

**TOWNSHIP OF FAIRFIELD  
ORDINANCE #2017-06**

**AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER XLV, ZONING, OF THE TOWNSHIP OF FAIRFIELD, ESSEX COUNTY, NEW JERSEY, TO AMEND ORDINANCE #2017-05 TO INCLUDE ADDITIONAL PROPERTIES LOCATED ALONG FAIRFIELD COURT AND EAST OF DANIEL ROAD WEST TO PASSAIC AVENUE WITHIN THE MUO-1 OVERLAY ZONE**

WHEREAS, the Township of Fairfield recognizes the changing nature of the demographic character of the community and region, and the fact that the Township population is aging while at the same time younger people are becoming more interested in communities that are more pedestrian friendly, and which have a greater mix of land uses in the form of a centralized business area where there are a variety of retail and service commercial uses which reinforce a strong sense of place., or where they may reside in attached residential development as one stage in the home buying cycle. And,

WHEREAS, the office and industrial base of many of these communities is eroding, often due to both the residual effects of the recession but also a function of the changing locational desires of the millennials. And,

WHEREAS, the Township has experienced a significant increase in loss of ratables that has had an impact on the local budgetary process. And,

WHEREAS, the Township adopted Ordinance Number 2017-05 on March 15, 2017 establishing two new overlay zones, the Mixed Use Overlay-1 Zone and Residential Zone Overlay-1 affecting certain properties as listed within said ordinance; and

WHEREAS, the Township desires to add additional properties within the MUO-1 Zone which were intended to be included in the original ordinance;

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Township of Fairfield, County of Essex, New Jersey, that the following amendment to the Township zoning ordinance and zoning map be adopted:

**SECTION 1:** Article II Section 45-5.2 Zoning Map is hereby amended to include the following additional properties within the MUO-1 Overlay Zone as follows. The underlying zones shall still be in effect; the overlay zones are supplemental to the underlying zones.

Fairfield Road MUO-1 Mixed Use Overlay: Block 2703 Lots 6, 7, 8 & 28; Block 3302 Lots 1 through 10.

**SECTION 2:** All ordinances of the Township of Fairfield that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

*Introduced 4/10/17*  
*Adopted*

**SECTION 3:** If any section, sub-section, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this ordinance.

**SECTION 4:** This ordinance shall take effect immediately upon final passage, approval, filing with the Essex County Planning Board, and publication as required by law.

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Mayor James Gasparini

ATTEST:

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Denise D. Cafone, Municipal Clerk

**NOTICE**

**Notice** is hereby given that the foregoing Ordinance was submitted in writing at a meeting of the Mayor and Council of the Township of Fairfield, County of Essex, State of New Jersey, held on **April 10, 2017** introduced and read by title and passed first reading, and that said Governing Body will further consider the same for second reading and final passage thereof at a meeting to be held on **May 8, 2017 at 7:00 p.m.**, at the Municipal Building, 230 Fairfield Road, Fairfield New Jersey, at which time and place a public hearing will be held thereon by the Governing Body and all persons and citizens of interest shall have an opportunity to be heard concerning same.

Denise D. Cafone  
Municipal Clerk

Introduced 4/10/17  
Adopted

**INTRODUCTION OF ORDINANCE – APRIL 10, 2017: ORDINANCE #2017-06, AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER XLV, ZONING, OF THE TOWNSHIP OF FAIRFIELD, ESSEX COUNTY, NEW JERSEY, TO AMEND ORDINANCE #2017-05 TO INCLUDE ADDITIONAL PROPERTIES LOCATED ALONG FAIRFIELD COURT AND EAST OF DANIEL ROAD WEST TO PASSAIC AVENUE WITHIN THE MUO-1 OVERLAY ZONE**

**INTRODUCED BY: Councilman LaForgia**  
**SECONDED BY: Council President McGlynn**  
**PUBLISHED: April 20, 2017**

**ROLL CALL VOTE**

GOVERNING BODY	AYES	NAYS	ABSTAIN	ABSENT	NOT VOTING
COUNCIL PRESIDENT MICHAEL B. MCGLYNN	X				
COUNCILMAN THOMAS J. MORGAN	X				
COUNCILMAN JOSEPH CIFELLI	X				
COUNCILMAN JOHN LAFORGIA	X				
MAYOR JAMES GASPARINI	X				

**2<sup>ND</sup> READING AND PUBLIC HEARING – MAY 8, 2017:**

**INTRODUCED BY:**  
**SECONDED BY:**  
**PUBLISHED:**

**ROLL CALL VOTE**

GOVERNING BODY	AYES	NAYS	ABSTAIN	ABSENT	NOT VOTING
COUNCIL PRESIDENT MICHAEL B. MCGLYNN					
COUNCILMAN THOMAS J. MORGAN					
COUNCILMAN JOSEPH CIFELLI					
COUNCILMAN JOHN LAFORGIA					
MAYOR JAMES GASPARINI					