

BOROUGH OF CRESSKILL
BERGEN COUNTY, NEW JERSEY

ORDINANCE NO.19-10-1542

AN ORDINANCE TO ENSURE THE PROPORTIONALITY OF NEW CONSTRUCTION TO
OTHER DWELLINGS IN THE ZONE IN BOROUGH OF CRESSKILL,
BERGEN COUNTY, NJ

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:

In order to promote the public health, safety, morals and general welfare and promote the provision of adequate light, air and open space, Cresskill is desirous of ensuring the proportionality of new construction to other homes in the zone and diversifying Cresskill's residential housing stock by allowing for smaller, more affordable construction and the resulting harmony and desirable visual environment generated thereby.

Section II:

Article II Definition, Section 275-3 Terms defined, is hereby amended to include the following terms in proper alphabetic order,

HABITABLE FLOOR AREA- The sum of the gross horizontal area of all the stories and half-stories of a building as measured from the exterior face of exterior building walls, or from the centerline of a wall separating two (2) buildings. In existing residential buildings, attics, porches, garages, and cellars shall not be calculated as "habitable floor area". For all new dwellings, fifty percent (50%) of the area of an attached garage shall be calculated as "habitable floor area".

HABITABLE FLOOR AREA RATIO-The habitable floor area compared to the total area of the lot on which it is sited.

HABITABLE ROOM- Any room within a building used for the purpose of sleeping, eating, preparation of food, offices, selling of merchandise, public gatherings, or assembly lobbies. All habitable rooms within a dwelling unit shall have natural light, ventilation, and heat.

Section III

Article X, Zone Bulk and Parking Regulations, is amended in the following parameters only.

Section 275-34 A. The term 'minimum floor area' in the first sentence, third line is deleted and replaced with 'habitable floor area'. In all other respects the paragraph is unchanged.

Section 275-35A. In the column entitled "Regulations", the row in the table entitled 'Livable floor area per dwelling unit' shall be renamed as 'Minimum Habitable floor area per dwelling unit'. In all other respects, this table row remains unchanged.

Section 275-35A. In the column entitled "Regulations", the row in the table entitled 'FAR' shall be renamed as 'Habitable Floor Area Ratio'. In all other respects, this table row remains unchanged.

The Schedule of Floor Area Ratio (FAR) and Impervious Coverage Requirements for R-10 One-Family Residence Zone is amended in the following particulars only.

The column headed 'Floor Area Ratio' is renamed 'Habitable Floor Area Ratio'.

The existing language comprising Note #1 is hereby eliminated in its entirety. New replacement language for NOTE: 1 is as follows herein:

NOTE: 1. The maximum size of any dwelling in the R-10 zone regardless of lot size shall not exceed 3,750 square feet of habitable space. The maximum size of any dwelling in the R-15 zone regardless of lot size shall not exceed 4,500 square feet of habitable space.

The maximum size of any dwelling in the R-40 zone regardless of lot size shall not exceed 9,500 of habitable space.

Section IV:

All ordinances of the Borough of Cresskill which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

Section V:

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

Section VI:

This ordinance shall take effect upon final passage, approval and publication as provided by law.

ATTEST:

BOROUGH OF CRESSKILL
COUNTY OF BERGEN
STATE OF NEW JERSEY

Francesca Maragliano, Borough Clerk

By: _____
Benedict Romeo, Mayor