

TOWNSHIP OF SADDLE BROOK  
COUNTY OF BERGEN, NEW JERSEY

ORDINANCE NO. 1717-22

AN ORDINANCE TO REVISE SCHEDULE I (PART 2) SCHEDULE OF DISTRICT USE REGULATIONS AND TO AMEND THE ZONING MAP OF THE TOWNSHIP OF SADDLE BROOK, COUNTY OF BERGEN, STATE OF NEW JERSEY SUCH THAT CERTAIN PARCELS ARE REMOVED FROM THE O-MR ZONE AND PLACED WITHIN THE I-INDUSTRIAL ZONE.

WHEREAS, the Township of Saddle Brook's ("Township") June 2004 master plan (the "Plan") provides, as goal number three (3), that the Township should maintain and upgrade business zones along Route 46; and

WHEREAS, the Plan also states that it should be a goal of the Township to "maintain general existing business uses including local business activities...already substantially developed for such uses;" and

WHEREAS, the Plan also provides that the Township should, as land use objective, "redevelop old industrial areas through creative zoning techniques"; and

WHEREAS, Woit Industries, Inc. ("Woit") owns Block 405, Lots 9, 10 and 11 as shown on the Township Tax Assessment Map (the "Property"); and

WHEREAS, the Property was re-zoned a number of years ago from an industrial ("I") zoning district to an office mid-rise ("O-MR") district; and

WHEREAS, the Property's uses continue to be industrial; and

WHEREAS, the Property is surrounded by the Township's I Zone; and

WHEREAS, given that the uses permitted in the O-MR Zone are not suitable for the Property and will inhibit the economic redevelopment of same and the economic development of the Township as a whole; and

WHEREAS, Woit seeks to either re-invest and modernize the current structures and property as intended and previously used as a block manufacturing facility or, alternatively, to redevelop the Property for another use; and

WHEREAS, such investment and redevelopment is a positive change for the Township, its residents and its rate base; and

WHEREAS, it therefore makes sense to re-classify the Property as part of the “I” Industrial zone and clarify the uses in same to ensure that the Property can be redeveloped to promote the Township’s interests.

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

### **Article I**

The Zoning Map of the Township of Saddle Brook, also referred to as 206:A9, is revised such that Block 405, Lots 9, 10 and 11 of the Township Tax Map shall be included in the I- Zone and removed from the O-MR Zone.

### **Article II**

All other parts, portions and provisions of the Township Code of the Township of Saddle Brook, be and the same, are hereby ratified and confirmed, except where inconsistent with the terms thereof. In the event of any such inconsistency, the terms of this Ordinance shall be deemed to govern.

### **Article III**

The terms of this ordinance are hereby declared to be severable; should any part, portion or provision hereof be declared invalid or unconstitutional, said finding shall not affect any other part, portion or provision thereof.

### **Article IV**

Upon introduction, this ordinance shall be referred to the Planning Board of the Township of Saddle Brook pursuant to N.J.S.A. 40:55D-62a.

### **Article V**

The Township clerk shall provide notice of hearing of this ordinance pursuant to the requirements of N.J.S.A. 40:55D-62.1..

### **Article VI**

This Ordinance shall take effect immediately upon final passage and publication according to law and filing with the Bergen County Planning Board.

ATTEST:

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Peter LoDico, Township Clerk

APPROVED:  
TOWNSHIP OF SADDLE BROOK

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Florence Mazzer  
Council President

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Mayor Robert D. White