

ZONING

429 Attachment 1

COUNTY OF BERGEN
BOROUGH OF PARAMUS
ADOPTING ORDINANCE NO. 16-08

WHEREAS, by Resolution 2015-08, the Land Use Board of the Borough of Paramus (the "Land Use Board") adopted the Periodic Re-examination of the Master Plan prepared by Francis Reiner, P.P. (the "Master Plan"), pursuant to N.J.S.A. 40:55D-89; and

WHEREAS, the Master Plan sets forth the recommendations of the Land Use Board with respect to the adoption of development regulations addressing the underlying objectives, policies and standards set forth therein; and

WHEREAS, in adopting the Master Plan, the Land Use Board reaffirmed the goal of maintaining Paramus' competitive advantage as the premier retail destination in Bergen County while continuing to protect the quality of life of residential areas; and

WHEREAS, the Master Plan further identified the need to modernize and update commercial zoning standards which were previously based upon standards established four (4) decades ago; and

WHEREAS, the Governing Body of the Borough of Paramus is desirous of enacting development regulations consistent with and in furtherance of the objectives, standards and policies recommended by the Land Use Board in the Master Plan; and

NOW, THEREFORE BE IT ORDAINED that Chapter 429 of the Paramus Code "Zoning", is hereby rescinded and replaced in its entirety.

Repealer. All prior ordinances that are inconsistent with this ordinance are repealed. All ordinances are hereby amended to be consistent with this ordinance and all ordinances, including this one, shall be construed consistent with the express of this ordinance.

Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Effective Date. This Ordinance shall take effect upon the passage and publication as provided by law.

Attest: Approved:
Annemarie Krusznis, RMC Richard LaBarbiera, Mayor

Introduced: March 22, 2016
Final: December 6, 2016