

BOROUGH OF WANAQUE
COUNTY OF PASSAIC
STATE OF NEW JERSEY

ORDINANCE #15-0-17

AN ORDINANCE TO AMEND THE CODE OF THE BOROUGH OF WANAQUE, CHAPTER 114, ZONING, TO ADD A PROVISION TO ALLOW FOR DORMERS, CANTILEVERS AND PORCHES IN THE R-10 AND R-15 ZONES.

BE IT ORDAINED AS FOLLOWS:

Section 1.

That Chapter 114-8 C R-10 DISTRICT be amended to add the following:

- 5a. A full or partial dormer design which does not extend beyond the outer walls of the existing structure, except as per section b below, shall be permitted in this zone.
 - b. A second floor cantilever extending no more than two feet front to back or side to side, but not both, shall be permitted.
 - c. A soffit and gutter may not extend more than eighteen inches beyond the limits set for in (a) and (b) above.
6. Porches shall be permitted on front side of a residential building, which shall not be greater than six (6) feet extending from the dwelling outward and no wider than the length of the front wall. The porch may be covered by a roof, but shall not be enclosed on any side except for the dwelling wall. A soffit or gutter may not extend more than one (1) foot from the covered roof.
7. Where a garage exists, no portion of said garage may be converted to living space.

That Chapter 114-9 C R-15 DISTRICT be amended to add the following:

- 4a. A full or partial dormer design which does not extend beyond the outer walls of the existing structure, except as per section b below, shall be permitted in this zone.
- b. A second floor cantilever extending no more than two feet front to back or side to side, but not both, shall be permitted.
- c. A soffit and gutter may not extend more than eighteen inches beyond the limits set for in (a) and (b) above.

5. Porches shall be permitted on front side of a residential building, which shall not be greater than six (6) feet extending from the dwelling outward and no wider than the length of the front wall. The porch may be covered by a roof, but shall not be enclosed on any side except for the dwelling wall. A soffit or gutter may not extend more than one (1) foot from the covered roof.
6. Where a garage exists, no portion of said garage may be converted to living space.

Section 2. That Chapter 114-21 Projections into Side Yards, "C" be amended to read as follows:

- C. Projecting architectural features. The space in any yard shall be open and unobstructed, except for the ordinary projections of window sills, belt course, cornices, eaves, of principal structure and other architectural features; provided, however, that such features shall not project more than two feet into any yard.

Section 3. Any ordinance inconsistent with this ordinance is hereby repealed, but only to the extent of such inconsistencies.

Section 4. This ordinance shall take effect upon final adoption and publication according to law.

DATED: November 13, 2017


KATHERINE J. FALONE, RMC, CMC
Municipal Clerk

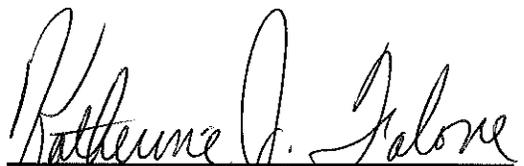
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NOTICE IS HEREBY GIVEN that the foregoing Ordinance was Introduced at a Regular Meeting of the Mayor and Council of the Borough of Wanaque, Passaic County, New Jersey, held on the 13th day of November 2017, and passed on first reading, and the same was then ordered to be published according to law; and that such Ordinance will be further considered for final passage at a meeting of said Mayor and Council to be held in the Municipal Building, 579 Ringwood Avenue, Wanaque, New Jersey, at 8:00 P.M., at which time and place or at any time and place to which said meeting shall be from time to time adjourned, all persons interested will be given an opportunity to be heard concerning said Ordinance.

BY ORDER OF THE MAYOR AND COUNCIL OF THE BOROUGH OF
WANAQUE.

DATED: November 13, 2017


KATHERINE J. FALONE, RMC, CMC
Municipal Clerk

BOROUGH OF WANAQUE
COUNTY OF PASSAIC
STATE OF NEW JERSEY

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BE IT RESOLVED that an Ordinance entitled

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FOR DORMERS, CANTILEVERS AND PORCHES IN THE R-10 AND R-15
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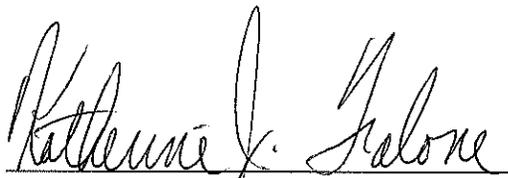
pass first reading, and that said Ordinance be further considered for final passage and adoption at a regular meeting of the Borough Council to be held on the 11th day of December 2017, at the Municipal Building in the Borough of Wanaque, at 8:00 o'clock p.m., and that at such time and place all persons interested be given an opportunity to be heard concerning said Ordinance.

AND BE IT FURTHER RESOLVED that the Borough Clerk be instructed to publish in the manner provided by law a copy of said Ordinance, together with introduction thereof and notice when same will be considered for final passage and adoption.

Passed: 11/13/17

Filed: 11/13/17

Approved: 11/13/17


KATHERINE J. FALONE, RMC, CMC
Municipal Clerk