

ORDINANCE NO. 18-07

AN ORDINANCE TO AMEND CHAPTER §380-58 AND §380-66 OF THE BOROUGH CODE TO AMEND THE USES WITHIN THE EXECUTIVE AND ADMINISTRATIVE OFFICE DISTRICT (EAO) AND THE EXECUTIVE AND ADMINISTRATIVE OFFICE DISTRICT II (EAOII) OF THE BOROUGH OF WOODCLIFF LAKE

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF WOODCLIFF LAKE IN THE COUNTY OF BERGEN AND STATE OF NEW JERSEY, AS FOLLOWS:

WHEREAS , the Mayor and Council of the Borough of Woodcliff Lake wish to make changes to the uses of the Executive and Administrative Office District (EAO) and the Executive and Administrative Office District II (EAOII) in order to make such districts available for use in a manner that is consistent with the districts' intended purpose; and

WHEREAS , the Mayor and Council of the Borough of Woodcliff Lake wish to amend Chapter §380-58 and §380-66 of the Borough Code to permit uses in the Executive and Administrative Office District (EAO) and the Executive and Administrative Office District II (EAOII) for office/administrative uses, health care/wellness facilities, hotels and other accessory uses which are customary and incidental to any principal permitted use.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Woodcliff Lake, Bergen County, New Jersey, as follows:

Section 1. That Chapter §380-58 entitled "Permitted Uses" of the Borough of Woodcliff Lake shall be amended to add additional uses and accessory uses and shall now read as follows:

§ 350-58 Permitted uses.

Within the Executive and Administrative Office District (EAO) no lot, tract or parcel of land shall be used and no building structure shall be constructed, already, erected or placed to be used for any purpose other than the following principal and accessory uses:

- A. Business, executive, professional, administrative, or governmental offices.
- B. Medical office and offices for medical practitioners, including but not limited to physicians, mental health specialists, dentists, chiropractors, optometrists, podiatrists, urgent care facilities, surgical facilities without overnight stays; physical, occupational and speech therapists. This section shall exclude drug/mental health rehabilitation facilities, hospitals, clinics, nursing homes or residential health care facilities.
- C. Hotels.
- D. The following accessory uses shall be permitted: training facilities for office tenants, restaurants, coffee shops and retail uses that primarily serve the

tenants of the building and their guests, such as copy shops, parcel services, office supplies, flower shops, dry cleaners, child care centers and accessory uses which are customary and incidental to any principal permitted use.

Section 2. It is the intent of this ordinance to effect the permitted uses in the Executive and Administrative Office District II (EA0II) pursuant to the terms of §380-66.

Section 3. All prior ordinances that are inconsistent with this ordinance are repealed. All ordinances are hereby amended to be consistent with this ordinance and all ordinances, including this one, shall be construed consistent with the express purpose of this ordinance.

Section 4. This ordinance shall be construed consistent with the purpose stated in section 1 hereof. Any ambiguities in this ordinance shall be construed in accordance with the purpose of this ordinance. If any part of this ordinance is invalidated by a court of competent jurisdiction, the remainder of this ordinance shall be saved to the full extent possible. This ordinance repeals provisions of the Woodcliff Lake Code only where stated herein; otherwise this ordinance is amendatory and supplementary to existing provision of the Woodcliff Lake Code.

Section 5. This ordinance shall take effect immediately upon approval and publication of notice of adoption as provided by law.

Attest: **DEBORAH DAKIN, RMC, CMR**
BOROUGH CLERK