ORDINANCE NO. 2112-14

AN ORDINANCE TO CREATE TWO NEW BUSINESS DISTRICTS KNOWN AS THE - B-3 AND B-3A ZONES, TO ENCOURAGE RETAIL/COMMERCIAL REDEVELOPMENT

WHEREAS, the Goffle Road corridor from Lafayette Avenue to Rock Road is fully developed with business, commercial and light industrial uses, as well as automotive related uses; and

WHEREAS, the Wagaraw Road/South Goffle Road area is largely developed but has many industrial sites which may redevelop with alternative uses set forth in overlay zoning; and

WHEREAS, during the course of creating zoning amendments addressing the factors noted above, it also became evident that an adjacent area bounded by Wagaraw Road, North 8th Street, Westervelt Avenue and the Prospect Park border is fully developed as a predominantly, if not exclusively, residential area yet is zoned industrial on the Land Use Map of the Borough of Hawthorne; and

WHEREAS, the 2011 Master Plan Reexamination Report and Land Use Plan Update identifies the need for a zoning amendment to foster a more vibrant land use arrangement in the Goffle Road corridor from Lafayette Avenue to Rock Road; and

WHEREAS, the land use plan map designates the bulk of the Goffle Road corridor in a Limited Business category which is intended to encourage adaptive reuse of industrial sites and promote commercial activities to stimulate economic growth in this area, including retail, restaurant and personal service uses; and

WHEREAS, a prior Redevelopment Study identifies the need to introduce zoning amendments in the Wagaraw Road and South Goffle Road areas so as to encourage redevelopment of former industrial sites; and

WHEREAS, the lot areas on the north side of Goffle Road are generally larger than those on the south side of the roadway, and similar lot area distinctions exist in the Wagaraw/South Goffle Road area; and

WHEREAS, the master plan encourages site design with integrated parking, building, circulation, lighting and landscaping design elements;

NOW THEREFORE BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF HAWTHORNE IN THE COUNTY OF PASSAIC, NEW JERSEY THAT IT CREATES ZONING KNOWN AS THE B-3 AND B-3A ZONES WITH THE SAID ZONING AMENDMENT TO READ AS FOLLOWS:

ARTICLE XII A
B-3/B-3A – RETAIL/COMMERCIAL ZONE

SECTION 1. There is hereby created a B-3 Business Zone District, as depicted on the accompanying maps, and generally described as applying to all properties in the following locations:

a. All properties on the west side of Goffle Road from Lafayette Avenue to the Wyckoff border and certain specifically identified properties on Braen Avenue from Goffle Road to Valley Street. The specific lots and blocks of all properties within such zone are included on the list of properties annexed as Exhibit A.

b. In addition, the permitted uses and zoning restrictions, requirements and standards of the B-3 Zone shall apply as Overlay Zoning, in addition to and not instead of existing zoning, in the following generally described areas:

1. All properties on the south side of Wagaraw Road from the NYS&W Railroad to Goffle Road, including all properties on

Thomas R.O.W. South, and continuing west on Goffle Road approximately 100 feet west of the intersection of Wagaraw and Goffle Roads.

2. All properties on the west side of Goffle Road from North 8th Street north to approximately 283 feet south of McFarlan Avenue.

3. All properties on Thomas R.O.W. North.

4. All properties on the north side of Wagaraw Road from Thomas R.O.W. North to Goffle Road, and on the east side of Goffle Road from Wagaraw north to McFarlan Avenue.

The list of specific properties is included in Schedule B.

SECTION 2. B-3 Permitted Uses. The Permitted Uses in the B-3 Business Zone are as follows:

1. Retail, including such uses as antique shops, appliance store, apparel store, bakery shops, barber shops, beauty salon, book and stationary store, butcher, candy and confectionary store, computer and electronics store, delicatessen, drug store (pharmacy), dry cleaning and tailoring, florist shop, food and grocery, furniture store, hardware store, hobby and craft store, liquor store, painting and wallpaper store, as well as other uses similar to those listed above.
2. New car dealerships and related services as well as used car sales but only in conjunction with a new car dealership.
3. Health club.
4. Personal Service.
5. Restaurant, excluding drive thru.
6. Office, including medical.
7. Banks and financial institutions.
8. Garden Centers and nurseries.
9. Printing and reprographics.
10. Assembly with associated storage.
11. Automobile repair, service and parts.
12. Contractors supply including plumbing, electrical, carpentry and related trade supply.
13. Contractor offices including related accessory storage, provided, however, that all such storage is indoor storage.

The permitted hours of operation for food stores and pharmacies are 6:00 am to Midnight. For restaurants, the permitted hours are 6:00 am to 1:00 am, or as permitted by the liquor license for the premises. All other uses are permitted to operate 6:00 am to 11:00 pm.

Existing warehouse uses, including public storage, may be continued as a pre-existing non-conforming use.

For permitted uses listed above, other than automobile dealerships and related service, the maximum floor area shall be 30,000 square feet. For automobile dealerships and related service, the maximum floor area shall be 60,000 square feet. Floor areas in excess of the standards of this paragraph shall not be permitted.

SECTION 3. B-3 Area and Bulk Requirements. The area and bulk standards for the B-3 Business District are as follows:

Min Lot Area	20,000 sf
Min Lot Width	100 ft.
Min Lot Depth	150 ft.
Min Front Yard	20 ft.
Max Front Yard	35 ft.
Min Side Yard	15 ft.
Min Rear Yard	35 ft.
Max Building Coverage	50 %
Max Impervious Coverage	70 %
Max Building Height	3 stories/40 ft

The minimum floor area for any use listed above, including any unit within a retail shopping area, shall not be less than 2,000 square feet.

SECTION 4. There is hereby created a B-3A Business Zone District, as described in the accompanying maps, and generally described as applying to all properties in the following locations:

a. All properties on the east side of Goffle Road from Lafayette Avenue to the Ridgewood border, and also including property on both sides of Rock Road between Goffle Road and the NYS&W Railroad. The list of specific properties is included in Schedule C.

b. In addition, the permitted uses and zoning restrictions, requirements and standards of the B-3A Zone shall apply as Overlay Zoning, in addition to and not instead of existing zoning, in the following generally described areas:

1. All properties on the east side of Goffle Road east from the Prospect Park border to approximately 100 feet west of the intersection with Wagaraw Road.

2. All properties on the west side of Goffle Road between Westervelt Avenue and Mohawk Avenue.

3. All properties in the block bounded by Mohawk Avenue, Goffle Road and North 8th Street.

4. Three properties on the west side of North Eighth Street at the intersection with Goffle Road.

The list of specific properties is included in Schedule D.

SECTION 5. Permitted Uses in B-3A Zone. The permitted uses in the B-3A Zoning District including those areas depicted as within the overlay zoning district noted above are the same as the B-3 District, except that no automobile sales are permitted in the B-3A Zone. All restrictions on maximum and minimum floor area and hours of operation applicable in the B-3 Zone shall apply in the B-3A Zoning District and where such is permitted as overlay zoning.

SECTION 6. Area and Bulk Requirements for B-3A Zone. The requirements are as set forth below:

Min Lot Area	12,500 sf
Min Lot Width	100 ft
Min Lot Depth	100 ft
Min Front Yard	20 ft
Max Front Yard	35 ft
Min Side Yard	10 ft
Min Rear Yard	30 ft
Max Building Coverage	50 %
Max Impervious Coverage	70 %
Max Building Height	3 stories/40 ft

SECTION 7. Minimum Buffer Adjoining Residential Zone/Property
In the B-3 and B-3A Districts, including any area zoned to permit concurrent B-3 and B-3A uses, there shall be a minimum 25 ft. wide landscaped buffer adjoining any residential zone or residential property.

SECTION 8. Minimum Parking Standards. In the B-3 and B-3A Districts, including any area zoned to permit concurrent B-3 and B3A uses, the following parking ratios shall apply:

Restaurants, eating and drinking establishments	1 space per 3 seats
Retail and personal service	1 space per 200 square feet
Office	1 space per 250 square feet
Other	1 space per 200 square feet

Shared parking and integrated design is encouraged.

Parking stall size for all uses in the zone shall be 9 ft. x 18 ft.

SECTION 9. Parking

No parking space shall be permitted where vehicles are required to back in or out directly to Goffle Road or Wagaraw Road. All on-site parking areas shall be accessed via internal circulation aisles.

All developments shall provide internal driveway linkages permitting vehicles to travel to and from adjoining parking lots, thereby enabling vehicles to travel from one lot to the next without having to go onto Goffle Road or Wagaraw Road, where practical. Parking lots shall accordingly be designed to accommodate this linkage and provide the appropriate safe and efficient design features consistent with this requirement.

Parking is allowed in the front yard provided there is a minimum 10-foot wide planted strip, with appropriate landscape elements, separating the parking area from Goffle Road and Wagaraw Road.

SECTION 10. B-3 and B3A District Design Standards

The following standards are applicable to development in the B-3 and B-3A Districts including any area zoned to permit concurrent B-3 and B-3A uses.

A. Building Form and Mass.

1. All buildings should relate harmoniously to the site's natural features and existing buildings, as well as other structures in the vicinity that have a visual relationship and orientation to the proposed buildings. Such features should be incorporated into the design of building form and mass, and assist in the determination of building orientation in order to preserve visual access to natural and man-made community focal points.

2. Buildings should be broken into segments having vertical orientation. A visual or physical break shall be required where buildings have a front wall that exceeds 125 feet in length, and in such case a visual or physical break shall be provided minimally every 50 linear feet.

3. Buildings with expansive blank walls are prohibited. Appropriate façade treatments should be imposed to ensure that such buildings and facades are integrated with the rest of the development and the entirety of the building.

4. New buildings are encouraged to incorporate such building elements as entrances, corners, graphic panels, display windows, etc., as a means to provide a visually attractive environment.

5. Cornices, awnings, canopies, flagpoles, signage, and other ornamental features should be encouraged as a means to enhance the visual environment. Such features may be permitted to project over pedestrian sidewalks, with a minimum vertical clearance of 8.5 feet, to within 2 feet of a curb.

B. Façade Treatment.

1. A "human scale" of development should be achieved at grade and along street frontages through the use of such elements as windows, doors, columns, awnings and canopies.

2. Multi-tenant buildings shall provide varied storefronts and such elements as noted above for all ground floor tenants. Upper floors shall be coordinated with ground floors through common materials and colors.

3. Design emphasis should be placed on primary building entrances. They should be vertical in character, particularly when there is the need to provide contrast with a

long linear building footprint, and such details as piers, columns, and framing should be utilized to reinforce verticality.

C. Material and Texture.

1. A variety of materials may be appropriate. Masonry, which works well at the base of a building, can vary in size, color and texture and enables the provision of a decorative pattern or band. Above 12 feet, it can be substituted with other suitable materials.

2. The use of fabric or metal canopies is to be encouraged, especially over storefronts, at entrances, or over display windows.

3. Integration of large-scale graphics into the facade, where appropriate, is encouraged. Logos and trademarks shall be considered signage for the purposes of this ordinance.

D. Lighting.

1. The use of creative lighting schemes to highlight building facades and related areas of a site shall be encouraged. The use of traditional style lanterns and similar fixtures shall also be encouraged. Exterior neon lights and lighting generating glare and unnecessary night-glow impacts shall be prohibited.

2. Whenever possible, light poles should be integrated into landscaped islands.

3. Streetscape Lighting

a) All lighting shall conform with the Illuminating Engineering Society Handbook, most recent edition, and the American National Practice for Roadway Lighting (RP-8), approved by the American Standards Institute, most recent edition.

b) Light fixtures shall be a traditional style, similar to Hagerstown Fixture (Model #S5823) with Classic I Pole (Model #SP5844), black finish, with electric outlet box, manufactured by Hadco Architectural Outdoor Lighting or approved equal.

c) The luminare light distribution shall be designated as a 'cutoff' type.

d) Mounting height shall be 14 feet above grade unless otherwise directed by the approving authority.

e) The source of light shall be LED or other energy efficient lighting, as approved by the approving authority.

f) All luminaries shall be shielded to eliminate glare, especially on any other property and public streets. Lamps shall be recessed in the luminaire.

g) The maximum illumination at any point on adjacent properties shall not exceed 0.2 footcandle.

h) Spacing between lights shall not exceed 75 feet.

i) All wires and cable will be installed underground by the applicant.

j) A separate detailed lighting plan with luminare manufacturer details and illumination diagrams and specifications shall be submitted to the approving authority for review and approval.

k) The approving authority may modify the above requirements where there is sufficient evidence that the requirements herein are not applicable, unnecessary, or reasonable for their particular project.

E. Streetscape Design: Sidewalks

1. The use of street furniture (benches, tables, trash receptacles, etc.) shall be encouraged throughout the development, provided the materials used are consistent with the overall concept of the building design.

2. Sidewalks should have a width of at least 5 feet along main pedestrian streets where active pedestrian corridors are located and active pedestrian movements are encouraged, and located along building frontages so as to tie the various buildings together. Wider sidewalks may be designed for special places such as plazas or courts.

3. Sidewalks shall be stamped concrete with a running bond brick stamp. A stamped sample must be provided with the filed application.

4. Color shall be Quarry Red as provided by the CHROMIX admixture for color conditioned concrete supplied by Eastern Concrete Materials, Inc., or approved equal. A color sample must be provided to confirm color.

5. The approving authority may modify the above requirements where there is sufficient evidence that the requirements herein are not applicable, unnecessary, or reasonable for their particular project.

6. Streetscape Design: Benches

   a. Benches to be provided are to be manufactured by Keystone Ridge Design, Model No. L26STL (6 ft bench, lamplighter series), black in color, pr approved equal.

   b. Spacing and number shall be approved by the approving authority.

   c. The approving authority may modify the above requirements where there is sufficient evidence that the requirements herein are not applicable, unnecessary, or reasonable for their particular project.

F. Landscape.

1. A hierarchy of landscape features should be established for the site. Where a new road is proposed, it shall include street trees on each side of the roadway, and such trees should be different than the trees used in parking areas. The Borough Shade tree Commission shall approve all trees in the right of way to ensure proper maintenance can be achieved. Spacing between trees shall be a maximum of 35 feet unless another vertical element, such as a decorative light fixture or blade sign, is used between the trees, in which case a maximum 60 feet shall be permitted.

2. Trees along Goffle Road and Wagaraw Road shall be in a formal arrangement, while informal planting may be provided along access roads. Street trees along Goffle Road and Wagaraw Road shall meet the standards set forth in F1 above.

3. Street trees and other plant material shall be provided at the ends of parking bays. Landscaped island should be at least six feet in width.

4. Trees shall be minimally 2-inch caliper.

5. Parking rows longer than 20 parking spaces shall have a six foot wide landscape island to break the pavement after the 20th space. The landscaped area shall be 6 ft wide x 18 ft long to allow for sufficient landscaping.

6. There shall be a minimum 10 ft wide planted strip along site frontages on Goffle Road and Wagaraw Road, exclusive of the area necessary for vehicular access and egress to and from the property.

G. Green Infrastructure.

1. All development shall be in accordance with the regulations set forth in the Borough's Stormwater Management Ordinance (Chapter 437). Site design is encouraged to incorporate green design elements to achieve the following goals: reduce stormwater volume, minimize impervious coverage, decrease and delay peak discharge, reduce pollution and recharge groundwater,

2. Various design elements may be incorporated into site design with the following specifically low impact development techniques encouraged: rain gardens, bio-infiltration planters, infiltration basins, vegetated swales and pervious paving.

Section 11. Outdoor Dining Regulations.

A. Definitions. The following definitions are applicable:

1. Outdoor Dining Area: A dining area with waiter/waitress service, with seats and/or tables located outdoors of a restaurant on the same premises and which is (a) located entirely outside the walls of the subject building; (b) enclosed on two sides or less by the walls of the building with or without a solid roof cover, or (c) enclosed on three sides by the walls of the building without a solid roof cover.

2. Sidewalk: An improved pedestrian surface that is typically located adjacent to a roadway.

3. Sidewalk café: An outdoor dining area located in a public sidewalk or right of way that is associated with a restaurant, on the same parcel.

B. Permit Required. No person shall operate an outdoor dining area/sidewalk café in the B-3 or B-3A District in the Borough of Hawthorne without first obtaining an Outdoor Dining/Sidewalk Café Permit and satisfying all of the requirements of this Chapter.

Permits shall allow outdoor dining areas and sidewalk cafes to operate between April 1st and November 30th. When not operational, all furniture and umbrellas shall be removed and stored within the confines of a building for the season.

C. Outdoor Dining Application. Each applicant shall submit and file an application with the Borough Zoning Officer, together with three copies of a Development Plan (as described below), and a specified fee. The application shall set forth:

1. The name, address and telephone number of the applicant and property owner, and written authorization of the owner of the property in question, and the street address and block and lot number of the property in question;

2. A sketch containing a scale drawing clearly illustrating the number, type of materials, location of all tables, chairs, umbrellas, planters, awnings, lighting, electrical outlets (if any) or other furnishings intended to be located in the outdoor dining area/sidewalk café.

The scale drawing shall also illustrate the following:

[a] The location of any doors leading from the restaurant to the outdoor dining area/sidewalk cafe. No such door may be obstructed in any manner;

[b] The dimension and location of the unobstructed space permitting passage of pedestrian traffic around or through the outdoor dining area/sidewalk café, clearance between tables and location of food preparation and service areas;

[c] An illustration of the enclosure or protective barrier separating the outdoor dining area/sidewalk cafe from pedestrian or vehicular movement;

[d] The location of all fire hydrants, utility poles or other fixtures permanently located in the outdoor

dining area/sidewalk cafe, or on the sidewalk or other areas within 50 feet of the outdoor dining area/sidewalk cafe;

[e] The type and location of any proposed outdoor lighting.

3. A statement of the seating capacity of the existing restaurant and the proposed seating capacity of the outdoor dining area;

4. A statement indicating the number of parking spaces serving the existing restaurant.

D. Application Review Procedure

1. The Zoning Officer will review the application for completeness and compliance with the terms of this ordinance. If the application is complete, the Zoning Officer will act upon the same within ten business days of the submittal of the application or within ten business days after the application is declared complete. If the application is not complete, the Zoning Officer will notify the applicant in writing, within ten business days of the submittal, of the specific deficiencies of the application. The Zoning Officer may refer the application to the construction official, Chiefs of the Bureaus of Police and Fire, the Health Officer, the municipal engineer and planner for their review and recommendation, whereupon the time for all of the aforementioned actions shall be increased to fifteen business days.

2. If the application complies with the ordinance, the Zoning Officer shall issue a permit, which shall be valid for one year from the date of issuance.

3. Acceptance of the permit by the applicant shall represent consent to allow the Departments of Health, Fire, Police, and Building of the Borough to inspects the outdoor dining area/sidewalk café for continued compliance with the terms, conditions and regulations of this ordinance.

E. Regulations

1. No permit shall be issued hereunder unless the applicant shall demonstrate adequate pedestrian movement at all times. A minimum four-foot wide area of unobstructed paved surface will be available for pedestrian movement, including the unimpeded passage of handicapped individuals, around or through the outdoor dining area or sidewalk café.

2. No tables, chairs or other equipment shall be attached, chained or in any manner, affixed to any tree, post, sign, curb or sidewalk, or property of the Borough. All tables and chairs must be constructed of sufficient weight to not be affected by windy conditions.

3. Outdoor music is permitted subject to the borough's noise ordinance. No live music is permitted after 10 pm. No recorded music is permitted after 11 pm.

4. No outdoor café shall be open for business prior to 9:00 am nor remain open for business after business hours and closing of the restaurant, but no later than 11 pm. All persons occupying the outdoor dining area/sidewalk café shall vacate the same at the close of business hours for the establishment.

5. The Borough shall not require additional parking for outdoor dining area/sidewalk café seating provided that the number of seats in the outdoor dining area or sidewalk café does not exceed thirty percent of the total number of seats in the eating and drinking establishment, and further provided that any such establishment may install up to six outside tables without it affecting the parking standard. The Borough parking standard shall be applied to any seating which exceeds this calculation.

6. Each establishment is responsible for keeping the area of the outdoor dining/sidewalk café and adjacent walks and streets free and clear of any debris or litter occasioned by the

facility. Areas must be cleaned as needed, as well as at the time the business is closed and at the beginning of each business day.

7. The perimeter of the area may be defined and delineated by an enclosure such as live potted plants, or temporary railings on the sidewalk, when space is adequate, to define the area and limit the ability of litter to blow off premises. The enclosure shall define the outdoor dining area/sidewalk cafe and separate it from the adjacent sidewalk. The portable barrier shall not exceed five feet in height

8. Awnings and outdoor umbrellas may not be less than 7 feet above the adjacent sidewalk and cannot extend more than 1 foot beyond the enclosure, as provided above.

9. Any open flame lighting fixture shall be permitted only upon the approval of the Fire Official.

10. No vending machines of any kind are permitted on the exterior of any building operating an outdoor dining area/sidewalk café.

11. Tables, chairs and umbrellas shall be uniform and complementary in color, materials and style. No picnic-style tables are permitted.

SECTION 12. The following ordinances shall be repealed and replaced upon the effective date of this ordinance: Ordinance 1738 (adopted June 7, 2000); Ordinance 1958-08 (adopted November 17, 2008); Ordinance 2052-11, adopted August 17, 2011 and Ordinance 2054-11 adopted October 19, 2011.

SECTION 13. Rezoning from I-1 Industrial to R-2 Residential 1 and 2 Family.

There are existing areas fully developed with residential uses that are currently zoned I-1 and are hereby rezoned to the R-2 Residential District. The area is generally described as bordered by Wagaraw Road, North 8th Street, Westervelt Avenue and the Prospect Park border with blocks and lots specifically identified on the list of properties annexed as Exhibit E.

Section 14. The remaining portion of Chapter 540, Zoning, shall remain in full force and effect except as modified hereunder. All parts and provisions of any ordinance which are inconsistent with the provisions of this ordinance shall be repealed to the extent of such inconsistency.

Section 15. This Ordinance shall take effect upon final adoption and publication as provided by law.

Frank E. Matthews
Council President

Attest:
Lori DiBella, RMC
Borough Clerk

CERTIFICATION
I, Lori DiBella, Borough Clerk of the Borough of Hawthorne, County of Passaic, State of New Jersey, do hereby certify this copy of Ord 2112-14 to be a true copy as adopted by the Municipal Council on May 7, 2014.
L. DiBella
Lori DiBella, RMC
Borough Clerk

NOTICE OF PENDING ORDINANCE

The Ordinance published herewith was introduced and passed upon first reading at a meeting of the Municipal Council of the Borough of Hawthorne, in the County of Passaic, New Jersey, held on April 2nd, 2014. It will be further considered for final passage after public hearing thereon at a meeting of said Municipal Council to be held in the Municipal Building, 445 Lafayette Avenue, in said Borough on May 7th, 2014, at 7:00 p.m., at which time and place all interested members of the public who desire will be given an opportunity to be heard in connection with said Ordinance, and during the week prior to and up to and including the date of such meeting, copies of said Ordinance will be posted on the borough website and made available at the Clerk's Office in said Municipal Building to the members of the general public who shall request the same.

Lori DiBella, RMC
Borough Clerk

SCHEDULE A - Properties zoned B3

Block	Lot
281	21
281	21.01
281	22
281	23
281	24
281	25
281	26
281	27
281	28
281	29
281	30
281	31
281	31.01
281	32
281	33
281	34
281	35
281.01	1
281.01	2
281.01	3
281.01	19.03
281.02	4
281.02	5
281.02	19.01
281.03	36
281.03	38
286	1
286	2
286	3
286	3.01
286	3.02
286	3.03
286	3.04
286	3.05
286	4

SCHEDULE B - Properties zoned B3A

Block	Lot	
252	3	
252	4	
252	4.01	
252	4.02	
252	5	North of Brook Only
252	6	North of Brook Only
252	6.01	North of Brook Only
252	7	North of Brook Only
252	8	North of Brook Only
252	9	North of Brook Only
252	10	
252	11	North of Brook Only
252	12	
252	12.01	
252	12.02	
252	13	
252	13.01	
252	14	
252	15	
252	16	
252	17	
252	17.01	
252	17.02	
253	1	
253	4	
253	8	
253	9	
253	5	
253	5.01	
253	6	
253	6.01	
253	7	
259	7	
259	7.01	
285	1	
285	2	

SCHEDULE C - Properties in the B3 Overlay Zone

Block	Lot
9	14
9	15
9	16
12	2
12	3
12	4
12	5
12	6
12	6.01
12	6.02
12	6.03
12	6.04
12	7
12	7.01
12	7.02
12	7.03
12	8
12	9.01
12	10.01
13	1
47	21
47	21.01
47	21.02
47	21.03
47	21.04

Block	Lot
48	1
48	1.01
48	2
48	3
48	4
48	4.01
48	4.02
48	4.03
48	5
48	6
48	6.01
48	6.02
48	6.03
48	6.04
48	6.05
48	7
48	8
48	10
48	10.01
48	10.02
48	10.03
48	10.04
48	10.05
48	11
49	19
49	20
49	21
49	22
49	22.01
49	23

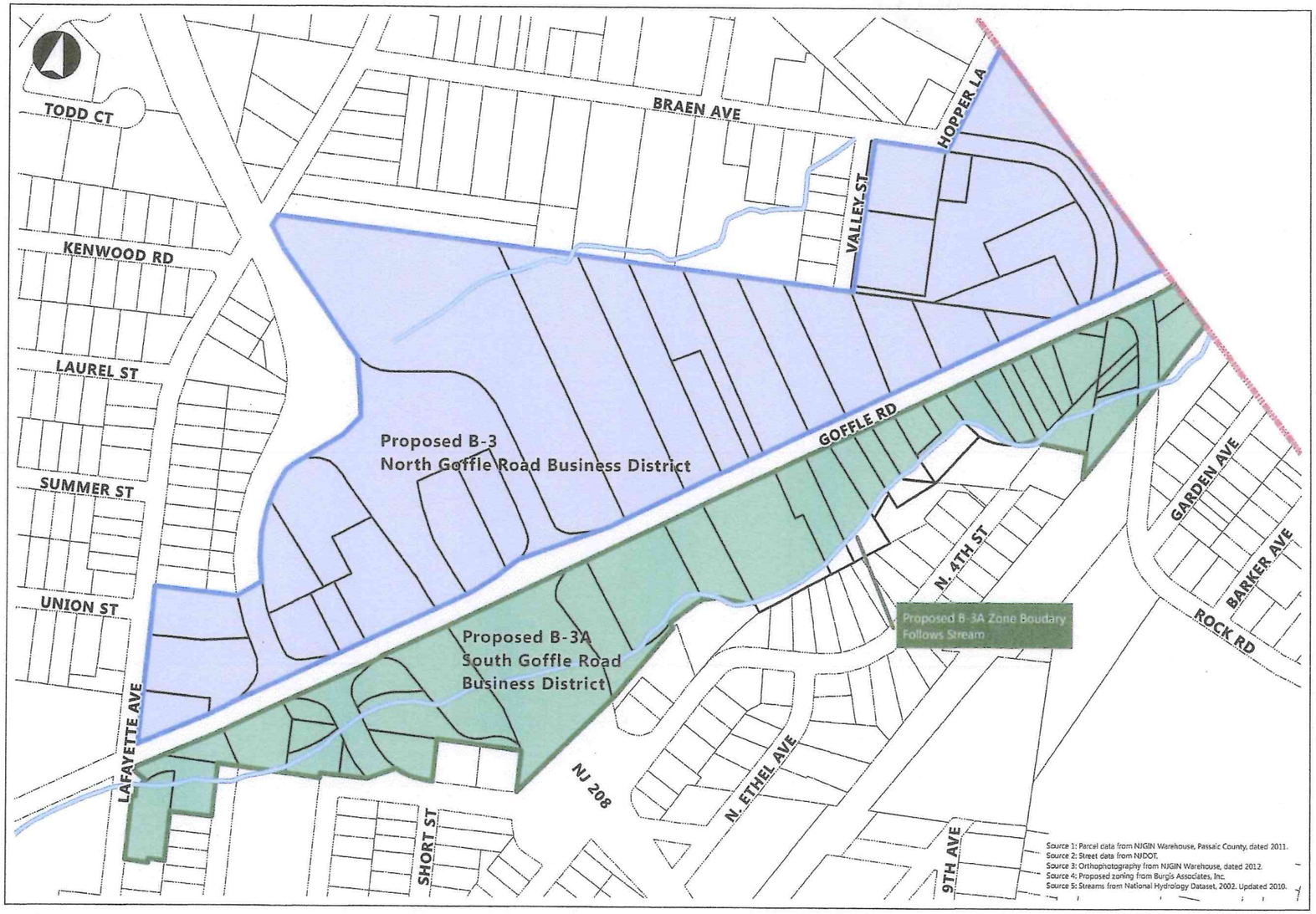
SCHEDULE D - Properties in the B3A overlay zone

Block	Lot
8	1
8	7
8	8
8	9
8	10
9	1
9	2
9	3
9	4
9	5
9	6
9	7
9	8
9	9
9	10
9	11
9	12
9	13
9	17
10	1
10	2
10	4
10	5.01
10	6
10	7
10	8
10	9
10	10
10	10.01
10	10.02
10	10.03
49	13
49	18
49	19.01

SCHEDULE E - Properties moved from I-1 to R-2

Block	Lot
8	2
8	3
8	4
8	5
8	5.01
8	6
8	6.01
8	7.01
8	7.02
8	7.03
8	8.02
8	8.03
1	1
1	2
1	3
1	4
2	1
2	1.01
2	2
2	3
2	4
2	5
2	6
2	7
2	8
2	10
2	11
2	12
2	13
2	14
2	15
2	16
2	18
2	19
2	20
2	21
2	22

Block	Lot
49	1
49	2
49	3
49	4
49	5
49	6
49	7
49	7.01
49	8
49	9
49	10
49	11
49	12
49	14
49	15
49	16
49	17
281.02	6
281.02	6.01
281.02	7
281.02	7.01
281.02	8
281.02	9
281.02	10
281.02	10.01
281.02	11
281.02	11.01
281.02	19.04
281.02	19.05



BURGIS ASSOCIATES, INC.
COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

25 Westwood Avenue p: 201.666.1811
Westwood, New Jersey 07675 F: 201.666.2599

Project Title:

Goffle Road/
Route 208 Rezoning

BOROUGH OF HAWTHORNE
PASSAIC COUNTY, NEW JERSEY

Legend

- Boundary
- Parcels
- Study Area Parcels
- Proposed B-3 District
- Proposed B-3A District
- Streams

Rev	Description	Date	Dwn	Chd

Dwg. Title

Proposed Zoning

Graphic Scale

0 55 110 220 Feet

JOSEPH H. BURGIS AICP
PROFESSIONAL PLANNER
NEW JERSEY LIC. NO. 2410

Project No.	247462
Sheet No.	1 of 1
Date	10/03/13
Drawn	DH

Dwg. No.
proposed zoning

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Source 1: Parcel data from NJGIN Warehouse, Passaic County, dated 2011.
Source 2: Street data from NJDOT.

BURGIS ASSOCIATES, INC.
COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE
25 Westwood Avenue p: 201.666.1411
Westwood, New Jersey 07675 F. 201.666.2590

Project Title:
I-1 Retail Shopping Center Zoning Amendment
BOROUGH OF HAWTHORNE
PASSAIC COUNTY, NEW JERSEY

Legend
- Boundary
- Parcels
- Study Area Parcels
- Residential Properties to be Removed from Industrial Zone to Residential Zone

Rev	Description	Date	Dwn	Chd

Dwg Title
Residential Properties To Be Rezoned

Graphic Scale
0 80 160 320 Feet

JOSEPH H. BURGIS AICP
PROFESSIONAL PLANNER
NEW JERSEY LIC. NO. 2450

Project No.	2014-01
Sheet No.	1 of 1
Date	10/07/13
Drawn	DN

Dwg. No.
res to be rezoned 11x17
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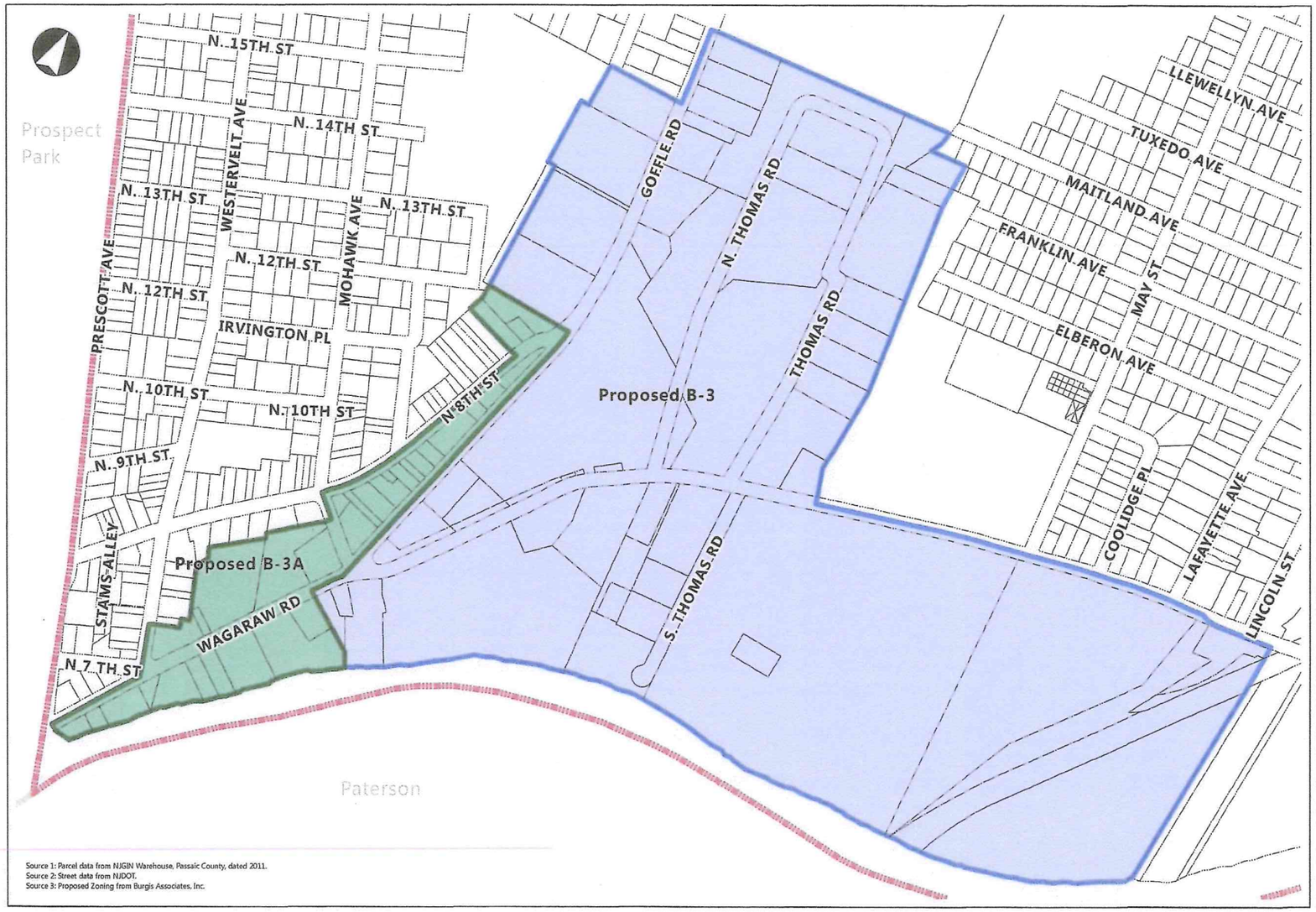

Source 1: Parcel data from NJGIN Warehouse, Passaic County, dated 2011.
Source 2: Street data from NJDOT.
Source 3: Proposed Zoning from Burgis Associates, Inc.

BURGIS ASSOCIATES, INC.
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25 Westwood Avenue p: 201.666.1811
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Project Title:
I-1 Retail Shopping Center Zoning Amendment
BOROUGH OF HAWTHORNE
PASSAIC COUNTY, NEW JERSEY

Legend
- Boundary
- Parcels
- Proposed B-3 District
- Proposed B-3A District

Rev	Description	Date	Dwn	Chd

Dwg. Title
Proposed Zoning

Graphic Scale
0 80 160 320 Feet

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Project No.	2474.01
Sheet No.	1 of 1
Date	10/11/13
Drawn	DN

Dwg. No.
proposed zoning 11x17