

Legal Notice of March 12, 2019 Public Hearing
Regarding
CBD Central Business District Overlay Zone Ordinance
Mayor & Council
Borough of Oradell, New Jersey

PLEASE TAKE NOTICE that in accordance with the Municipal Land Use Law (N.J.S.A.40:55D-15 and N.J.S.A.40:55 D-62.1) notice is hereby given that the Mayor and Council of the Borough of Oradell will hold a meeting at 7:30pm on Tuesday, March 12, 2019 in the Council Chambers , of the Borough Municipal Building, at 355 Kinderkamack Road, Oradell, NJ 07649, to conduct a public hearing to consider the adoption of an ordinance which creates a new CBD Central Business District Overlay Zone. At that time, any person(s) any attend and comment on the proposed ordinance.

Borough records indicate that you own one or more properties affected by these ordinances.

PLEASE TAKE FURTHER NOTICE that the Mayor & Council may take official action on the proposed ordinance at the public hearing. Copies of the proposed ordinance shall be on file with the Borough Clerk's Office. All such documents shall be available for inspection during normal business hours, Monday through Friday from 8am – 4pm, at the Borough of Oradell Municipal Building, 355 Kinderkamack Road, Oradell, NJ 07649 or found on the Borough website www.oradell.org .

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The proposed CBD Central Business District Overlay Zone Ordinance amends the zoning for all parcels within the B-1 Business Zone, roughly encompassing the area along both sides of Kinderkamack Road between Saw Mill Lane and Westervelt Place. These parcels are identified on municipal tax records as follows:

| <u>Block</u> | <u>Lot(s)</u> |
|--------------|-------------------|
| 211 | 12 – 15 |
| 212 | 11 |
| 220 | 22 |
| 221 | 1 – 9 |
| 223 | 1 |
| 403 | 14 – 16 |
| 406 | 9 – 13 |
| 407 | 2 – 4 |
| 408 | 11 – 14.02 |
| 411 | 14 and 15 |
| 1102 | 1 – 8 |
| 1201 | 1 – 5 and 16 – 25 |
| 1202 | 1 and 15 – 24 |
| 1203 | 1 |

The ordinance allows for the construction of inclusionary multifamily residential in accordance with the Borough's Housing Element & Fair Share Plan, while also retaining the property owners' option to develop in accordance with the underlying B-1 Zone standards.

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