

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 21st day of January, 2026 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 4th day of February, 2026 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.

Kimberly Koziel
Acting Borough Clerk
Carlstadt, New Jersey

ORDINANCE NO. 26-3

**AN ORDINANCE AMENDING SECTION 21-18 OF THE CODE OF THE REVISED
GENERAL ORDINANCES OF THE BOROUGH OF CARLSTADT, 2002, ENTITLED
CHAPTER 21 – ZONING – NONCONFORMING USES.**

1. Subsection **21-18.1.** of the Code is amended and supplemented to read as follows:

Pre-Existing Use. Any nonconforming use or building lawfully existing on December 17, 1979, or at the time of passage of any previous zoning ordinance of the Borough; or any 2 family use lawfully existing as of December 1, 2025, may be continued upon the lot or in the building so occupied, but nothing in this chapter shall validate or authorize any nonconforming use or structure which exists in violation of a previous zoning ordinance, unless such use or structure is specifically permitted and authorized by this chapter.

2. Subsection **21-18.2.** of the Code is amended and supplemented to read as follows:

Destruction of Pre-Existing Building. Any nonconforming use or building existing on December 17, 1979, or any 2 family use lawfully existing as of December 1, 2025, may be continued upon the lot or in the building so occupied in the mixed commercial, light industrial, heavy industrial, research distribution and waterfront recreational zones, and, as to a lawfully existing 2 family use, in the residential zone, even though the building may be destroyed and the building may be restored or repaired in the event of such destruction thereof.

3. Subsection **21-18.3.** of the Code is amended and supplemented to read as follows:

Damage to Pre-Existing Building. Any nonconforming use or building existing on December 17, 1979, or any 2 family use lawfully existing as of December 1, 2025, in the residential or commercial zones may be continued upon the lot or in the building so occupied, even though the building may be damaged; so long as the cost of the repairs to remedy such damaged area shall in no case exceed 50% of the appraised value, nor shall the building be enlarged unless the use therein is changed to a conforming use.

INTRODUCED: January 21, 2026

APPROVED: _____
ROBERT J. ZIMMERMANN, MAYOR

ATTEST: _____
KIMBERLY KOZIEL, ACTING BOROUGH CLERK