

**TOWNSHIP OF ROCHELLE PARK
BERGEN COUNTY, NEW JERSEY**

ORDINANCE #1272-26

**AN ORDINANCE TO AMEND CHAPTER 185 ENTITLED
“LAND USE AND DEVELOPMENT REGULATIONS” OF THE
TOWNSHIP CODE OF THE TOWNSHIP OF ROCHELLE PARK, STATE OF NEW JERSEY**

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF ROCHELLE PARK IN THE COUNTY OF BERGEN AND STATE OF NEW JERSEY, AS FOLLOWS:

WHEREAS, Chapter 185 of the Code of the Township of Rochelle Park sets forth all regulations regarding Land Use and Development Regulations in the Township of Rochelle Park; and,

BE IT ORDAINED, by the Mayor and Committee of the Township of Rochelle Park, County of Bergen and State of New Jersey that those portions of the aforesaid set forth below are hereby amended as follows and that those portions of the Ordinance not set forth below shall remain unchanged.

Article XV Supplementary Regulations Governing Certain Zone Districts.

Sec. 185-109.1 Historic Home Overlay (HH-O)

New Para. F. Modifications to Facilitate Permitted Uses.

Notwithstanding any provision of this article to the contrary, construction, alterations, additions, renovations, improvements, site modifications, and other work to the Tyson House located at 49 E. Passaic Street shall be permitted when reasonably necessary to establish, occupy, operate, maintain, or continue any use otherwise permitted within the Historic Home Overlay District, including, but not limited to, one family residences, bed and breakfast, professional services, business services, restaurants, and art studio/gallery, and any other permitted use authorized by this article.

Such work may include, but shall not be limited to, improvements necessary to comply with applicable building, fire, health, accessibility, and life safety codes, including required emergency egress, as well as other improvements reasonably necessary to facilitate the lawful establishment and operation of a permitted use. Such work shall:

- (1) Be limited to the minimum extent reasonably necessary to establish, occupy, operate, maintain, or continue a permitted use.
- (2) Be designed and located in a manner that preserves the historic character and architectural integrity of the Tyson House to the greatest extent practicable.
- (3) Avoid demolition of the principal historic structure or significant historic architectural features except to the extent minimally necessary to accomplish the approved work.
- (4) Not expand, reduce, or otherwise modify the list of permitted uses established under the Historic Home Overlay District.

Severability.

If any section, subsection, clause, or provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall not affect the validity of the remaining provisions, which shall remain in full force and effect.

Posted on Township Website: July 9, 2026

Repealer. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Effective Date. This Ordinance shall become effective upon final approval and publication, pursuant to law, and upon completion of all outstanding cases.

NOTICE OF INTRODUCTION

NOTICE IS HEREBY GIVEN that Ordinance #1272-26, was introduced and passed on first reading at a meeting of the Township Committee of Rochelle Park, held on July 8, 2026 and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a meeting held on July 22, 2026 at 7:00 PM, in the Township of Rochelle Park Municipal Building, at which time all persons interested will be given an opportunity to be heard concerning such Ordinance.

By order of the Mayor and Township Committee
Gina S. Kim, RMC/CMC
Township Clerk