

**BOROUGH OF GLEN ROCK
ORDINANCE NO. 1746**

**AN ORDINANCE TO AMEND CHAPTER 230 OF THE
REVISED GENERAL ORDINANCES OF THE
BOROUGH OF GLEN ROCK, 1971 ENTITLED “ZONING”
BEING AN ORDINANCE ESTABLISHING A UNIFORM
SET OF ZONING REQUIREMENTS; TO ADD AN AR-1 AGE RESTRICTED
HOUSING DISTRICT.**

WHEREAS, pursuant to N.J.S.A. 40:55D-62b, the Mayor and Council of the Borough of Glen Rock are authorized and empowered to adopt and amend the Zoning Ordinance of the Borough;

WHEREAS, pursuant to N.J.S.A. 40:55D-62b, amendments to the zoning ordinance must be either substantially consistent with the land use and housing elements of the Master Plan, as amended and supplemented or designed to effectuate such elements;

WHEREAS, the Planning Board, by Resolution dated December 4, 2014¹, approved the November 2014 Reexamination Report of the Master Plan, which includes reference to the continuing needs of the population of the Borough of Glen Rock to provide alternate forms of housing; and

WHEREAS, the Mayor and Council have deemed it in the best interest of the Borough to amend the Zoning Ordinance to allow for age restricted housing consistent with the current Master Plan; and

WHEREAS, the Governing Body has reviewed the report of its planner who has recommended the proposed new housing district and map to effectuate these changes; and

WHEREAS, upon passage of this Ordinance upon first reading, it shall be referred to the

¹ A copy of which is on file in the office of the Borough Clerk.

It is hereby found and declared, consistent with the November 2014 Reexamination of the Master Plan of the Borough of Glen Rock, that there still exists within the municipality a serious, inadequate supply of age-restricted housing rental units, and that there is a growing demand for such housing. The 2014 Reexamination recognizes a need to generate housing for diverse groups, that there are portions of the Borough suitable to accommodate multi-family housing, and that the Borough should support reasonable efforts to develop senior housing at appropriate locations. This need exists notwithstanding the development of senior citizen housing in the S-1 Zone. The creation of an Age-Restricted Housing District within the Borough of Glen Rock is hereby declared to be of overriding public concern and will serve a necessary public and private purpose. The only permitted use in this Zone shall be multifamily housing units for persons over the age of 55 years.

§230-94A.2 Definitions.

As used in this Article, the following terms shall have the meanings indicated:

AGE-RESTRICTED HOUSING: A housing unit, whether rental or owner occupied, that is occupied by at least one person who is 55 years of age or older (an Age-Restricted Person) and where no person under the age of 19 is permitted to be a permanent resident. All Age-Restricted Housing shall make provisions for notification and enforcement of the age restriction limitations in any and all lease documents, deed documents, or any other ownership or right to occupancy and possession documentation.

AGE-RESTRICTED PERSONS: Persons who have attained the age of 55 years

or over.

§230-94A.3 Permitted Uses.

A. Multifamily housing for age-restricted persons in accordance with the Provisions outlined herein.

B. Single family residential in accordance with the A-2 Residence District regulations as noted in Article X.

C. Any use other use shall be prohibited. shall be prohibited§ **230-94A.4 Interpretation of Standards.**

The provision of this Ordinance shall be held to be the minimum of the public health, safety, and welfare. Where this Ordinance imposes a greater restriction than is imposed and required by other provisions of the Code of the Borough of Glen Rock, County of Bergen, State of New Jersey, the provisions of this Ordinance shall control. Where such other laws, ordinances, rules, regulations, or resolutions require greater restrictions than are imposed by the Ordinance, the provisions of such other laws, ordinances, rules, regulations, or resolutions shall control.

§230-94A.5. Affordable Housing.

Prior to, or as a condition of any approval of a development application by the Planning Board or Board of Adjustment, as applicable, the developer shall be required to comply with the requirements of this section and to enter into an agreement with the Borough Council, in order to address t any affordable housing obligation for an approved development project in this zone.

§ 230-94A.6 Required Conditions.

A. Lot Area: Lot area shall be not less than 2 acres.

- B. Permitted Density: Density shall not be more than 25 units per acre.
- C. Lot Width at Front Yard Setback: The lot width at the front yard setback shall be not less than 150 ft.
- D. Front Yard Setback to Public Street: The front yard setback to a public street shall be not less than 50 ft. except that where the average setback of existing buildings within the block front is less than 50 feet and forms an established setback, all new buildings constructed within the block shall conform to such established line, provided that no new building shall project closer than 45 feet to the front property line. Furthermore, no more than 60 feet of a principal building wall over two stories can be at the minimum front yard setback line without a minimum additional 5 foot setback in the principal building plane for the remainder of the principal building.
- E. Side Yard Setback: The side yard setback shall be not less than 15 ft. or if the side yard coincides with a lot that is zoned or developed as a single family lot, the side yard shall be a minimum of 20ft. or as measured by the following formula whichever is greater:

$$H \times 0.75 = \text{min. side yard setback}$$

H= the height of the highest façade within 40 feet of the adjacent side lot line in question. Such height shall be measured from the average grade (as established in §230-94A.6 K below) to the uppermost stories top plate framing the highest façade as defined herein.
- F. Combined Side Yard Setback: The combined side yard setback shall be

not less than 30 ft.

- G. Rear Yard Setback: The rear yard setback shall be not less than 30 ft.
- H. Projections into Required Setbacks. Projections into the required setbacks shall be permitted in accordance with §230-20 with the exception of §230-20 item E regarding cantilevers which shall not be permitted in this zone.
- I. Building Coverage: Coverage by buildings shall be not more than 35% of lot area.
- J. Improved Lot Coverage: Total impervious coverage shall be not more than 60% of lot area. Impervious coverage shall include, but is not necessarily limited to building structures, roads driveways, parking areas, patios, walkways and the like.
- K. Open Space and Passive Recreation: Open space shall be no less than 40% of lot area, which shall include passive recreation features, in the form of benches, picnic tables, shade structures, gazebos and similar passive recreational appurtenances, the areas of which shall be not less than 1% of lot area.
- L. Building Height: Building Height shall not be more than 45 ft. with height calculated in accordance with the definition of “Height of Building” as set forth in §230-4 entitled “Definitions”, as amended and supplemented.
- M. Off-Street Parking: 1.5 parking spaces shall be required for each 1 bedroom and 2.0 parking spaces shall be required for each 2 or more bedroom residential apartment within the complex, inclusive of guests and visitors. All such parking and parking facilities shall also meet all of the

applicable requirements as provided in Section 230-33, Off-Street Parking in Residential Districts, as they may be applicable. Parking spaces shall measure 10 ft. by 20 ft.

- N. Landscape Buffer: A landscaped buffer, no less than 10 ft. in width, shall be installed along adjoining properties, not including public streets and other roadways. In the event, however, the real property line abuts non-residential property then and in such event only, the landscape buffer may be reduced to a minimum width of 6 ft.
- O. Architectural Requirements: Facades shall include true or faux brick, stone or stucco; windows and doors shall be of a Colonial aesthetic; roofs shall be a combination of hip and gable structures; side exterior walls shall be staggered with a combination of offsets at intervals of no less than 20 ft.; end exterior walls shall be no more than 48 ft. wide, with no staggering required; balconies shall be permitted within the footprint of a building, with Colonial-type railings. Lengthy, blank and monolithic walls shall be prohibited.

§ 230-94A.7 Safety Minimum Conditions.

- A. Automatic sprinklers systems and fire protection systems shall be installed in the units and attic of all buildings. In addition, if required automatic sprinklers systems and fire protection systems shall also be installed on all identified buildings.
- B. Roof construction may utilize a truss design if the attic areas are equipped with an approved fire suppression system.

- C. Floor construction shall not utilize a truss design.
- D. All buildings shall be constructed with fire breaks in all common areas from the garage to the roof. All firebreaks shall be designed with materials having fire resistant ratings.
- E. Minimum fire rating between residential units shall be for 1½ hours.
- F. Garages shall be separated from the residential units by concrete floors.
- G. For any building within the development, access shall be provided for firefighting purposes along at least one (1) side of fifty (50%) percent of the longest dimension of every building, either by concrete or asphalt pavement in the form of a sidewalk or parking lot area, or a 12 feet wide grass paver path suitable to permit an emergency vehicle to gain access to the longer dimension of the structure. The grass area path is considered to be pervious coverage and shall not be included in the impervious coverage calculation.

§230-94A.8. Site Plan Approval Required.

No building shall be erected within the AR-1 District unless and until a site plan shall have been submitted to the Planning Board for its review and approval in accordance with this chapter, and the standards established within Chapter 192, entitled Subdivision of Land, of the Code of the Borough of Glen Rock. The Uniform Construction Code, and the Uniform Fire Code and Fire Safety Act as amended and supplemented.”

Section II. VALIDITY-SEVERABILITY If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be held invalid by a court of competent jurisdiction, such judgment shall not affect or invalidate the remainder of this

Ordinance but such judgment shall be confined in its operation to the section, paragraph, subdivision or clause directly involved in the controversy in which said judgment shall have been rendered.

Section III All Ordinances or parts of Ordinances inconsistent with the provisions hereof are hereby repealed.

Section IV This Ordinance shall take effect upon passage as required by law.

Jacqueline Scalia, Borough Clerk

Bruce Packer, Mayor