TOWNSHIP OF FAIRFIELD
ORDINANCE #2019-03

AN ORDINANCE AMENDING ORDINANCE 2016-10 TO AMEND AND SUPPLEMENT CHAPTER XLV, ZONING, OF THE TOWNSHIP OF FAIRFIELD, ESSEX COUNTY, NEW JERSEY, TO EXTEND THE RESIDENTIAL ZONE OVERLAY (RZO) TO INCORPORATE PARCEL BLOCK 2301, LOT 3

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, it is appropriate to establish a land use ordinance that recognizes the propriety of mixed use development and multi-family residential development in select areas within the context of an overlay zone that does not have an adverse impact on established businesses; and

WHEREAS, the Township has experienced a significant increase in loss of ratables that has had an impact on the local budgetary process which requires that the Township consider a planning response to address the adaptive reuse of underutilized properties; and,

WHEREAS, the Township recently amended the Township Zoning Ordinance to create a Residential Zone Overlay District (RZO) that permits residential development pursuant to a Master Plan Amendment Study prepared by Burgis Associates, dated October 5, 2016, and adopted by the Township Planning Board; and

WHEREAS, the Township’s Master Plan Land Use Amendment Study prepared by Burgis Associates, dated October 5, 2016, as adopted by the Township Planning Board, contemplates residential development within the area of Carlos Drive; and

WHEREAS, the RZO Overlay encompasses the Carlos Drive area and originally included Block 2301, lots 2.01, 2.02 and 2.03 among others; and

WHEREAS, parcel Block 2301, lot 3 has also been merged into parcel Block 2301, Lot 2 but the RZO zoning does not presently extend to this parcel creating a split lot zone condition; and

WHEREAS, the present underlying zoning for the subject parcel is Light Industrial (L-1) with a Commercial Overlay (CO); and

WHEREAS, including the subject parcel is a logical extension of the RZO Zone as the parcel immediately abuts the RZO Zone and shares all the characteristics of those parcels already contained within the RZO Zone; and

WHEREAS, it is the determination of the Township that the inclusion of the subject parcel within the RZO Zone, is not inconsistent with the intent and purposes of the Master Plan and is, in fact, compatible with the 2016 Master Plan Amendment that created the RZO Zone directly adjacent to the subject parcel; and

WHEREAS, extending the RZO Zone to the subject area will reinforce the development pattern sought by the Township as recommended by the Master Plan Amendment referenced above and create a more cohesive land use pattern.

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:
TOWNSHIP OF FAIRFIELD
ORDINANCE #2019-03

AN ORDINANCE AMENDING ORDINANCE 2016-10 TO AMEND AND SUPPLEMENT CHAPTER XLV, ZONING, OF THE TOWNSHIP OF FAIRFIELD, ESSEX COUNTY, NEW JERSEY, TO EXTEND THE RESIDENTIAL ZONE OVERLAY (RZO) TO INCORPORATE PARCEL BLOCK 2301, LOT 3

SECTION 1: Article II Section 45-5.2 Zoning Map is hereby amended to include the following parcel within the Residential Zone Overlay (RZO). The underlying L-1 and CO zone shall remain in effect; the overlay zones are supplemental to the underlying zones.

Block 2301, Lot 3 as has been merged into Block 2301, Lot 2

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 February 11, 2019 introduced and read by title and passed first reading and that said Governing Body, the scheduled 2nd reading and final passage was adjourned on February 25, 2019 to a later date to be further considered for second reading and final passage thereof at a meeting that is to be held on March 25, 2019 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