

# Borough of Fair Lawn



## ORDINANCE NO. 2725-2025

### **AN ORDINANCE AMENDING CHAPTER 125, LAND DEVELOPMENT, ARTICLE V, SITE PLAN AND SUBDIVISION STANDARDS, 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 V, Site Plan and Subdivision Standards, of the Code of the Borough of Fair Lawn 2000 be and is hereby amended by deleting the text **[bolded in brackets]** and inserting the text in **bold underline**, to read as follows:

#### Article V **Site Plan and Subdivision Standards**

##### §125-46 **Purpose.**

[No change]

##### §125-46.1 **Designated historic sites and districts.**

The following sites/districts are designated as historic:

- A. **[D.]**The Radburn Historic District**[.]**, **bound generally on the west by the railroad, Owen Avenue on the northwest, Radburn Road on the northeast, Sandford Road on the southeast and Berdan Avenue on the south. Metes and Bounds description are listed on page 89 in the Master Plan, Borough of Fair Lawn, Bergen County, New Jersey, adopted June 23, 2014.**

**[A.] B.** The Naugle-Vanderbeck House, located at 42-49 Dunkerhook Road, **Block 1702, Lot 10.**

**[B.] C.** The Cadmus House, located at 14-10 Pollitt Drive, **Block 4701.01, Lot 2.**

**[C.] D.** The Jacob Vanderbeck House, located at **23 Barrister Court [41-25 Dunkerhook Road], Block 1701, Lot 5.01.**

§ 125-47 **General design standards; historic sites and historic districts.**

**A. [Radburn Historic District. The design standards established in Rehabilitation and Guidelines for Rehabilitating Historic Buildings published by the United States Secretary of the Interior shall apply to the Radburn Historic District. New structures or additions shall blend with their surroundings and be compatible with existing development by incorporating the important architectural characteristics of the Radburn Historic District and properly siting the building. In addition, by following the same guidelines, renovations to existing structures shall be accomplished without being detrimental to the established character of the structure or the district as a whole. The guidelines are on file in the office of the Municipal Clerk.]**

**[B.]** The following general design criteria and guidelines shall apply to historic sites designated in **125-46.1** of this Article **V**:

**(1) Title 36 CFR Part 68:** The United States Secretary of the Interior's "Standards for the Treatment of Historic Properties[: **Rehabilitation**]," as may be amended and supplemented from time to time, including but not limited to:

**(a) - (c)** [No change]

**(d)** Changes to a property that have acquired historic significance in **[their] its** own right will be retained and preserved.

**(e) - (j)** [No change]

(2) The New Jersey Rehabilitation Subcode (N.J.A.C. 5:23-6.1 et seq.), as amended from time to time, including but not limited to N.J.A.C. 5:23-6.33, entitled "Historic Buildings."

§125-47.01 **Additional design criteria and guidelines applicable to specific historic sites.**

In addition to the above, the following design criteria and guidelines will apply to each specific historic site designated below:

**A. Radburn Historic District. New structures or additions shall blend with their surroundings and be compatible with existing development, incorporating the important architectural characteristics of the Radburn Historic District and property siting the building. In addition, by following the same guidelines, renovations to existing structures shall be accomplished without being detrimental to the established character of the structure or the district as a whole. The guidelines are on file in the Office of the Municipal Clerk.**

**(1) Significance: "Begun in 1928 and known as 'the town for the motor age,' Radburn is internationally recognized as a model community. Its separation of vehicular and pedestrian traffic, spacious interior parks, and "superblock" plan promoted social reform and improved housing for Americans of moderate income."**<sup>1</sup>

**In 1974, Radburn was designated an historic district on the New Jersey and National Registers. In 2005, Radburn was designated a National Historic Landmark District (and a designed cultural landscape) by the U.S. Department of the Interior, National Park Service. The Radburn Station is included in the Thematic Nomination of Operating Passenger Railroad Stations and is also listed separately on the N.J. Register and National Register and is also included in the National Historic Landmark designation. The Radburn Historic District may be characterized as an historic design cultural landscape.**<sup>2</sup>

**[A.] B. Naugle-Vanderbeck House.** Any proposed work must comply with the intent of HMR Architects' November 2013 Preservation Plan, a copy of

<sup>1</sup> National Park Service, United States Department of the Interior, *National Historic Landmark Designation*, 2005.

<sup>2</sup> New Jersey Historic Trust, *Radburn Historic District, Funded Sites*,

<https://www.nj.gov/dca/njht/funded/sitedetails/Radburn.shtml>, accessed 7/12/2024.

which is on file in the office of the Municipal Clerk.

**(1) Significance: The house, built in the mid-18<sup>th</sup> century by Jacob Vanderbeck or his son, Jan Vanderbeck, sits at 42-19 Dunkerhook Road, part of the Dunkerhook community that was centered around a mill. The 1-1/2 story house was one of three small stone houses in the area, two of which still stand. The stone walls extend the full height of the basement and first floor levels, above which the half-story gable walls are framed in wood and sheathed in clapboard siding. The house is unusual in Bergen County in that it is built into a bank, which provides grade access to the full height basement.<sup>3</sup>**

**[B.] C. [The] Cadmus House Historic Site.**

**[(1)] The roofing material must match the existing material or match documented historic materials, such as wood shake or shingle.**

**(2) Stone facade to be natural rustic stone with mortar joints.**

**(3) The mortar mix at repointed masonry, chimneys, or other stone work shall be the type intended for historic masonry, and is generally lime-based.**

**(4) Stoop shall be stone masonry.**

**(5) All clapboard siding, trim, corner boards, rake boards, eaves, soffits and outriggers are to be painted wood.**

**(6) Fenestration.**

**(a) Window operation, dimensions, patterns, and profiles must match historic conditions, are to be single-glazed with the appropriate muntin**

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<sup>3</sup> HMR Architects, *Vanderbeck-Naugle Preservation Plan*, November 12, 2013, p. 7.

dimension and profile. If additional glazing is required, a separate interior storm sash shall be provided.

**(b) Doors shall be painted wood with glass lites and operation, dimensions, patterns, and profiles of doors must match historic conditions, materials, and hardware.]**

**(1) Significance: The house was originally a two-room farmhouse built at the turn of the 19<sup>th</sup> century. The second floor with gambrel roof was added in the 1920's. The house was originally located on a 92-acre farm. It was included in the Historic American Building Survey of 1939. The City Housing Corporation of Radburn had their offices in the Cadmus House when Radburn was being built. Later, various businesses, including Bedlam Brass Beds, were located in the building. Today the house serves as the official Borough museum with exhibits on the history of the Borough.<sup>4</sup>**

**(2) In conjunction with the above, the following specific historically compatible design criteria shall be applicable to the Cadmus House Historic Site:**

**(a) The roofing material must match the existing material or match documented historic materials, such as wood shake or shingle.**

**(b) Stone façade to be natural rustic stone with mortar joints.**

**(c) The mortar mix at repointed masonry, chimneys, or other stonework shall be the type intended for historic masonry and is generally lime-based.**

**(d) Stoop shall be Stone Masonry.**

**(e) All clapboard siding, trim, corner beads, rake boards, eaves, soffits and outriggers are to be painted wood.**

**(f) Fenestration:**

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<sup>4</sup> Jane Lyle Diepeveen. *Fair Lawn New Jersey: Historic Tales from Settlement to Suburb* (Charleston, South Carolina: The History Press), 2010, pp. 41-42.

(i) Window operation, dimensions, patterns and profiles must match historic conditions, are to be single-glazed with the appropriate muntin dimension and profile. If additional glazing is required, a separate interior storm sash shall be provided.

(ii) Doors shall be painted wood with glass lites and operation, dimensions, patterns and profiles of doors must match historic conditions, materials and hardware.

**[C.] D.** Jacob Vanderbeck, Jr. House.

**[(1) The roofing material must match the existing material or match documented historic materials, such as wood shake or shingle.**

**(2). Stone façade to be natural rustic stone with mortar joints at sides and rear. Stucco finish over stone at front (south) façade with exposed stone quoining.**

**(3) The mortar mix at repointed masonry, chimneys, or other stonework shall be the type intended for historic masonry and is generally lime-based.**

**(4) Stoop: Stone Masonry**

**(5) Shutters: Painted wood with unpainted iron hardware**

**(6) Fenestration:**

**(i) Window operation, dimensions, patterns and profiles must match historic conditions, are to be single-glazed with the appropriate muntin dimension and profile. If additional glazing is required, a separate interior storm sash shall be provided.**

**(ii) Exterior doors shall be painted wood with glass lites and operation, dimensions, patterns and profiles of doors must match historic conditions, materials and hardware.**

**(7) All clapboard siding, trim, corner beads, rake boards, eaves, soffits and outriggers are to be painted wood.**

(8) All chimneys must be brick masonry.]

(1) Significance: The house, built in the mid-18<sup>th</sup> century by the family of Jacob Vanderbeck or his son, Jan Vanderbeck, was part of the buildings of the Dunkerhook community which was centered around a mill. It was included in the Historic American Building Survey of 1939. The house was one of three small stone houses in the area, two of which still stand. Built of sandstone, the house is typical of vernacular domestic architecture connected to the Dutch cultural group.<sup>5</sup>

(2) In conjunction with the above, the following specific historically compatible design criteria shall be applicable to the Jacob Vanderbeck, Jr. House:

(a) The roofing material must match the existing material or match documented historic materials, such as wood shake or shingle.

(b) Stone façade to be natural rustic stone with mortar joints at sides and rear. Stucco finish over stone at front (south) façade with exposed stone quoining.

(c) The mortar mix at repointed masonry, chimneys, or other stonework shall be the type intended for historic masonry and is generally lime-based.

(d) Stoop: Stone Masonry.

(e) Shutters: Painted wood with unpainted iron hardware.

(f) Fenestration:

(i) Window operation, dimensions, patterns and profiles must match historic conditions, are to be single-glazed with the appropriate muntin dimension and profile. If additional glazing is required, a separate interior storm sash shall be provided.

(ii) Exterior doors shall be painted wood with glass lites and operation, dimensions, patterns and profiles of doors must match historic conditions, materials and hardware.

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<sup>5</sup> HMR Architects, *Vanderbeck-Naugle Preservation Plan*, November 12, 2013, pp. 12-13.

**(g) All clapboard siding, trim, corner beads, rake boards, eaves, soffits and outriggers are to be painted wood.**

**(h) All chimneys must be brick masonry.**

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**§125-47.1 General design standards for commercial, mixed-use and multi-family residential.**

A. Applicability.

(1) This section shall supplement standards contained elsewhere in Chapter 125 and the New Jersey Residential Site Improvement Standards and shall apply to all non-residential, mixed-use and multi-family housing development applications.

(2) Where provisions herein conflict with other provisions of chapter 125, Land Development, this Section shall supersede. Deviations from these Standards may be granted via design waiver.

**(3) The following sites/districts are designated as a special commercial district:**

**The Radburn commercial district.**

**This district encompasses properties in the business zones along Fair Lawn Avenue generally bounded by High Street to the north, Abbott Road to the east, Warren Road to the south and Route 208 and Chandler Drive to the west.**

**B. The following general design criteria and guidelines shall apply to the Radburn commercial district designated in 125-47.1 A (3) of this Article V:**

**Any proposed work shall comply with the intent of the Radburn/Fair Lawn Avenue Area Planning Design Guidelines, dated December 2022, by LRK, Inc., which is in the appendix of the Land Use Element of the Borough**

**Zoning Ordinance and a copy of which is in the office of the Municipal Clerk.**

- C.** Green Building Practices. To the extent feasible, green building practices should be employed in new construction to reduce dependency upon nonrenewable resources. These practices should be followed regardless of whether LEED or similar certification is sought. These practices include, but are not limited to, the following:

(1) – (12) [No change]

- D.** Architectural floor plans and building elevations, prepared by a licensed architect under seal, shall be submitted with the site plans. The floor plans shall indicate the number of bedrooms per dwelling unit in order to determine on-site parking requirements.

- E.** Building arrangement. Building arrangement consists of such elements as setbacks from streets and property lines, distance between buildings and orientation of buildings towards each other, the street and parking areas.

(1) – (5) [No change]

- F.** Building size, mass, and style. When buildings in an area are of similar and/or compatible scale, materials, massing and architectural style, the area becomes more harmonious thereby providing a more comfortable human experience. Design in a given area should achieve continuity between sites while still allowing for individuality of design.

(1) – (6) [No change]

- G.** Nonresidential roofs.

(1) – (8) [No change]

**H.** Residential roofs.

(1) – (4) [No change]

**I.** Facades, materials and colors. Facades should be designed with architectural features at the human scale. Human-scale detailing is the treatment of elements of a building facade at a smaller scale based on human vision, proportion, height and rate of movement to add interest to the pedestrian user. Examples include textured stone or brick, patterned tiles, decorative trim work or carved wood, and decorative metalwork, particularly at street or sidewalk level. Colors should be earth-toned, however, architectural accents can be colored in brighter, more saturated tones.

(1) – (15) [No change]

**J.** Circulation.

(1) – (2) [No change]

**K.** Accessory structures and areas.

(1) – (11) [No change]

**L.** Walls, utilities and stormwater management.

(1) – (3) [No change]

**M.** Outdoor space.

(1) – (3) [No change]

**N.** Landscaping.

(1) – (3) [No change]

**O.** Lighting.

(1) – (3) [No change]

**P.** Parking.

(1) – (13) [No change]

**Q.** Signage.

(1) – (7) [No change]

**R.** Additional mixed-use design standards.

(1) – (3) [No change]

**SECTION 2.** Each section of this Ordinance and every subsection hereof shall be deemed independent, separate and distinct from all other sections, and the holding of any section or a part hereof to be unconstitutional, void, or ineffective for any cause shall not be deemed to affect the validity or constitutionality of any other section or part hereof, and to this end, the provisions of this Ordinance are hereby declared severable.

**SECTION 3.** All other ordinances, codes or parts thereof that are in conflict or inconsistent with this Ordinance are hereby repealed, to the extent of such conflict or inconsistency. In the event of any inconsistencies between the

provisions of this Ordinance and any prior Borough ordinances, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Borough's ordinances are hereby ratified and confirmed, except where inconsistent with the terms hereof.

**SECTION 4.** This Ordinance shall take effect upon passage and publication as required by law.

**Introduced:** January 14, 2025

	<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
Salinas		X	X			
Krause			X			
Reinitz			X			
Cutrone	X		X			
Rottenstrich			X			

**Adopted:** February 27, 2025

	<b>Motion</b>	<b>Second</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
Salinas			X			
Krause			X			
Rottenstrich	X		X			
Reinitz		X	X			
Cutrone			X			

**Attest:**

**Approved:**

  
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 Nicholas J. Magarelli, RMC  
 Municipal Clerk

  
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 Cristina Cutrone  
 Mayor