low-pressure sodium or mercury vapor lighting is prohibited.
- l. Fences and walls. In addition to the requirements provided in §22-34.1, the following regulations shall also apply to fences and walls:
1. The use of retaining walls should be in the form of terraces to accommodate severe grade changes, rather than single, tall retaining walls. No individual retaining wall shall exceed a height of 10 feet. Where provided, retaining walls shall be screened with a variety of landscaping materials, in groupings, rather than utilizing hedges or uniform plant species and spacing. Retaining walls shall be offset from one another so the face of each retaining wall is no closer than five feet.
 2. Where retaining walls are utilized, natural stone, interlocking masonry blocks, or concrete shall be the construction material. Wood retaining walls are prohibited.
 3. Fences and walls shall not be located in any required sight triangles.
 4. Fences or walls around trash receptacles or compactors may be a maximum of eight feet tall.

m. Trash.

1. Trash and recycling receptacles and compactors shall not be visible from any public street.
2. All trash and recycling receptacles and compactors shall be screened by a solid fence or solid decorative masonry wall on three sides and heavy-duty gate closures on the fourth side.
3. The trash and recycling enclosure shall be surrounded and screened on three sides by a mixture of deciduous and evergreen plant species.

- n. Access. Access to Weaseldrift Road shall be limited to emergency vehicles.
- o. Utilities. All utilities shall be underground.
- p. Off-tract improvements.
 1. Off-tract improvements are required whenever an application for development requires the construction of off-tract improvements that are clearly, directly and substantially related to or necessitated by the proposed development. The Planning Board, as the case may be, shall require as a condition of final site plan or subdivision approval that the applicant provide for such off-tract improvements. Off-tract improvements shall include water, sanitary sewer, drainage, traffic signals, and street improvements, including such easements as are necessary or as may otherwise be permitted by law.
 2. Determination of cost. When off-tract improvements are required, the Borough Engineer shall calculate the cost of such improvements in accordance with the procedures for determining performance guaranty amounts in N.J.S.A. 50:55-D-53.4. Such costs may include, but not be limited to, any or all costs of planning, surveying, permit acquisition, design, specification, property and easement acquisition, bidding, construction, construction management, inspection, legal, traffic control and other common and necessary costs of the construction of improvements. The Borough Engineer shall also determine the percentage of off-tract improvements that are attributable to the applicant's development proposal and shall expeditiously report his findings to the board of jurisdiction and the applicant.
 3. Improvements required solely for the application's development. Where the need for an off-tract improvement is necessitated by the proposed development and no other property owners receive a special (i.e., more than incidental) benefit therefrom, or where no planned capital improvement by a governmental entity is contemplated, or the improvement is required to meet the minimum standard of the approving authority, the applicant shall be solely responsible for the cost and installation of the required off-tract improvements. The applicant shall elect to either install the off-tract improvements or pay the municipality for the cost of the installation of the required off-tract improvements.
 4. Improvements required for the applicant's development and benefiting others. Where the off-tract improvements would provide capacity in infrastructure in excess of the requirements in Subsection p(3) above, or address an existing deficiency, the applicant shall elect to either install the off-tract improvements, pay its pro rata share of the cost to the Borough, or pay more than its pro rata share of the cost to facilitate the construction of the improvement(s) and accept future reimbursement so as to reduce its payment to an amount equal to its pro rata share. If a developer elects to address the required off-tract improvement(s) by making a payment, such payment shall be made prior to the issuance of any building permit. If the applicant elects to install the off-tract improvements or to pay more than its pro rata share of the cost of the improvements, it shall be eligible for partial reimbursement of costs of providing such excess. The calculation of excess shall be based on an appropriate and recognized standard for the off-tract improvement being constructed, including but not limited to gallonage, cubic feet per second and number of vehicles. Nothing herein shall be construed to prevent a different standard from being agreed to by the applicant and the Borough Engineer. The process, procedures and calculation used in the determination of off-tract costs shall be memorialized in a developer's agreement to be reviewed and approved by the Borough Attorney, who may request advice and assistance from the Board Attorney. Future developers benefiting from the excess capacity provided or funded by the initial developer shall be assessed in their pro rata share of off-tract improvement cost based on the same calculation used in the initial calculation. Such future developers shall pay their assessment, plus a two-percent administration fee not to exceed \$2,000, to the Borough at the time of the signing of the final plat or final site plan as a condition precedent to such signing. The Borough shall forward the assessment payment to the initial developer, less any administration fee, within 90 days of such payment.
 5. Performance guaranty. If the applicant elects to construct the improvements, the applicant shall be required to provide, as a condition of final approval, a performance guaranty for the off-tract improvements in accordance with N.J.S.A. 50:55D-53. All off-tract improvements are subject to the review and approval of the municipal engineer.

6. Certification of costs. Once the required off-tract improvements are installed and the performance bond released, the developer shall provide a certification to the Borough Engineer of the actual costs of the installation. The Borough Engineer shall review the certification of costs and shall either accept them, reject them, or conditionally accept them. In the review of costs, the Borough Engineer shall have the right to receive copies of invoices from the developer sufficient to substantiate the certification. Failure of the developer to provide such invoices within six months of the Borough Engineer's request shall constitute forfeiture of the right of future reimbursement for improvements that benefit others.
7. Time limit for reimbursement. Notwithstanding any other provisions to the contrary, no reimbursement for the construction of off-tract improvements providing excess capacity shall be made after 10 years has elapsed from the date of the acceptance of the certification of costs by the Borough Engineer.

SECTION 8. Any article, section, paragraph, subsection, clause, or other provision of the Code of the Borough of Woodland Park, inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

SECTION 9. If any section, paragraph, subsection, clause, or other provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

SECTION 10. This ordinance shall take effect upon its passage and publication and filing with the Passaic County Planning Board, and as otherwise provided for by law.

ATTEST:

APPROVED:

Sandra Olivola, Municipal Clerk

Tracy Kallert, Mayor

Introduction:

Adoption:

Appendix A

Appendix B

ZONING

x22 Attachment 2

Borough of Woodland Park

SCHEDULE OF PERMITTED USES

(Subsection 22-4.4)

[Amended 4-4-2018 by Ord. No. 18-06; 9-4-2019 by Ord. No. 19-11]

Zone	Permitted Uses	Conditional Uses*	Accessory Uses
R-A (1/2 acre)	<ul style="list-style-type: none"> • Single-family dwellings • Municipal buildings • Parks, playgrounds, recreational uses 	<ul style="list-style-type: none"> • House of worship • Home occupations • Rooming/boardinghouse • Satellite antenna 	<ul style="list-style-type: none"> • Incidental to single-family residential use • Solar panels
R-B (10,000 SF)	<ul style="list-style-type: none"> • Single-family dwellings • Parks, playgrounds, recreational uses • Municipal buildings 	<ul style="list-style-type: none"> • House of worship • Home occupations • Rooming/boardinghouse • Satellite Antenna 	<ul style="list-style-type: none"> • Incidental to single-family residential use • Solar panels
R-C (6,000 SF)	<ul style="list-style-type: none"> • Single-family dwellings • Parks, playgrounds, recreational uses • Municipal buildings 	<ul style="list-style-type: none"> • House of worship • Two-family dwellings • Home occupations • Rooming/boardinghouse • Satellite antenna 	<ul style="list-style-type: none"> • Incidental to single-family or two-family residential use • Solar panels
R-D (Garden Apt.) – 10 acres	<ul style="list-style-type: none"> • Garden apartments of 2 stories or less • Parks, playgrounds, recreational uses • Municipal buildings 	<ul style="list-style-type: none"> • House of worship • Home occupations • Rooming/boardinghouse • Satellite antenna 	<ul style="list-style-type: none"> • Solar panels
R-E (Townhouse) – 15 acres	<ul style="list-style-type: none"> • Townhouses • Single-family dwellings • Parks, playgrounds, recreational uses • Municipal buildings 	<ul style="list-style-type: none"> • House of worship • Solar panels • Home occupations • Rooming/boardinghouse • Satellite antenna 	
R-F (PRD - MF) (Inclusionary) – 15 acres	<ul style="list-style-type: none"> • Townhouses • Single-family dwellings • Parks, playgrounds, recreational uses • Municipal buildings 	<ul style="list-style-type: none"> • House of worship • Solar panels • Home occupations • Rooming/boardinghouse • Satellite antenna 	<ul style="list-style-type: none"> • Recreational uses serving the townhouse development
R-G (Adult 55+ MF) – 15 acres	<ul style="list-style-type: none"> • Attached and multifamily dwellings, such as townhouses, garden-style homes, and villas • Parks, playgrounds, recreational uses • Community center • Municipal buildings • Residential A or Residential B permitted uses 	<ul style="list-style-type: none"> • House of worship • Solar panels • Home occupations • Rooming/boardinghouse • Satellite antenna 	<ul style="list-style-type: none"> • Clubhouse or related structures used for exercise, athletic, and recreational facilities • Meeting rooms club rooms and other facilities for social activities • Homeowners' association offices • Swimming pool • Maintenance and equipment storage • Ancillary kitchen facilities

WOODLAND PARK CODE

Zone	Permitted Uses	Conditional Uses*	Accessory Uses
R-H (Inclusionary MF) – 5 acres	<ul style="list-style-type: none"> • Attached and multifamily dwellings, such as townhouses, garden-style homes, and villas 	<ul style="list-style-type: none"> • House of worship • Home occupations • Rooming/boardinghouse 	<ul style="list-style-type: none"> • Clubhouse or related structures used for exercise, athletic, and recreational facilities • Meeting rooms, club rooms and other facilities for social activities • Homeowners' association offices • Swimming pool • Maintenance and equipment storage • Ancillary kitchen facilities • Maintenance, storage and utility facilities, inclusive of garages and communication equipment • Solar panels
<u>R-I (Inclusionary Multi-Family Residential)</u>	<ul style="list-style-type: none"> • <u>Multiple-family dwellings</u> • <u>Townhouses</u> • <u>Stacked townhouses</u> • <u>Public or private open space and recreation areas</u> 		<ul style="list-style-type: none"> • <u>Clubhouses</u> • <u>Common or centralized mailboxes</u> • <u>Fences and walls, including retaining walls</u> • <u>Gatehouse/guardhouse</u> • <u>Lounge, mail room, and similar residential amenities incorporated into a larger building design</u> • <u>Off-street surface parking and parking garages incorporated into the principal building design</u> • <u>Public and private utilities</u> • <u>Public or private recreational facilities, including, but not limited to, community pools, tennis courts, and playgrounds</u> • <u>Trash enclosures and compactors</u>
Senior Citizen District (55+) – 5 acres	<ul style="list-style-type: none"> • Multifamily dwellings for seniors 55+ 	<ul style="list-style-type: none"> • House of worship • Solar panels • Satellite antenna 	<ul style="list-style-type: none"> • Customarily incidental to primary use

ZONING

Zone	Permitted Uses	Conditional Uses*	Accessory Uses
CBD	<ul style="list-style-type: none"> • Art galleries and studios • Workshops for craftsmen with a retail component only • Banks (no drive-throughs) • Business, professional, and medical offices • Financial institutions • Multifamily residential above the first story of any structure in which the first floor is devoted to retail and/or service commercial use • Retail and service commercial uses, including spas, gyms, dry cleaners, tailors, retail florists, ice cream shops, coffee shops, educational uses, and drugstores • Recreational uses (karate, dance studio, etc.) • Movie theaters, concert halls and exhibition galleries, and other similar entertainment uses (requiring a license by the Borough) • Package liquor stores • Indoor farmers' market • Hotels • Sit-down or fast-casual restaurants (eating and drinking establishments) • Municipal buildings • Parks and playgrounds 	<ul style="list-style-type: none"> • Essential services • Child-care centers • Bowling alley • Skating rink • Outdoor dining, provided a 10-foot sidewalk or a courtyard is provided • Alcohol and drug rehabilitation centers • Advertising billboard signs • Outdoor farmers' market requiring a permit by the Borough • Home occupations • Satellite antenna 	<ul style="list-style-type: none"> • Off-street parking and loading facilities • Signs • Accessory storage within a fully enclosed permanent structure for materials, goods and supplies intended for sale or consumption on the premises • Live entertainment to a restaurant use (requiring a license by the Borough) • Recreation facilities • Fences and walls • Other customary accessory uses and buildings which are clearly incidental to the principal uses and buildings permitted in this zone • Solar panels
NC Neighborhood Commercial (Local Commercial on Land Use Plan)	<ul style="list-style-type: none"> • General retail uses • Personal service uses • Restaurant – fast-casual • Restaurant – sit down, with bar • Restaurant – sit down, without bar • Restaurant, take-out • Convenience store • Professional business offices • Finance, real estate, and insurance services • Commercial schools • Child-care centers • Municipal buildings • Parks and playgrounds • Veterans and civic clubs 	<ul style="list-style-type: none"> • Satellite antenna • Convenience stores with gas stations 	<ul style="list-style-type: none"> • Solar panels

WOODLAND PARK CODE

Zone	Permitted Uses	Conditional Uses*	Accessory Uses
RGC Regional Commercial	<ul style="list-style-type: none"> • Hotels • Hotels with banquet facilities • Restaurant – fast-casual • Restaurant – sit down, with bar • Restaurant – sit down, without bar • Restaurant - take-out • Restaurant – fast-food, no drive-through • Restaurant – fast-food with drive through • Shopping centers • Furniture or major appliance store • Grocery stores • Building materials or home improvement store • Banks – with drive-through • Banks – no drive-through • Auto sales • Auto sales and repair • Car wash • Car wash with oil lube • Retail sales • Personal service uses • Tattoo parlors and body piercing establishments • Massage establishments 	<ul style="list-style-type: none"> • Satellite antenna • Adult entertainment • Convenience stores with gas stations 	<ul style="list-style-type: none"> • Solar panels
MO (Mid-Rise Office)	<ul style="list-style-type: none"> • Professional and medical offices • Hotels • Hotels with banquet facilities 	<ul style="list-style-type: none"> • Satellite antenna 	<ul style="list-style-type: none"> • Food sales accessory to the office use • Child-care centers accessory to the office use • Solar panels
HO (High Rise Office)	<ul style="list-style-type: none"> • Professional and medical offices • Hotels • Hotels with banquet facilities 	<ul style="list-style-type: none"> • Satellite antenna 	<ul style="list-style-type: none"> • Food sales accessory to the office use • Child-care centers accessory to office use • Solar panels

ZONING

Zone	Permitted Uses	Conditional Uses*	Accessory Uses
AIR - Adaptive Industrial Reuse Zone	<ul style="list-style-type: none"> • Light industrial and manufacturing uses within a fully enclosed building • Warehousing, except storage of highly combustible or explosive matter, or any other material deleterious to the health, safety, and welfare of the public • Art galleries and studios • Workshops for craftsmen with or without a wholesale component; if provided, showroom will not exceed 10% of the total square footage of the use • Business and professional offices • Recreational uses, including karate, gymnastics, specialized training centers for sports, dancing schools, and other similar uses, including indoor fields • Food co-ops and indoor farmers' markets • Spas and fitness facilities • Dog and cat grooming facilities • Auto detailing facilities • Commercial laundries • Self-storage • Skating rinks 	<ul style="list-style-type: none"> • Houses of worship • Satellite antenna • Veterans and civic clubs • Repair automotive uses 	<ul style="list-style-type: none"> • Off-street parking and loading facilities • Signs • Accessory storage within a fully enclosed permanent structure for materials, goods and supplies intended for sale or consumption on the premises • Cafes • Fences and walls • Other customary accessory uses and buildings which are clearly incidental to the principal uses and buildings permitted in this zone • Solar panels
OSR Open Space and Recreation Zone	<ul style="list-style-type: none"> • Parks • Open space • Recreational activities, including, but not limited to, ballfields, skating rinks, playgrounds, shuffleboard, etc. 		
MXD Mixed Use	See § 22-21 22		

Notes:

*See § 22-24 for regulations regarding conditional uses.

Appendix C

ZONING

22 Attachment 3

Borough of Woodland Park

SCHEDULE OF BULK ZONING REQUIREMENTS

(Subsection 22-4.5)

Zone	Lot Area	Lot Width	Lot Depth	Front Yard	Side Yard (one/both) Note 1	Rear Yard Note 1	Building Coverage	Lot Coverage	Building Height (ST/ FT) Note 2	Density	F.A.R.	Buffer
R-A	½ acre	100'	200'	35'	15'/30'	30% of depth, not less than 25'	35%	50%	2 ½ / 35'	N/A	N/A	N/A
R-B	10,000 SF	100'	100'	25'	5'/15'	30% of depth, not less than 25'	35%	50%	2 ½ / 35'	N/A	N/A	N/A
R-C	6,000 SF	60'	100'	20'	5'/15'	30% of depth, not less than 25'	40%	55%	2 ½ / 35'	N/A	N/A	N/A
R-D (Garden Apt.)	10 acres	200' (frontage on public street)	N/A	50'	50'	50'	20%	N/A	2 ½ / 35'	16 du/ac; 18 du/ac with 10% of total area for recreation	N/A	N/A
R-E (Townhouse)	15 acres	200' (frontage on public street)	N/A	50' (public street) 25' (private street)	35' to residential (average) 25' to residential (minimum)	35' to residential (average) 25' to residential (minimum)	20%	50%	2 ½ / 35'	7 du/ac	N/A	25' adjacent to residential
R-F (PRD)	15 acres	N/A	N/A	40' (public street) 25' (private street)	35'	35'	20%	50%	2 ½ / 35'	6 du/ac	N/A	25'
R-G (55+)	15 acres	N/A	N/A	40' (3 stories) 60' (4 stories)	N/A	40' (3 stories) 50' (4 stories)	30%	60%	4/ 60'	11.5 du/ac	N/A	25'

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Zone	Lot Area	Lot Width	Lot Depth	Front Yard	Side Yard (one/both) Note 1	Rear Yard Note 1	Building Coverage	Lot Coverage	Building Height (ST/ FT) Note 2	Density	F.A.R.	Buffer
R-H (Multi-family Inclusionary)	5 acres	N/A	N/A	40' (3 stories; townhouses) 60' (4 stories; apartments)	N/A	40' (3 stories) 50' (4 stories)	30%	60%	4 ½ ST / 60' (multi-family); 3 ST / 40' townhouses, garden-style homes	20 du/ac	N/A	10'
<u>R-1 (Inclusionary Multi-Family Residential)</u>	<u>See Section 22-22</u>											
Senior Citizen Multi-Family Housing	5 acres	200' frontage on public street		50'; 100' to existing residential	50'; 100' to existing residential	50'; 100' to existing residential	20%	40%	5 ST / 75'	10 du/ac	N/A	15' along any residential property
CBD	N/A	N/A	N/A	0' minimum; 10' maximum	0' to non-residential use; 10' to residential use; 12' if access to parking in rear	0'; 10' buffer to residential use	50% minimum	75% minimum; 85% maximum; 100% if green building materials are used	3ST / 35'; 4 ST / 45' if 4 th story setback 6' or greater	35 du/ac; 40 du/ac if affordable housing is provided	2.4; 2.65 if affordable housing is provided	N/A
NC Neighborhood Commercial	20,000 SF	N/A	N/A	15'	15'/30'	20' except for through lots	45%	80%	2 ST/35'	N/A	N/A	10' along any residential property or zone
RGC Regional Commercial	1 acre	N/A	N/A	60'	20'/40'	30' except for through lots	50%	90%	8 ST/96'	N/A	N/A	20' along any residential property
MO Mid-Rise Office	1 acre	N/A	N/A	60'	8'/20'; 15'/25' abutting residential zone	20' except for through lots	50%	75%	2 ½ ST/35'; 3 ST/40' with first floor parking	N/A	N/A	10' along all property lines

ZONING

Zone	Lot Area	Lot Width	Lot Depth	Front Yard	Side Yard (one/both) Note 1	Rear Yard Note 1	Building Coverage	Lot Coverage	Building Height (ST/ FT) Note 2	Density	F.A.R.	Buffer
HO High-Rise Office	6 acres	N/A	N/A	100'	100' / 200' from residential zone	100' / 200' from residential zone	40%	65%	12 ST/144'	N/A	N/A	100' along all property lines abutting other zones
AIR	.5 acres	N/A	N/A	20'	20'	30'	70%	85%	2 ST/ 35'	N/A	2.0	15' to R.O.W.
OSR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MXD*	See Section 22-2122											

Note 1: Nothing herein contained shall prevent the projection of an open fire escape or stairway into a rear or side yard for a distance not to exceed eight (8) feet.
Note 2: Nothing herein contained shall be interpreted to limit or restrict the height of a church spire, belfry, clock tower, elevator bulkhead, stage tower, scenery lift or similar structure.

Appendix D

ZONING

22 Attachment 4

Borough of Woodland Park
SCHEDULE OF PARKING REQUIREMENTS
 (Subsection 22-4.6)

LAND USE	PARKING REQUIREMENT
RESIDENTIAL *Minimum parking requirements must be met on site. Spaces must be provided for tenants and cannot be restricted for the use of the owner. (Ord. No. 2017-21)	
Single-Family	RSIS 2 bedroom – 1.5 spaces/unit 3 bedroom – 2.0 spaces/unit 4 bedroom – 2.5 spaces/unit* 5 bedroom – 3.0 spaces/unit * required if no # of bedrooms is specified
Two-Family	RSIS Same as single-family requirements
<u>Multifamily Garden Apartment and Multiple-Family Dwellings</u>	RSIS 1 bedroom – 1.8 spaces/unit 2 bedroom – 2.0 spaces/unit* 3 bedroom – 2.1 spaces/unit * required if no # of bedrooms is specified
<u>Townhouse and Stacked Townhouse</u>	RSIS 1 bedroom – 1.8 spaces/unit 2 bedroom – 2.3 spaces/unit* 3 bedroom – 2.4 spaces/unit * required if no # of bedrooms is specified
Mid-Rise Multi-Family	RSIS Same as Multifamily Garden Apartment Requirements
Assisted Living	RSIS .5 spaces/unit
Age-Restricted Housing	1.2 spaces/unit
CCRC/Assisted Living/Nursing Home	.5 space per bed (Nursing Home) .5 spaces per dwelling unit (Assisted Living) 1.3 spaces per dwelling unit (CCRC)
Active-Adult Multi-Family Community	RSIS
Hotels	Hotel – 1.2 spaces per room
BAR OR RESTAURANT	
Restaurant – Sit Down –without bar	1 space per 3 seats
Restaurant – Sit Down –with bar	1 space per 3 seats

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LAND USE	PARKING REQUIREMENT
Restaurant – Fast-Casual	1 space per 100 SF
Restaurant – Fast-food	1 space per 50 SF
Restaurant – Fast-food	1 space per 50 SF
Restaurant – Fast-food with drive-thru	1 space per 100 SF
Restaurant – take-out (no tables or chairs)	1 space per 90 SF
Banquet Hall/ Accessory Restaurant/ Catering Facility	1 space per 2.5 seats
RETAIL SERVICES	
Drug Stores – no drive thru	3 spaces per 1,000 SF GFA
Drug Stores – drive-thru	2 spaces per 1,000 SF GFA
Barber Shops	1 per 150 SF GFA
Shopping centers	1 space per 250 SF GFA
Retail Stores and Shops (include all retail uses except those specified in this table)	1 space per 250 SF GFA
Convenience Store	1 space per 333 SF GFA
Convenience store with gas	1 space per 125 SF GFA
Furniture or major appliance stores	1 space per 400 SF GFA
Service Establishments	1 space per 200 SF NET Floor Area
Grocery stores	1 space per 150 SF GFA
Building Materials or Home Improvement Store	1 space per 250 Sf of retail sales area
Banks – with drive-thru	1 space per 250 SF GFA
Banks – no drive-thru	1 space per 200 SF GFA
OFFICE	
Medical Office	1 space per 150 SF GFA
Office	1 space per 250 SF GFA
Mixed Medical and Professional Office* <small>*If office space undefined, this standard should be used</small>	1 space per 200 SF GFA
Finance, insurance, and real estate services	1 space per 250 SF GFA
RECREATION	
Theatres	Theatre/ less than 10 screens - .4 spaces per seat Theatre/ 10 screens or more - .2 spaces per seat
Community Center	1 space per 200 SF GFA
Municipal buildings, parks, and playgrounds	1 space per 300 SF GFA
Racquet Club	4 spaces per court

ZONING

LAND USE	PARKING REQUIREMENT
Sports Club/Health Spa/ Gym	1 per 200 SF GFA
Adult Entertainment	1 space per 2 persons based on occupancy determined by fire official
Skating rink	1 space per 180 SF GFA
Sports complex	40 spaces per field
Place of public assembly	1 per 5 seats or 1 per 50 SF, whichever is greater
Gymnastics, Dance, Martial Arts Studio	1 space per 200 SF GFA
Bowling Alley	5 spaces per lane
Billiard Establishment	2 spaces per billiard table
Mini-golf	1 space per hole
Driving range	1 space per each tee
AUTOMOBILES	
Motor Vehicle Service Stations	3 per bay, or 1 per gas pump and 1 per bay, whichever is greater
Auto repair	1 space per 200 SF GFA
Convenience Store with Gas	1 space per 125 SF GFA
Car Wash	1 space per 375 SF
Car Wash with detailing	1 space per 375 SF plus 1 space per detailing bay
Car Wash with Oil Lube	1 space per 375 SF plus 1 space per bay
Auto sales	1 space per 1,000 SF of sales area
Auto sales and repair	1 space per 1,000 SF of sales area plus 1 space per 200 SF GFA of repair area
INDUSTRIAL, COMMERCIAL MANUFACTURING	
Structures devoted to research or engineering study provided fabrication of materials incidental to the operation	1 per 300 SF GFA
Industrial and Manufacturing processes	1 space per 400 SF GFA
Warehousing	1 space per 1,000 SF GFA of storage area and 1 space per 650 SF of related office space
Public utility sub-stations or pumping stations	2 spaces
Workshops for craftsmen	1 per 500 SF GFA
Workshops for craftsmen with retail component	1 per 500 SF GFA of workspace plus 1 per 250 SF GFA for retail floor area
Self-storage	5 spaces near office Loading spaces integral into facility design

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RELIGIOUS AND EDUCATIONAL	
House of worship	1 space per 4 seats in sanctuary/ prayer room, plus the parking standard for other uses contained within (offices, classrooms, etc.)
Educational Uses	1 space per 300 SF of administrative or general office space + .5 space per enrolled day student
Commercial schools - Adult	1 space per teacher plus 1 space per adult
Child Care Center	1 space per staff member plus 1 drop off space per staff member (CBD)
Art gallery	3 spaces per 1,000 SF of GFA of exhibit area or gallery space
HEALTH CARE FACILITIES	
Adult Day Care Facilities	1 space per 6 participants, plus 1 space for each employee on the maximum shift
Hospital	2.5 spaces per 1,000 SF GFA
Clinic (same day; surgery, dialysis, etc.)	5 spaces per 1,000 SF GFA
Alcohol and drug rehab facility	1 space per staff member plus .5 space per bed
Funeral Home	one parking space for each 30 SF of NFA, plus one parking space for each employee of the funeral home