

**TOWNSHIP OF MAHWAH
ORDINANCE NO. 1941**

**ORDINANCE OF THE TOWNSHIP OF MAHWAH, COUNTY OF
BERGEN, STATE OF NEW JERSEY, AMENDING ORDINANCE 1916 TO
CORRECT SCHEDULE OF AREA, YARD AND BULK CONTROLS FOR
PLANNED RESIDENTIAL DEVELOPMENTS**

WHEREAS, on October 15, 2020, the Township of Mahwah adopted Ordinance 1916, which substantially revised Chapter 24, Zoning, of the Township Code to address various issues and legal changes that had occurred since that last revision of Chapter 24; and

WHEREAS, during the recent codification of Ordinance 1916, it was discovered that the existing rear setback requirements, as well as headers for the front, side and rear setbacks, had been inadvertently omitted from Ordinance 1916's "Schedule of Area, Yard and Bulk Controls for Planned Residential Developments," (the "Schedule") located on page 170 of Ordinance 1916, as highlighted in the corrected Schedule ("Corrected Schedule") attached hereto and made a part hereof; and

WHEREAS, it was never the intention of the Township Council and Planning Board in adopting Ordinance 1916 to eliminate the above setback requirements and headers from Chapter 24, and the omission was due solely to a technical issue that occurred when the file was electronically manipulated and exported; and

WHEREAS, the Township Planner and Township Administrative Officer have reviewed the Corrected Schedule and recommend that the Ordinance 1916 (page 170), and Chapter 24 (Attachment 6), be repealed and replaced with the Corrected Schedule.

NOW THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Mahwah, County of Bergen, State of New Jersey, as follows:

SECTION 1. Ordinance 1961 (page 170) and Chapter 24 (Attachment 6), Schedule of Area, Yard and Bulk Controls for Planned Residential Developments, are hereby repealed and replaced with Exhibit A, attached hereto.

SECTION 2. All ordinances of the Township of Mahwah that are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.

SECTION 3. 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 4. This ordinance shall take effect twenty (20) days following final passage, approval, and publication as required by law.

**SCHEDULE OF AREA, YARD AND BULK CONTROLS
FOR PLANNED RESIDENTIAL DEVELOPMENTS
TOWNSHIP OF MAHWAH**

Requirements	Single Family Uses		Townhouse Uses **		Garden Apartment Uses		Single Family Semidetached Use	Adult Home Use
	PRD4	PRD6	PRD4	PRD6	PRD4	PRD6		
Minimum Lot Area (square feet)	14,500	10,800	3,000	2,500	Not Applicable		PRD4S	PRD4S
Minimum Lot Width (feet)	125	100	30	25	200	200	4,400***	1,200****
Maximum Improved Lot Coverage (percent)	50	50	70	70	75	75	40	22
Maximum Lot Coverage (percent)	30	30	50	50	25	25	36	50
Minimum Required Yards (feet)							28	33
	Front	30	25	25	50	50	20	20
	Side One	10	--*	--*	30	30	10	8
	Side Both (if provided)	25	--	--	60	60	10	8
	Rear	30	25	25	75	75	10	10

NOTES:

* None required, but where provided, a minimum of twenty (20') feet, except where abutting a street, a minimum of twenty-five (25') feet.

** No building group in the PRD4 Zone shall exceed the lesser of six (6) dwelling units or one hundred eighty (180') feet in any horizontal dimension; and no building group in the PRD6 Zone shall exceed the lesser of eight (8) units or one hundred eighty (180') feet in any horizontal dimension.

*** Overall unit density shall not exceed 3.55 units per acre dedicated to such use.

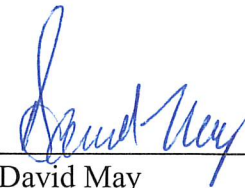
**** Overall unit shall not exceed eleven (11) units per acre dedicated to such use and unit size shall not exceed one thousand (1,000) square feet in total floor area, basements and garages excluded.

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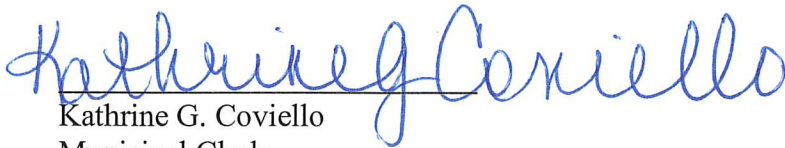
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Dated: 1/12/22

Attest



David May
Council President



Kathrine G. Coviello
Municipal Clerk

I, Kathrine G. Coviello, Municipal Clerk of the Township of Mahwah, hereby certify that the within Ordinance was passed and adopted at a meeting of the Township Council held on the 22nd day of July, 2021.



Kathrine G. Coviello, RMC/CMC/MMC
Municipal Clerk