



**BOROUGH OF BERGENFIELD
PUBLIC NOTICE**

**ORDINANCE 26-2672 - AN ORDINANCE AMENDING CHAPTER 186 OF THE
CODE OF THE BOROUGH OF BERGENFIELD, ENTITLED "LAND
DEVELOPMENT"**

was introduced at a Regular Meeting of the Mayor and Council of the Borough of Bergenfield, in the County of Bergen, New Jersey, held on Tuesday, July 21, 2026 and will be further considered for final passage after public hearing at a meeting of the Mayor and Council to be held in the third floor Council Chambers in the Borough Hall located at 198 North Washington Avenue, Bergenfield, New Jersey on Tuesday, August 18, 2026 at 8:00 p.m. prevailing time, or as soon thereafter as the matter can be heard.

A clear and concise statement of this ordinance is to amend the Land Use Plan Element of the Master Plan and corresponding Land Use Plan Map to delete the R-40 Land Use category and replace it with a new R-20 Land Use category governing the area previously designated as R-40 in the Land Use Plan Map, as set forth in the ordinance.

A copy of this ordinance may be obtained without cost between the hours of 8:30 a.m. and 4:30 p.m. at the office of the Borough Clerk, 198 North Washington Avenue, Bergenfield, New Jersey or can be accessed online on the Borough website at www.Bergenfieldnj.gov.

Marie Quiñones-Wilson
Borough Clerk
Posted: July 23, 2026

BOROUGH OF BERGENFIELD
Ordinance No. 26-2672

**AN ORDINANCE AMENDING CHAPTER 186 OF THE CODE OF THE BOROUGH OF BERGENFIELD,
ENTITLED
“LAND DEVELOPMENT”**

WHEREAS, Chapter 186 of the Code of the Borough of Bergenfield sets forth all regulations regarding Land Development within the Borough of Bergenfield; and,

WHEREAS, the 2024 Master Plan Reexamination Report adopted by the Bergenfield Planning Board on September 23, 2024 recommended that the borough’s R-40 Residential One-Family Dwelling Zone be rezoned to a new R-20 Residential One-Family Dwelling Zone that permits single-family residential dwellings on lots with a minimum lot area of 20,000 square feet; and,

WHEREAS, the Planning Board determined after a detailed planning analysis that this revision will bring the zoning for this area of the borough more in conformity with the residential land use characteristics of the surrounding area and consistent with the zoning of the portion of the Knickerbocker Country Club that extends into Tenafly; and,

WHEREAS, in consideration of the recommendation in the 2024 Master Plan Reexamination Report and reaffirming the findings therein, on July 15, 2026, the Planning Board adopted an amendment to the Land Use Plan Element of the Master Plan and corresponding Land Use Plan Map to delete the R-40 Land Use category and replace it with a new R-20 Land Use category governing the area previously designated as R-40 in the Land Use Plan Map; and,

WHEREAS, the Planning Board further recommended that specific bulk and yard standards for the new R-20 district be developed to account for the new minimum lot size, including a maximum improved lot coverage requirement.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Council of the Borough of Bergenfield, County of Bergen and State of New Jersey that those portions of the Chapter 186 set forth below are hereby amended as follows and that those portions of the Ordinance not set forth below shall remain unchanged.

Section 1

The list of zones identified in Article VI Zoning Regulations and Establishment of Zones, Section 186-36, Enumeration of Zones, is hereby amended to delete the R-40 40,000 square feet Residential One Family Dwelling Zone and replace it with the following:

R-20 20,000 square feet Residential One-Family Dwelling Zone

Section 2

- A. §186-38 Zoning Map is hereby amended and supplemented to delete the R-40 Residential One Family Dwelling Zone and replace it with the R-20 Residential One-Family Dwelling Zone, whose boundaries shall be coterminous with and area equivalent to the delineated boundaries and area of the of the R-40 Residential One Family Dwelling Zone, which it is replacing.
- B. A map of delineating the R-20 Residential One-Family Dwelling Zone is attached herein as Exhibit A.

Section 3

Schedule A, Zone Uses and Limitations, as referenced in Paragraph A of §186-37, Schedules, is and shall be amended by the deletion of the row beginning with the R-40 Residential Zone District and replaced with the following row referencing the R-20 Residential Zone District. in all other respects Schedule A continues unaltered.

Zone/Intent	Principal Permitted Uses	Accessory Uses	Conditional Uses
R-20 To provide a single-family residential zone with lots of 20,000 square feet	One-family houses Parks and playgrounds Golf course	Off-street parking for permitted uses Storage shed Swimming pool	Club house, subject to § 186-75 Public and private schools, subject to § 186-74 Hospital and nursing homes, subject to § 186-73 Swim club, subject to § 186-77 Essential services subject to §§ 186-66 and 186-67

Section 4

Schedule B, Limiting, as referenced in Paragraph A of §186-37, Schedules, is and shall be amended by the deletion of the row beginning with the R-40 Residential Zone District and replaced with the following row referencing the R-20 Residential Zone District. in all other respects Schedule B continues unaltered.

Zone District	Min. Required Lot Area (sq. ft.)	Min. Required Lot Width (feet)	Max. Improved Lot Coverage	Max. Lot Coverage	Max. Building Height (feet/stories)	Min. Front Yard (feet)	Min. Side Yard (feet)	Min. Rear Yard (feet)
R-20 Residential	20,000	100	35%	20%	30/2	40	20/40	50

Severability. All provisions of this Ordinance are severable. If for any reason, any provision of this Ordinance is held to be invalid, the validity of the remainder of the Ordinance shall not be affected.

Effective Date. This Ordinance shall become effective upon final approval and publication, pursuant to law.

Introduced: July 21, 2026
Adopted: _____, 2026

Attest

Approved