

**ORDINANCE BOROUGH OF CARLSTADT**  
**NOTICE**

**NOTICE IS HEREBY GIVEN** that the following proposed ordinance was introduced and passed on first reading at a regular meeting of the Mayor and Council of the Borough of Carlstadt held on the 20<sup>th</sup> day of November, 2025 and that said ordinance will be taken up for further consideration for final passage at a meeting of said Borough Council to be held on the 3<sup>rd</sup> day of December, 2025 at 7:00 P.M., or as soon thereafter as said matter can be reached, at the Borough Hall, Carlstadt, New Jersey, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning the same.

**ORDINANCE NO. 25-17**

**AN ORDINANCE TO AMEND AND SUPPLEMENT THE CODE OF THE BOROUGH OF CARLSTADT TO REVISE THE REQUIREMENTS FOR TWO FAMILY HOMES IN THE BOROUGH.**

**BE IT ORDAINED** by the Mayor and Council of the Borough of Carlstadt as follows:

1. Subsection 21-6.1. a1(a) is amended and supplemented to read as follows:
  - (a) No two- family dwelling may be situated on a lot less than 75 feet in width and 100 feet in depth.
  
2. Subsection 21-6.1. a1 is amended and supplemented by adding thereto the following new subsection (f) to read as follows:
  - (f) Each two-family dwelling shall provide no less than four (4) on-site parking spaces, such spaces shall be in addition to any spaces within any garage on the site and shall be approved as part of the site plan approval required under section 19-4 of the Code; provided that none of the required spaces shall be stacked or tandem parking spaces.
  
3. Subsection 19-4.2. a.5 of the Code is amended and supplemented to read as follows:
  5. Conditional uses including two-family dwellings
  
4. Subsection 19-4.2. b of the Code is amended and supplemented to read as follows:
  1. Single family dwellings and accessory uses for single family dwellings and existing two-family dwellings, such as a private garage, tool house, garden and private greenhouse, swimming pool or similar use incidental to a single or two family detached dwelling.
  
  5. All ordinances and resolutions or parts thereof, inconsistent with this ordinance, are hereby repealed, but only to the extent of any inconsistency.
  
  6. If any section, paragraph, subsection, clause or provision of this ordinance shall be judged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and the remainder of this ordinance will be valid and enforceable.
  
  7. This ordinance shall take effect upon final passage, approval and publication as required by law.

**INTRODUCED:** November 20, 2025

**APPROVED:** \_\_\_\_\_  
ROBERT J. ZIMMERMANN, MAYOR

**ATTEST:** \_\_\_\_\_  
KIMBERLY KOZIEL, DEPUTY BOROUGH CLERK