

BOROUGH OF CRESSKILL

ORDINANCE NO. 11-17-1419

AMEND CHAPTER 275 ZONING  
ARTICLE XVIII - ENFORCEMENT AND PENALTIES

BE IT ORDAINED by the Mayor and Council of the Borough of Cresskill in the County of Bergen and State of New Jersey, as follows:

SECTION I – 275-73. Building permits.

Permits for conforming one-family dwellings shall not require the approval of the Planning Board or the Zoning Board of Adjustment. No building, structure or sign in any zone shall be erected, added to or structurally altered without a building permit duly issued upon application to the Building Inspector. No building permit shall be issued unless the proposed construction or use is in full conformity with all the provisions of this chapter. All applications for new construction involving any bulk variances shall require the approval of the Planning Board. This provision shall also apply to all use variances, expansions or additions to existing non-conforming structures, even if such expansions or additions conform with all the provisions of this chapter. All such applications shall require the approval of the Zoning Board of Adjustment. Any building permit issued in violation of the provisions of this chapter shall be null and void and of no effect, without the necessity for any proceedings for revocation or nullifications thereof, and any work undertaken or use established pursuant to any such permit shall be unlawful. See § 275-77 for penalties.

SECTION II

All other Ordinances of the Borough, or parts thereof, which are in conflict with this Ordinance, are hereby repealed to the extent of such conflict.

SECTION III

If any section, subsection, paragraph, subdivision, or sentence of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, such decision shall apply only to the section, subsection, paragraph, subdivision, sentence, clause, phrase or provision so adjudged, and the remainder of this Ordinance shall be deemed valid and effective.

SECTION IV

This Ordinance shall take effect immediately upon final passage and publication according to law.