

BOROUGH OF WOODCLIFF LAKE

Bergen County, New Jersey

ORDINANCE NO. 21-08

AN ORDINANCE TO AMEND CHAPTER 380 ENTITLED "ZONING" OF THE BOROUGH CODE OF THE BOROUGH OF WOODCLIFF LAKE, STATE OF NEW JERSEY

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, Chapter 380, of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding Zoning within the Borough of Woodcliff Lake; and,

BE IT ORDAINED, by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, and State of New Jersey that those portions of the aforesaid set forth below are hereby amended as follows and that those portions of the Ordinance not set forth below shall remain unchanged.

Chapter 380. Zoning.

Ch. 380-11. Principal Uses.

Section 1. Amend Section 380-11(1) by amending to add the following:

Accessory Pool Cabana. Pool cabana structures shall be subject to the following:

- a. An accessory pool cabana is permitted to be a one-story, ground level, detached accessory structure or attached to another accessory structure, enclosed and containing a roof, serving a lawfully existing and approved inground swimming pool on a residential property.
- b. Only one accessory pool cabana is permitted per residential property.
- c. Such a structure shall be used only for recreational, or storage purposes associated with the principal residential use of the property.
- d. The pool cabana must be seasonal (closed for at least full 90 service days) and is not permitted to have heating equipment, air conditioning for the structure or contain a full-service kitchen as defined herein. The pool cabana structure shall not contain a bedroom and/or similar living quarter. A toilet, sink and exterior (only) shower are permitted.

e. A pool cabana area shall comply with the following maximum dimensions:

<u>Lot Size (square feet)</u>	<u>Maximum Pool Cabana Area Size (square feet)</u>
6,500 to 22,000	150
22,001 to 43,000	200
43,001 and greater	300

f. A deed restriction containing the following language is to be filed with the Bergen County Clerk's Office for the property containing the accessory pool cabana stating minimally the

following: “The grantor and grantee specifically represent and warrant that this deed contains a deed restriction whereby the cabana use will not contain heating equipment, bedrooms and/or living quarters, full-service kitchen or used for sleeping. This deed restriction is intended to prohibit conversion to a habitable space.

- g. Pool cabanas shall conform to the accessory structure setback and coverage requirements as set forth in the zone.

Section 2. Add a new paragraph to add the following definition:

Full-Service Kitchen.

A full-service kitchen is an indoor area for food preparation containing anyone of the following:

- a. dishwasher, stove, or range.

Severability All provisions of this Ordinance are severable. If for any reason, any provision of this Ordinance is held to be invalid, the validity of the remainder of the Ordinance shall not be affected.

Effective Date. This Ordinance shall become effective upon final approval and publication, pursuant to law, and upon completion of all outstanding cases.