



**BOROUGH OF BERGENFIELD
PUBLIC NOTICE**

**ORDINANCE 26-2677 - AN ORDINANCE AMENDING AND SUPPLEMENTING
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, August 18, 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, October 6, 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 require that all properties obtain a Zoning Certificate of Compliance prior to being occupied, 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: August 21, 2026

**BOROUGH OF BERGENFIELD
COUNTY OF BERGEN**

**ORDINANCE 26-2677 - AN ORDINANCE AMENDING AND SUPPLEMENTING
CHAPTER 186 OF THE CODE OF THE BOROUGH OF BERGENFIELD, ENTITLED
“LAND DEVELOPMENT”**

BE IT ENACTED AND ORDAINED, by the Governing Body of the Borough of Bergenfield that those portions of Chapter 186, entitled “Land Development” outlined below are hereby amended as follows and that those portions of the Chapter not set forth below shall remain unchanged.

Section 186-10 shall be established and entitled “Zoning Certificate of Compliance” and shall be set forth as follows:

- A. A zoning certificate of compliance, otherwise referred to herein as a zoning permit, shall be required as a condition precedent to the commencement of a use, or change of use, or the erection, construction, reconstruction, alteration, conversion or installation of a structure or building, including fences. As used herein, "change of use" shall be deemed to include any change in the utilization of a building, lot or part thereof, where the resulting use is subject to bulk, dimensional, special or other zoning regulations which are different than those impressed upon the prior use.
- B. A zoning certificate of compliance shall be issued by the Zoning Officer when all requirements of Chapter 186, entitled ‘Land Development’ have been met.
- C. A zoning certificate of compliance shall always be subject to the following condition:
 - 1) That the use, building or structure to which it relates meets the conditions of all building permits, approved drawings, and any prior approvals granted by the Borough;
 - 2) That all required fees have been paid in full;
 - 3) That all necessary inspections have been completed and that the completed project meets the requirements of the Development Regulations and Zoning Ordinances;
 - 4) That all violations have been corrected and that any assessed penalties have been paid; and
 - 5) Continued compliance with the Borough’s zoning laws and regulations.
- D. Application for a zoning certificate of compliance shall be made to the Zoning Enforcement Officer upon a form or forms supplied by said Officer, and the fee shall be as provided in Chapter 186-13. A zoning certificate of compliance shall be issued within 10 business days after receipt of a written application therefor and payment of the required fee, provided that the lands or premises in question comply as aforesated.
- E. All written applications for a zoning certificate of compliance shall contain the following information:
 - 1) The name and address of the owner and/or his or her agent;
 - 2) The location of the building, structure or lot;

- 3) The existing or last prior and proposed uses of the property;
 - 4) The number of occupants, employees and tenants and the number and location of all parking spaces;
 - 5) The total square footage of the lot and building; and
 - 6) A survey of the property completed not more than five (5) years from the date of the application.
- F. Certificates of continued compliance. No land or building, in any zone, previously used or occupied, shall be used or occupied by any new owner or tenant for any purpose whatsoever until a certificate of continued compliance has been issued by the Zoning Officer stating that the premises comply with the laws and regulations of the Borough's zoning laws and regulations. Said certificate of continued compliance shall be applied for and used in conformity with the requirements for the initial zoning certificate of compliance.
- G. The Zoning Officer, upon notification to the owners, may revoke a zoning certificate of compliance whenever a condition of the certificate has been violated or a violation of this chapter occurs.
- H. Violations and Penalties. Any person or entity that changes the use, erects, constructs, reconstructs, alters, converts, or installs a structure or building—including fences—without obtaining and maintaining a zoning certificate of compliance shall be fined a sum not to exceed \$1,000.00, or imprisoned in the county jail for a period not to exceed 30 days, or both.

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, and upon completion of all outstanding cases.

Introduced: August 18, 2026

Adopted:

Attest

Approved