



DEBORAH KARLSSON, RMC
CITY CLERK

CITY OF HACKENSACK

65 Central Avenue
P.O. Box 608
HACKENSACK, N.J. 07602-0608
(201) 646-3940
Fax: (201) 457-1466
www.hackensack.org

CITY COUNCIL

JOHN P. LABROSSE, JR., MAYOR
KATHLEEN CANESTRINO, DEPUTY MAYOR
LEONARDO BATTAGLIA
DAVID SIMS
JASON SOME

Via Regular and
Certified Mail Return Receipt

NOTICE OF PUBLIC HEARING City of Hackensack, Mayor and Council Bergen County, New Jersey R-3 and R-3B Zones

PLEASE TAKE NOTICE that on Monday, August 3, 2015, at 7:00 p.m., or as soon thereafter as may be heard, a public hearing will be held before the Mayor and Council of the City of Hackensack at the City of Hackensack Council Chambers, 65 Central Avenue, 3rd Floor, Hackensack, New Jersey, to consider for final approval Ordinance 28-2015, which seeks to amend Chapter 175 of the *City of Hackensack Municipal Code*, entitled "Zoning," to Amend the "Schedule of District Regulations" as authorized by Section 175-4.1, entitled "Schedule of Regulations" by removing "Nursing, rest and convalescent homes" from the conditional uses allowed in Zone R-3 and Zone R-3B.

If you are receiving this notice, it is because your property is located within the R-3 or R-3B Zones, or within 200 feet of the boundaries thereof.

At the public hearing, any interested party may appear in person, or through an attorney, and ask questions, participate, give evidence or make a statement concerning the application and the proposed change to the zoning districts' classification.

Enclosed please find the following:

Copy of Ordinance 28-2015, An Ordinance Amending Chapter 175 of the Code of the City of Hackensack, amending the "Schedule of District Regulations" as Authorized by Section 175-4.1 Entitled Schedule of Regulations regarding R-3 and R-3B Zones.

In addition, a copy of the proposed Ordinance is on file with the Clerk of the City of Hackensack and may be reviewed in the Clerk's office during during regular business hours, Monday through Friday, 8:30 a.m. to 4:30 p.m., except legal holidays.

Please feel free to contact the City Clerk if you have any questions:

Deborah Karlsson, City Clerk
65 Central Avenue,
Hackensack, New Jersey 07601
(201) 646-3940

CITY OF HACKENSACK
ORDINANCE NO. 28-2015

AN ORDINANCE AMENDING CHAPTER 175 OF *THE CITY OF HACKENSACK MUNICIPAL CODE* ENTITLED "ZONING" TO AMEND THE "SCHEDULE OF DISTRICT REGULATIONS" AS AUTHORIZED BY SECTION 175-4.1 ENTITLED "SCHEDULES OF REGULATIONS"

WHEREAS, pursuant to N.J.S.A. 40:55D-62, the City of Hackensack (the "City") wishes to amend the Zoning Ordinance of the City of Hackensack relating to the nature and extent of uses of land and of buildings and structures thereon.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hackensack, in the County of Bergen and State of New Jersey, as follows:

Section 1. The Schedule of District Regulations authorized by Chapter 175 entitled "Zoning" of *The City of Hackensack Municipal Code*, Article IV entitled "District Regulations," Section 175-4.1 entitled "Schedule of Regulations" is hereby supplemented and amended to read as follows:

SCHEDULE OF DISTRICT REGULATIONS
R-3B DISTRICT

Permitted Principal Uses

No building or premises shall be erected, altered or used except for uses designated for each district as follows:

- All uses permitted in the R-3A district.
- Professional and business office buildings

Accessory Uses

Any of the following accessory uses may be permitted in conjunction with a permitted principal use

- Any accessory use permitted in the R-3A zone under the same terms and conditions.

Conditional Uses

The following conditional uses are permitted within the R-3B district subject to area, yard and bulk regulations and other controls identified in the conditional use regulations of this ordinance.

- Any conditional use permitted in the R-3A zone under the same terms and conditions.

Area, Yard and Bulk Regulations

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Section 2. If any article, 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 and they shall remain in full force and effect.

Section 3. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the City of Hackensack, the provisions hercof shall be determined to govern. All other parts, portions and provisions of the ordinances of the City of Hackensack are hereby ratified and confirmed, except where inconsistent with the terms hereof.

Section 4. The City Clerk is directed to give notice at least ten days prior to a hearing on the adoption of this ordinance to the Bergen County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15, and N.J.S.A. 40:55D-63 (if required).

Section 5. - After introduction, the City Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the City of Hackensack for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the City Council, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

Section 6. The City Clerk is hereby directed to publish notice of the proposed ordinance pursuant to N.J.S.A. 40:49-2.1.

Section 7. Pursuant to N.J.S.A. 40:55D-62.1, the City Clerk is hereby directed to serve notice of the proposed ordinance to the owners of all real property, as shown on the current tax duplicates, located within the R-3 and R-3B Zones, and within 200 feet in all directions of the boundaries of the district, at least 10 days prior to the public hearing. Such notice shall state the date, time and place of the public hearing, the nature of the matter to be considered and identification of the affected zone districts, and by reference to the lot and block numbers as shown on the current tax duplicate in the municipal tax assessor's office. Notice shall be given by: (1) serving a copy thereof on the property owner as shown on the said current tax duplicate, or his agent in charge of the property, or (2) mailing a copy thereof by certified mail and regular mail to the property owner at the address as shown on the said current tax duplicate. The City Clerk shall execute an affidavit of proof of service of the notices required herein, and shall keep a copy thereof, along with proof of publication of the notice.

Section 8. This Ordinance shall take effect immediately upon (1) final adoption; (2) approval by the Mayor; and (3) publication in accordance with the laws of the State of New Jersey.

Introduced: June 23, 2015

Adopted:

ATTEST:

CITY OF HACKENSACK

Name: Deborah Karlsson
Title: City Clerk

By: _____
Name: John P. Labrosse, Jr.
Title: Mayor