

**BOROUGH OF WESTWOOD  
NOTICE**

**NOTICE IS HEREBY GIVEN** that Ordinance #12-16 was introduced and passed on first reading on regular meeting of the Mayor and Council on the 21<sup>st</sup> day of August, 2012, and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on the 18<sup>th</sup> day of September, 2012 at 8:00 p.m. or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.

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Karen Hughes, Borough Clerk  
Borough of Westwood

**ORDINANCE 12-16**

**BE IT ORDAINED** by the Mayor and Council of the Borough of Westwood, in the County of Bergen and State of New Jersey, that a new section be added to Article XIV section 195 entitled "CEM Cemetery District" hereby amending and supplementing the existing code in the following particulars only:

Section 1. Amend section 195 to add a new section as 195-128.1 entitled CEM Cemetery Zone District:

§ 195-128.1. CEM -Cemetery District:

- A. The purpose for the CEM District is to provide an area that encompasses the existing Westwood Cemetery area in a zone in recognition of the developed cemetery character of the properties. Within any CEM Zone, no building, structure or area or lot or land shall be used in whole or in part for other than one or more of the permitted uses expressly set forth herein.
- B. Principal permitted uses shall be as follows:
  - (1) Graves for the interment of human remains and related activities associated with interment, excluding a crematorium.
  - (2) Mausoleum: 1 multifamily mausoleum of up to 200 internments per 10 acre site area.
  - (3) Family mausoleum: unlimited in number permitted.
  - (4) Municipal buildings and uses.
- C. Accessory uses:
  - (1) House of worship or office space strictly related to said cemetery use, not to exceed a height of thirty (30) feet.
  - (2) Placement of tombstones and monuments on a burial plot not to exceed a height of 15 feet.
  - (3) Maintenance building relating to the operation of the cemetery only, not to exceed a height of 20 feet.

- D. Maximum building height.
- (1) The maximum height of a mausoleum in the CEM Zone shall not be greater than thirty (30) feet.
- E. Minimum tract area: thirty (30) acres.
- F. Yard and setback requirements.
- (1) Minimum front yard setback.
    - (a.) Graves and family mausoleums: minimum thirty (30) feet from any front lot line, five (5) feet from any side or rear property line.
    - (b.) Mausoleums for multiple families: minimum of one hundred (100) feet from a front lot line and thirty (30) feet from a side or rear lot line.
    - (c.) Permitted accessory buildings: one hundred fifty (150) feet from any front lot line, ten (10) feet from a side or rear lot line up to twenty (20) feet in height, thirty (30) feet from a side or rear lot line for accessory structures higher than twenty (20) feet.
    - (d.) Access roads. Access roads may be permitted every two hundred (200) feet, with a maximum of two (2) access roads on any one (1) public street. Any intersections of an access road with a public street shall be at least one hundred fifty (150) feet from any existing or proposed street intersection.
    - (e.) Signs. A maximum of one (1) identification signs may be permitted along any one (1) public street. Said signs shall be no larger than twelve (12) square feet in area and shall be at least ten (10) feet from any street line. The identification sign shall be no higher than eight (8) feet. Directional and safety signs erected on the premises shall each be limited to two (2) square feet in area and shall be erected at least twenty (20) feet from any street line.

Section 2. Amend section 195-107 by amending the zoning Map identification of the C-Cemetery Zone District description to be identified as the CEM Cemetery Zone District for consistency in identification of the proposed zoning.

Section 3. Amend section 195 Attachment 14 by adding the CEM Cemetery Zone District to Schedule A- Area and Bulk Regulations as follows:

Zone	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Maximum Floor Area Ratio (FAR)	Minimum Rear Yard (feet)	Maximum Building Coverage (percent)	Maximum Impervious Coverage (percent)	Maximum Building Height	
										Stories	Feet
CEM	30 acres	400	400	(9)	(9)	(9)	(9)	50	70	(9)	(9)

(9) Comply with §195-128.1

Section 4. Amend section 195 Attachment 15 by adding the CEM Cemetery Zone District to Schedule B- Schedule of Principal, Accessory and Conditional Uses as follows:

<b>Zone</b>	<b>Principal Use</b>	<b>Accessory Use</b>	<b>Conditional Use</b>
CEM-Cemetery Zone District	Graves, Multi-family and Single Mausoleums, Municipal buildings and uses governmental or proprietary in nature.	Cemetery house of worship or office space, tombstones and monuments, cemetery maintenance buildings	None

Section 5. If any section, subsection, paragraph, sentence or any other part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

Section 6. All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

Section 7. The Borough Clerk is hereby directed to give notice at least ten (10) days prior to the hearing on the adoption of this ordinance to the Bergen County Planning Board, and to all others entitled thereto pursuant to the provisions of N.J.S.A. 40:55D-15. Upon adoption of this ordinance, after public hearing thereon, the Borough Clerk is further directed to publish notice of the passage thereof and to file copy of this ordinance as finally adopted with the Bergen County Planning Board as required by N.J.S.A. 40:55D-16 and with the Borough Tax Assessor.

Section 8. This ordinance shall take effect upon final passage and publication as prescribed by law.

Adopted: \_\_\_\_\_

Approved:

Attest:

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John Birkner, Jr., Mayor

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Karen Hughes, Borough Clerk