

BOROUGH OF WOODCLIFF LAKE

Bergen County, New Jersey

ORDINANCE NO. 24-15

AN ORDINANCE TO AMEND CHAPTER 292 ENTITLED "SITE PLAN" 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 292, of the Code of the Borough of Woodcliff Lake sets forth all regulations regarding the Site Plan Review 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.

Section 292-33.1 Design standards for properties with frontage on Broadway; Subsection C. Related Items- shall be amended to include the following subparagraphs.

(7) Streetscape Requirements. The streetscape for all properties with frontage on Broadway shall be designed with the same palette of materials and standards in order to create a cohesive district.

(a) Streetscape Elements. The streetscape shall be provided by the developer per this section which include:

- [1] Street trees;
- [2] Sidewalks;
- [3] Street lighting; and
- [4] Landscape.

(b) Street Trees.

- [1] Street trees shall be planted in either grates or open landscape planting areas equivalent to 30'-0" on-center along Broadway frontage and for at least one street trees along a secondary street for any corner lot.
- [2] Street trees shall be planted with a minimum 3.5" caliper and shall be trimmed to 8'-0" in accordance with the American Society of Nursery Stock published by the American Association of Nurseryman.

[3] A minimum 4'-0" dimension between the back of curb and sidewalk.

(c) Sidewalks.

[1] Sidewalks shall be a minimum 5'-0" in width and shall be scored concrete.

(d) Street Lights.

[1] All street lights shall be shielded from the second floor uses and shall be a maximum of 16'-0" in height, located on center between street trees, 1'-0" from the back of sidewalk and shall be a maximum of 90'-0" on center.

[2] Street lights specifications and locations shall be submitted for review and approval prior to installation.

[3] Luminaires shall be translucent or glare free using opaque glare or acrylic lenses.

[4] Diffusers and refractors should be installed to eliminate light and glare to adjacent residential properties.

(e) Landscape Planting:

[1] A minimum 4'-0" either planting area or pavers shall be provided between the back of curb and the sidewalk along Broadway.

[a] The type and color of any proposed pavers shall be reviewed and approved by the Planning Board and the Planning Board Engineer prior to installation.

[2] For any project with surface parking on Broadway (front or side yard) the following requirements shall be required as part of a site plan application.

[a] A minimum 4'-0" planting area shall be located between the back of the sidewalk and the parking area.

[b] The planting area shall be planted with evergreen shrubs at least 3'-0" at the time of planting which are a species that will form a year-round dense screen. The maximum height for the planting shall be maintained at no greater than 4'-0" in height.

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.