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**BOROUGH OF EMERSON  
COUNTY OF BERGEN  
NOTICE OF ADOPTION**

**Introduced: May 6, 2014**

**Adopted: May 20, 2014**

**NOTICE IS HEREBY GIVEN** that the following ordinance was adopted on the second reading after a Public Hearing at the Regular Meeting of the Borough Council of the Borough of Emerson on the 20th day of May, 2014. A copy of Ordinance 1482-14 is on file in the Borough Clerk's Office in the Municipal Building, 1 Municipal Pl., Emerson, NJ 07630.

**ORDINANCE NO. 1482-14**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE BOROUGH OF EMERSON TO REZONE SEVERAL TAX LOTS IN ACCORDANCE WITH THE BOROUGH'NCLUDE THE PROPERTIES DESCRIBED ON THE TAX MAP OF THE BOROUGH OF EMERSON AS ALL LOTS IN BLOCKS 1302 AND 1303 WHICH ARE PRESENTLY IN THE RESIDENTIAL R-22.5 ZONE DISTRICT, TO THE R-7.5 ZONE DISTRICT TO REFLECT THE EXISTING DEVELOPMENT PATTERN**

**WHEREAS**, the tax lots that presently comprise Blocks 1302 and 1303 on the Tax Map of the Borough of Emerson are currently located in the R-22.5 zone district; and

**WHEREAS**, the tax lots located on these Blocks have an average lot size of approximately 7,000 square feet; and

**WHEREAS**, the current development pattern is more consistent with the R-7.5 zone district regulations than the R22.5 zone district regulations; and

**WHEREAS**, the Mayor and Council have concluded that since there is no possibility that any of these lots will at any time in the future be consolidated to reflect the minimum lot area of 22,500 square feet required for the R-22.5 zone district; and

**WHEREAS**, this proposed amendment to the Zoning Ordinance of the Borough of Emerson is substantially consistent with the land use plan element, and the housing plan element of the Master Plan of the Borough of Emerson; and

**WHEREAS**, the Municipal Planner has recommended this modification to the zone Plan, and for good cause shown

**IT IS HEREBY ORDAINED** by the Mayor and Council of the Borough of Emerson, County of Bergen, and State of New Jersey, as follows:

Section I: The Zoning Map of the Borough of Emerson is hereby amended to include all of those properties described on the Tax Map of the Borough of Emerson as all lots in Blocks 1302 and 1303 within the R-7.5 Residential zone district.

Section II: All other sections of the Zoning Code and the Zoning Map of the Borough of Emerson are to remain unchanged, unless specifically modified by the terms of this Ordinance.

Section III: This ordinance shall become law upon adoption, publication, and notification, as required by law.

APPROVED

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Carlos Colina, Mayor

**ATTEST:**

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Jane Dietsche RMC, Deputy Borough Clerk