

BOROUGH OF ORADELL
BERGEN COUNTY, NEW JERSEY
ORDINANCE #26-4

This ordinance published herewith was introduced and passed upon first reading at a meeting of the Borough Council of the Borough of Oradell, in the County of Bergen and State of New Jersey, held on February 19, 2026 at 7:30 PM. It will be further considered for final passage after public hearing thereon, at a Public Meeting of said Borough Council to be held at 350 Prospect Avenue, in said Borough, on March 10, 2026 at 7:30 PM, and during the week prior to and up to and including the date of such meeting, copies of said ordinance will be made available at the Clerk's Office in said Borough Hall to the members of the general public who shall request the same.

LAURA J. LYONS
Municipal Clerk

ORDINANCE NO. 26-4
AN ORDINANCE TO AMEND SECTIONS 240-6.2, 240-6.5, 240-6.6, AND 240-11.1
OF THE BOROUGH CODE

Intent and purpose. It is the intent and purpose of this Zoning Ordinance Amendment to expand the B-1 Business Zone within the Borough to satisfy a portion of Oradell's Round 4 unmet need affordable housing obligation. This ordinance also eliminates the B-3 Business and Apartment Zone

Zoning Ordinance Section 240-6.2:

Properties to be rezoned from B-3 Business and Apartment Zone to B-1 Business Zone: Block 103, Lot 17, Block 110, Lots 1-3, Block 113, Lots 1-4, and Block 116, Lots 1-3 as shown on the attached map.

The CBD Central Business District Overlay Zone, which includes a Court approved affordable housing overlay option, is applicable within the expanded B-1 Business Zone.

A. For the purposes of this chapter, the Borough of Oradell is divided into 17 zones, which are as follows:

R-1	One-Family Residential Zone
R-2	One-Family Residential Zone
R-3	One-Family Residential Zone
R-4	One-Family Residential Zone
R-5	Two-Family Residential Zone
A-1	Garden Apartment and Residential Zone
B-1	Business Zone
B-2	Limited Business Zone
CBD	Central Business District Overlay Zone
C-1	Commercial Zone
CR	Conservation/Recreation Zone (Recreation, Watershed, Open Space)
MX	Mixed-Use Development Zone (Residential/Business)
AHO	Affordable Housing Overlay District
AH-1	Affordable Housing 1 Residential Zone
AH-2	Affordable Housing 2 Residential Zone
R-2A	One-Family Residential Zone

- B. The boundaries of these zones are hereby established as shown on the map entitled "Zoning Map of the Borough of Oradell, New Jersey," revised March 1, 2010, which map is hereby adopted by reference and declared to be a part of this chapter.[1]

[1] Editor's Note: The Zoning Map and amendments thereto are on file in the Borough offices.

- C. District boundary lines are intended to follow street and railroad center lines and lot or property lines as they exist at the time of enactment of this chapter unless otherwise indicated on the Zoning Map. The exact location of any disputed boundary line shall be determined by the Zoning Board of Adjustment.
- D. Where a vacated right-of-way is bounded on either side by more than one district, the former center line of such right-of-way shall become the new district line.
- E. Where a district boundary line divides one or more lots that are in a single ownership at the time of the passage of this chapter, the use provided for one district shall not extend into the other district.

Zoning Ordinance Section 240-6.5:

- I. C-1 Commercial.
 - 1) Permitted uses shall be as follows:
 - a) All the uses permitted as set forth in the B-1 Zone and B-2 Zone

Zoning Ordinance Section 240-6.6:

- A. In the A-1 Zone, B-1 Zone, B-2 Zone, MX Zone and C-1 Zone, parking shall be behind the rear building line.

Zoning Ordinance Section 240-11.1:

- D. Permitted signs: B-1 Zone District and CBD Overlay. The following signs shall be permitted in the B-1 Business Zones and Central Business District (CBD) Overlay Zone.

Repealer

All ordinances or code provisions or parts thereof inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Severability

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.

Effective Date

This ordinance shall take effect upon its passage and publication, as required by law.