

BOROUGH OF ALLENDALE
Ordinance 14-11

**AN ORDINANCE TO AMEND ARTICLE III AND ARTICLE XV, CHAPTER
270, ZONING OF THE BOROUGH OF ALLENDALE SECTION 270-8
ENTITLED DEFINITIONS AND 270-72 ENTITLED D INDUSTRIAL ZONE
DISTRICT**

Be It Ordained by the Mayor and Council of the Borough of Allendale, in the County of Bergen and State of New Jersey, that section 270-8 entitled “Definitions”, and 270-72 entitled “D Industrial Zone District” is hereby amended and supplemented in the following particulars only:

Section 1. Amend Article III section 270-8 to add the following definition of Adult Day Care.

ADULT DAY CARE- A non-residential facility providing care for the elderly and/or functionally impaired adults in a protective environment. Operators shall be licensed as required by the State of New Jersey as applicable to operate and offer services such as providing meals, social services, recreational outings and trips, physical therapy, general supervision and support. The participants at such a facility shall not be related to the members of the facilities governing authority by marriage, blood, or adoption. Adult day care facilities shall not provide services to participants for longer than 12 hours in a calendar day.

Section 2. Article XV is amended by replacing the title “D Industrial Zone District” to “D-1 and D-2 Industrial Zone Districts”.

Section 3. Section 270-72 is amended by replacing the existing paragraphs A. thru H. with the following:

§ 270-72. Primary intended use.

The D-1 and D-2 districts are intended primarily for office, light manufacturing, processing and assembly operations, together with only wholesale sales and display rooms necessarily pertinent thereto. The D-1 and D-2 districts are differentiated by the added permission of medical related office and commercial uses.

A. The following uses are permitted in the D-1 Zone District:

- (1) Indoor individualized instructional sports training facility which shall not exceed a maximum floor area 5,000sf, (excluding health clubs and bowling alleys).
- (2) Martial arts and gymnastic instruction,

- (3) Studios for the instruction of individualized musical and other fine and performing arts which shall not exceed a maximum floor area of 2,500sf.
- (4) State licensed rehabilitation and physical therapy clinics,
- (5) Medical and dental offices, medical imaging and medical dialysis facilities, excluding testing laboratories or medical clinics.
- (6) State licensed adult day care facilities.

B. The following uses are permitted in the D-1 and D-2 Zone District:

- (1) Manufacturing , servicing or reconstruction of light machinery and assembly, comprising any of the following:

- (a.) Point of Sale Terminals
- (b.) Office business electronics or machinery
- (c.) Sewing machines.
- (d.) Machine design, detailing and associated model making.

- (2) Fabrication of metal products, comprising any of the following:

- (a.) Boats.
- (b.) Baby carriages.
- (c.) Bicycles and other such vehicles.
- (d.) Instrument making.
- (e.) Metal household furniture, screens and storm sashes.
- (f.) Musical instruments.

- (3) Fabrication of paper products, comprising any of the following:

- (a.) Bags.
- (b.) Bookbinding.
- (c.) Boxes and packing materials.
- (d.) Office supplies.

- (4) Fabrication of wood products, comprising any of the following:

- (a.) Boats.
- (b.) Boxes.

(c.) Cabinets and woodwork.

(d.) Furniture.

(5) Laboratories, including the following:

(a.) Dental.

(b.) Electronic.

(c.) Pharmaceutical.

(6) Other permissible industry, comprising any of the following:

(a.) Book publishing.

(b.) Brush and broom manufacturing.

(c.) Plastic product fabrication.

(d.) Printing paper and cloth.

(e.) Sporting goods manufacturing.

(7) Professional office buildings.

(8) Digital data storage facilities (accessory generators shall be as regulated herein),

(9) Any nonresidential use permitted in AAA Residence Zone District, provided it is on a lot at least five acres in area.

C. The following uses are specifically prohibited in the D-1 and D-2 Zone Districts.

(1) Cross loading dock type distribution facilities.

(2) Refrigeration facilities greater than 10% of the lease area of the user. Exterior refrigeration storage and equipment.

(3) Retail sales.

Section 4. Section 270-76 is amended by replacing the existing paragraph with the following:

§ 270-76. Accessory buildings.

Accessory buildings shall be separated from each other and from the principal building by at least 15 feet.

Accessory emergency generators shall meet the following setback requirements:

- (1) Front Yard 100 feet
- (2) Side Yard 50 feet
- (3) Rear Yard 50 feet (except 6 feet where adjacent to a 50 foot wide railroad R.O.W.)

Emergency generators shall meet the standards applicable in Chapter 170 of the Borough code. Each unit shall be contained in a sound attenuating cover that meets these standards. In addition, such enclosures shall be screened from view by landscaping. The testing required for these backup generating systems shall be confined to the hours between 9:00am and 6:00pm.

Section 5. Section 270-5 Map.

A. The Zoning Map entitled “Zoning Map, Borough of Allendale, Bergen County, New Jersey” prepared by Borough Engineer, John J. Yakimik, P.E., dated May, 2014 is hereby adopted and declared to be a part of this Chapter. Said Zoning Map is hereby revised and amended by the creation of the D-1 and D-2 Zoning Districts set forth herein.

B. No change.

Section 6. 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 7. 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 8. 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 9. This ordinance shall take effect after final passage and publication as prescribed by law.