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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 1483-14 is on file in the Borough Clerk's Office in the Municipal Building, 1 Municipal Pl., Emerson, NJ 07630.

ORDINANCE NO. 1483-14

AN ORDINANCE AMENDING THE ZONING MAP OF THE BOROUGH OF EMERSON TO REZONE SEVERAL PROPERTIES OF THE BOROUGH OF EMERSON WHICH ARE PRESENTLY IN THE RESIDENTIAL R-7.5 ZONE DISTRICT AND THE IM INDUSTRIAL MANUFACTURING DISTRICT, TO THE RETAIL COMMERCIAL, RC DISTRICT

WHEREAS, the properties presently known as Block 215 LOTS 1 & 2 on the Tax Map of the Borough of Emerson has been utilized for retail commercial purposes; and

WHEREAS, the Mayor and Council have concluded that since all of Block 215 is presently used for retail commercial purposes, and there is no possibility that any of these lots will at any time in the future be utilized for residential purposes; and

WHEREAS, properties presently know as Block 214 Lots 1.01-1.02, 2-4, 5.01 & 5.02 are presently developed with commercial uses or surrounded by commercial development, and

WHEREAS, the Municipal Planner has recommended this modification to the zone plan since this rezoning furthers the Commercial goals set forth in the 2008 Reexamination Report,

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;

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 Lots 1 & 2 in Block 215 and Lots 1.01-1.02, 2-4, 5.01 & 5.02 in Block 214 within the retail commercial RC 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

Carlos Colina, Mayor

ATTEST:

Jane Dietsche RMC, Deputy Borough Clerk