

Borough of Fair Lawn



ORDINANCE NO. 2735-2025

AN ORDINANCE TO AMEND CHAPTER 125, LAND DEVELOPMENT ARTICLE III, ZONING REGULATIONS, OF THE CODE OF THE BOROUGH OF FAIR LAWN 2000.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Fair Lawn as follows:

SECTION 1. Chapter 125, Land Development, Article III, Zoning Regulations, Section 125-26, "B-5 River Road Business Zone," be and is hereby amended by deleting the text **[marked in bold and enclosed in brackets]**, and inserting the text **underlined and marked in bold**, to read as follows:

Chapter 125 **Land Development**

Article III **Zoning Regulations**

§125-26 B-5 **River Road Business Zone**

A. Permitted uses. All provisions of the B-4 Zone in §**125-25A** shall be applicable to the B-5 Zone, except as follows:

(1) Maximum height: two stories, not to exceed **[26] 30** feet **[as currently permitted in the B-1 Zone]**.

SECTION 2: If any section, paragraph, clause, or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to this section, paragraph, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

SECTION 3. All ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4. This Ordinance shall take effect upon passage and publication according to law.

Introduced: *March 25, 2025*

	Motion	Second	Aye	Nay	Abstain	Absent
Salinas		X	X			
Krause	X		X			
Rottenstrich			X			
Reinitz			X			
Cutrone			X			

Scheduled for final passage on: April 22, 2025

	Motion	Second	Aye	Nay	Abstain	Absent
Salinas		X	X			
Krause			X			
Rottenstrich			X			
Reinitz	X		X			
Cutrone			X			

Attest:

Approved:



Nicholas J. Magarelli, RMC
Municipal Clerk



Cristina Cutrone
Mayor