

**TOWNSHIP OF FAIRFIELD
ORDINANCE #2017-19**

AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER XLV, ZONING, OF THE TOWNSHIP OF FAIRFIELD, ESSEX COUNTY, NEW JERSEY, TO REZONE A PORTION OF PROPERTY IDENTIFIED AS BLOCK 7001, LOT 1, OWNED BY THE JERSEY CITY DEPARTMENT OF WATER, FROM RESIDENTIAL R-1 ZONE TO RESIDENTIAL ZONE OVERLAY, RZO-1

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, in response to changing demographics and market forces the Township adopted Ordinance No. 2016-10 to create a Mixed Use Overlay 1 (MUO-1) and Residential Zone Overlay 1 (RZO-1) zone over certain properties to promote mixed use or residential development; and

WHEREAS, to facilitate development of certain properties located within the RZO-1 zone it is necessary to rezone a portion of property owned by the Jersey City Department of Water identified as Block 7001, Lot 1;

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 rezone a portion of Block 7001, Lot 1 from R1 to RZO-1 indicated as follows:

Beginning with that portion of Block 7001, Lot 1 as it fronts on the southwesterly most corner of the Carlos Drive right of way, and extending from that point in a southerly direction to Block 2302, Lot 6 thereby encompassing the entire lot width of Block 7001, lot 1 and travelling a distance of 561 feet in a westerly direction terminating at the southeasterly most corner of Block 2301, Lot 2.03.

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2: All ordinances of the Township of Fairfield that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

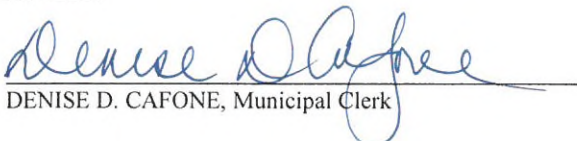
SECTION 3: If any section, sub-section, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this ordinance.

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.



JAMES GASPARINI, Mayor

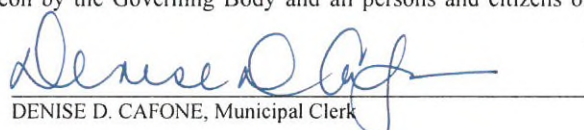
ATTEST:



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 **November 6, 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 that is to be held on **November 27, 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 11/6/2017
Adopted 11/27/2017

INTRODUCTION OF ORDINANCE – November 6, 2017

Ordinance #2017-19, AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER XLV, ZONING, OF THE TOWNSHIP OF FAIRFIELD, ESSEX COUNTY, NEW JERSEY, TO REZONE A PORTION OF PROPERTY IDENTIFIED AS BLOCK 7001, LOT 1, OWNED BY THE JERSEY CITY DEPARTMENT OF WATER, FROM RESIDENTIAL R-1 ZONE TO RESIDENTIAL ZONE OVERLAY, RZO-1 .

INTRODUCED BY: Councilman LaForgia
SECONDED BY: Councilman Cifelli
PUBLISHED: November 9, 2017

ROLL CALL VOTE

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

2ND READING AND PUBLIC HEARING – November 27, 2017

INTRODUCED BY: Council President McGlynn
SECONDED BY: Councilman LaForgia
PUBLISHED: December 7, 2017

ROLL CALL VOTE

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