



BOROUGH OF PARK RIDGE

**53 Park Avenue
Park Ridge, NJ 07656**

**OFFICE OF THE
BOROUGH CLERK
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**Legal Notice of August 10, 2021
Public Hearing Regarding
Ordinance No. 2021-019
Mayor & Council
Borough of Park Ridge, 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. 40:55D-62.1) notice is hereby given that the Mayor and Council of the Borough of Park Ridge will hold a meeting at 8:15 p.m. on Tuesday, August 10, 2021, virtually via Zoom, to conduct a public hearing to consider the adoption of Ordinance No. 2021-019 of the Borough of Park Ridge. At that time, any person(s) may attend and comment on the proposed ordinance.

PKRG-TV will air a live YouTube and cable broadcast of the Mayor and Council Meeting on Tuesday, August 10th at 8:15 p.m. Viewers can watch on our cable stations, Optimum Ch. 77 or Verizon FIOS Ch. 22, or you can tune in to our YouTube channel, PKRG-TV On Demand at the following link: <https://youtu.be/mQh3saoNevo>

If you have a question when the meeting is open to the public, please dial 201-822-3199 passcode 121212.

The proposed Ordinance No. 2021-019 amends Chapter 101, Zoning, of the Borough Code as follows:

- To rezone Block 103 Lot 3, which encompasses the Bear's Nest Townhouse Development on Spring Valley Road and is split-zoned in the R-T Residential Townhouse Zone and AH-2 Affordable Housing Zone, to be entirely within the R-T Residential Townhouse Zone;
- To rezone Block 206 Lot 1, which is located between Brae Boulevard and the Montvale border and is split-zoned in the R-T Residential Townhouse Zone, ORL Office Research Laboratory Zone, and AH-2 Affordable Housing Zone, to be entirely within the AH-2 Affordable Housing Zone;

- To amend the AH-2 zoning applicable to Block 206 Lots 1 and 2, located at the intersection of Spring Valley Road and Brae Boulevard, in order to allow for construction of a 100 percent affordable development on the former lot and dedication of open space on the latter lot;
- To rezone Block 303 Lot 1, which is located at 1 Maynard Drive and is split-zoned in the ORL Office Research Laboratory Zone and R-T Residential Townhouse Zone, to be entirely within the ORL Office Research Laboratory Zone;
- To rezone Block 1602 Lot 5, located at 24 Wampum Road, from the AH-2 Affordable Housing Zone to the AH-1 Affordable Housing Zone in order to be consistent with the Borough's Housing Element and Fair Share Plan; and
- To eliminate references to the AH-3 Overlay Zone (applicable to lots formerly identified as Block 1801 Lot 5 and Block 1802 Lots 6 and 7 and which are now part of Block 1801.01 Lot 1.01), which was created in 2006 as a strategy to address the Borough's Growth Share Obligation, but which Growth Share Obligation was subsequently stricken down by the courts and which zoning was superseded by the adoption of a Redevelopment Area in 2016.

PLEASE TAKE FURTHER NOTICE that the Mayor and 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 no less than ten (10) days prior to the public hearing. All such documents shall be available for inspection during normal business hours, Monday through Friday from 8:00 am to 4:30 pm, at the Borough of Park Ridge Municipal Building, 53 Park Avenue, Park Ridge, NJ, 07656.