

**BOROUGH OF WESTWOOD  
ORDINANCE 06-10**

**AN ORDINANCE TO AMEND SECTIONS 65C-42, 65C-96, 65C-97, 65C-99 AND 65C-116F OF THE LAND USE AND DEVELOPMENT REGULATIONS FROM THE CODE OF THE BOROUGH OF WESTWOOD PERTAINING TO AMENDMENTS TO THE ZONING BOUNDARY OF THE HSO ZONE AND THE ESTABLISHMENT OF A "H" HOSPITAL ZONE WITH ASSOCIATED REGULATIONS .**

WHEREAS, the future development or redevelopment of properties in the HSO zone should be compatible with the Land Use Plan and contributes to the ratable base of the community.

WHEREAS, the limits of the Pascack Valley Hospital properties are to be contained within its own zone recommended as a new zone titled the "H" zone or Hospital Zone with associated regulations.

**BE IT ORDAINED** by the Mayor and Council of the Borough of Westwood, in the County of Bergen and State of New Jersey, that Section 65C-97 and 65C-116F entitled "HSO" zone and the supplementary regulations governing certain uses pertaining to hospitals is hereby amended and supplemented by the following:

Section 1. Amend section 65C-42 to add a definition of hospital as follows:

***HOSPITAL** – an institution, licensed by the State of New Jersey, providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity, and other abnormal physical or mental conditions and including, as an integral part of the institution, related facilities, such as laboratories, outpatient facilities, training facilities, and medical offices for hospital staff.\**

Section 2. Amend section 65C-96 Zoning Districts to add the H District as follows:

*H      Hospital District*

Section 3. Amend section 65C-97 Zoning Map to identify and define the H Hospital District as defined to contain Block 2001 Lot 16. The boundary of the HSO zone is amended to exclude Block 2001 Lot 16.

Section 4. Amend section 65C-99 Schedule of Area and Bulk Regulations to add H Hospital District bulk regulations as attached hereto.

Section 5. Amend section 65C-114B.1. to remove hospitals as a permitted use in the HSO district.

Section 6. Add a new section identified as 65C-115.1 titled "H Hospital District" with the following criteria:

- A. *The purpose of the H zone is to permit hospital uses to service the borough and surrounding communities of Westwood.*
- B. *The principal permitted uses allowed in the H District include the following*
  1. *Hospitals;*
  2. *Essential municipal services;*
  3. *Child care centers, subject to 65C-118D.*
- C. *Accessory permitted uses allowed in the H District include the following:*
  1. *Off street parking, subject to Article X;*
  2. *Fences and walls, subject to §65C-117F;*
  3. *Signs, subject to §65C-124*
  4. *Child care facilities, subject to §65C-116B.*
- D. *Conditional permitted uses allowed in the H District include the following:*
  1. *None*
- E. *Area and bulk regulations refer to section 65C-116D.*

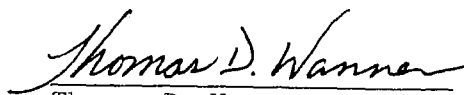
Section 7. If any section, subsection, paragraph, sentence or any other part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

Section 8. All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

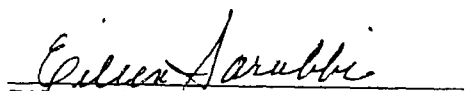
Section 9. The Borough Clerk is hereby directed to give notice at least ten (10) days prior to the hearing on the adoption of this ordinance to the Bergen County Planning Board, and to all others entitled thereto pursuant to the provisions of N.J.S.A. 40:55D-15. Upon adoption of this ordinance, after 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 10. This ordinance shall take effect twenty (20) days after final passage and publication as prescribed by law.

APPROVED:

  
Thomas D. Wanner, Mayor

ATTEST:

  
Eileen Sarubbi, Borough Clerk