**ORDINANCE NO. 2-2025**

**OF THE GOVERNING BODY**

**OF THE BOROUGH OF BLOOMINGDALE**

**AN ORDINANCE OF THE BOROUGH OF BLOOMINGDALE, IN THE COUNTY OF PASSAIC AND STATE OF NEW JERSEY, amending chapter 92 “ZONING” of the Code of the Borough of Bloomingdale**

**WHEREAS**, the Borough Code currently sets forth the standards and requirements for development in the Bloomingdale Center District Zone; and

**WHEREAS**, the Borough Administrator and Engineer have reviewed the Code and recommended certain changes be made; and

**WHEREAS**, the Borough Council has reviewed and accepted the recommended changes as being in the best interest of the Borough.

**NOW THEREFORE BE IT ORDAINED**, by the Council of the Borough of Bloomingdale, in the County of Passaic, and State of New Jersey, as follows:

**SECTION 1.** Chapter 92 “Zoning”, Section 92-55.2 “Bloomingdale Center District Zone”, Subsection H shall be amended to read as follows:

**(Deleted material shown with ~~strikeouts~~, added material is underscored)**

§92-55.2 Bloomingdale Center District Zone

H. Maximum building height for principal structures. (See Article IV.)

* 1. Feet: ~~40~~ 54.
  2. Stories: ~~three~~ four.

All other portions of this Section not addressed herein shall remain unchanged.

**SECTION 2.** Chapter 92 “Zoning”, Section 92-55.2 “Bloomingdale Center District Zone”, Subsection N(5) shall be amended to read as follows:

§92-55.2 Bloomingdale Center District Zone

N. Building standards and guidelines.

1. Building facade design. All sides of a building should be architecturally designed so as to be consistent with regard to style, materials, colors and details.
   * 1. Horizontal articulation between floors. Each facade should be designed to have a delineated floor line between street level and upper floors. This delineation can be in the form of a masonry belt course, a concrete lintel or a cornice line delineated by any facade permitted finish materials described in this section.
     2. Vertical articulation. Buildings shall avoid long, monotonous, uninterrupted facades. Building facade offsets or vertically articulated treatments, including balconies, canopies, columns, piers, recessed windows, overhangs, ornamental projection of molding, different exterior materials or recessed portions of the main surface of the facade itself should be used to add architectural interest and variety to the massing of a building.
     3. If constructing four story structure and 1st story façade is within 50’ of road facing side of curb, then 3rd story must be set back minimum of 6’ from 2nd story and 4th story must be set back additional 6’ minimum from 3rd story. This occurs on all road facing facades of the structure.
     4. If constructing 4 story structure and 1st story front façade is not within 50’ of road facing side of curb, then no setbacks are required.
     5. If constructing 3 story structure no setbacks are required.

All other portions of this Section not addressed herein shall remain unchanged.

**SECTION 3.** All ordinances or parts of ordinances of the Borough of Bloomingdale inconsistent herewith are repealed to the extent of such inconsistency.

**SECTION 4.** If any section, subsection, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid by any court or competent jurisdiction, such decision shall not affect the remaining portion of this Ordinance.

**SECTION 5.** This Ordinance shall take effect immediately upon final passage, approval and publication as required by law.

BOROUGH OF BLOOMINGDALE

COUNTY OF PASSAIC

ATTEST: STATE OF NEW JERSEY

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Breeanna Smith, Clerk John D’Amato, Mayor