

NOTICE IS HEREBY GIVEN that Ordinance #15-25 was introduced and passed on first reading on regular meeting of the Mayor and Council on the 13th day of October, 2015, and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on the 10th day of November, 2015 at 8:00 p.m. or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

Karen Hughes, Borough Clerk
Borough of Westwood

ORDINANCE 15-25

**AN ORDINANCE TO AMEND ARTICLE XIV, CHAPTER 195, ZONING OF THE
BOROUGH OF WESTWOOD**

BE IT ORDAINED by the Mayor and Council of the Borough of Westwood, in the County of Bergen and State of New Jersey, that Chapter 195, Land Use and Development, Part 3 Zoning, Article XIV: Zone Districts and Permitted Uses is hereby amended and supplemented in the following particulars only (deleted sections are noted by strikethroughs, new sections are **bold**):

Section 1. Amend Article XIV: Zone Districts and Permitted Uses by amending ---section 195-124 B. as follows:

B. The principal permitted uses allowed in the LB-3 District 3 include the following:

- (1) Retail sale of appliances, furniture, office equipment or similar bulky, durable items;
- (2) Medical equipment sales, rental and service;
- (3) Instructional dance or martial arts studios;
- (4) Music studios and music instruction studios;
- (5) Retail custom packaging and mail services;
- (6) Passenger car rental uses;
- (7) Personal care services such as hair and beauty salons;
- (8) Individualized instructional sports training facilities (excluding health clubs); shall not exceed a maximum net training floor area of 10,000 square feet;
- (9) Neighborhood hardware store (maximum floor area 5,000 square feet);
- (10) Farmers' market;
- (11) Restaurants (excluding drive-throughs);
- (12) Banks, including drive-through banks;
- (13) Business, **and** professional ~~and medical (including veterinary)~~ offices;
- (14) Child-care centers subject to §195-129B;

- (15) Antique shops;
- (16) Animal grooming and animal day-care services;
- (17) Dry cleaners (retail distribution only).

Section 2. 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 3. All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

Section 4. The Borough Clerk is hereby directed to give notice at least ten (10) days prior to the hearing on the adoption of this ordinance to the Bergen County Planning Board, and to all others entitled thereto pursuant to the provisions of N.J.S.A. 40:55D-15. Upon adoption of this ordinance, after public hearing thereon, the Borough clerk is further directed to publish notice of the passage thereof and to file copy of this ordinance as finally adopted with the Bergen County Planning Board as required by N.J.S.A. 40:55D-16 and with the Borough Tax Assessor.

Section 5. If any section, subsection, part, clause or phrase of this Ordinance shall be declared invalid by judgment of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of this Ordinance.

Section 6. This Ordinance shall take effect immediately upon final passage and publication as required by law.

Adopted: _____

Approved:

Attest:

John Birkner, Jr., Mayor

Karen Hughes, Borough Clerk