

BOROUGH OF MILFORD
NOTICE OF ORDINANCE INTRODUCTION

PLEASE TAKE NOTICE that the following Ordinances was introduced at a regular meeting of the Common Council of the Borough of Milford, County of Hunterdon, State of New Jersey, held on October 6, 2025 and was read for the first time. This ordinance will be further considered for final passage by the said Common Council of the Borough of Milford at the Milford Fire Company Building, 21 Water Street, Milford, New Jersey at a meeting beginning at 7:00 p.m. to be held on November 3, 2025 or at any time and place to which such meeting may be adjourned. All persons interested will be given the opportunity to be heard concerning such ordinance. Copies of this Ordinance are available at the Borough of Milford, 40 Frenchtown Road, Milford, NJ 08848, Municipal Clerk's Office during regular business hours. Signed by Leigh Gronau, RMC.

ORDINANCE NUMBER 996-2025

AN ORDINANCE OF THE BOROUGH OF MILFORD, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, AMENDING CHAPTER 190, §190-119, REGARDING THE ISSUANCE OF ZONING PERMITS ONLY UPON AN APPLICANT'S ABATEMENT OF ANY EXISTING ZONING VIOLATIONS AND COMPLIANCE WITH ALL BOROUGH ZONING REQUIREMENTS.

WHEREAS, the Milford Borough Joint Land Use Board has reviewed the Borough's ordinances; specifically, Chapter 190, pertaining to the issuance of zoning permits to an applicant(s) that is not in compliance with the Borough's zoning requirements or who have failed to abate prior zoning violations through the enactment of amendment enabling the Borough's Zoning Officer to require that an applicant demonstrate compliance with both the applicable provisions of the Borough's Zoning Ordinance and the abatement of any previous violations, prior to the issuance of any zoning permit or zoning approval, for the betterment of the Borough; and

WHEREAS, the proposed amendments were discussed at the Borough's Joint Land Use Board's public meetings held on December 18, 2024, and January 22, 2025, at which the Land Use Board determined that it would recommend the adoption of amendments of Chapter 190 to enable the Borough's Zoning Officer to require that an applicant demonstrate compliance with the applicable provisions of the Zoning Ordinance; and

WHEREAS, the Borough of Milford Common Council finds it desirable and in the best interest of the Borough to regulate the issuance of zoning permits to applicants that are not in compliance with zoning requirements or have failed to abate prior zoning violations through the enactment of amendment to Chapter 190 "Zoning", §190-119, to enable the Borough's Zoning Officer to require that an applicant's demonstrated compliance with the applicable provisions of the Borough's Zoning Ordinance and the abatement of any previous violations, prior to the issuance of any zoning permit or zoning approval, for the betterment of the Borough; and

WHEREAS, the Borough's purpose underlying this Section is to ensure compliance with zoning requirements throughout the Borough, and the Borough of Milford finds it desirable and in the best interest of the Borough to amend Chapter 190 "Zoning", §190-119.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Borough of Milford, County of Hunterdon, State of New Jersey, as follows:

1. Chapter 190 "Zoning", §190-119 is amended and supplemented as follows, at subsection titled "Permit Required":

§190-119. Permit Required.

No building shall hereafter be erected and no existing building shall be moved, structurally altered, rebuilt, added to or enlarged, nor shall any land be used for any purpose other than those listed as permitted uses in each respective zone, until an appropriate permit as required in this Chapter has been applied for and granted by the Borough Zoning Officer.

Demonstration of compliance with all applicable provisions of this Chapter and the abatement of any previous violations shall be required prior to the issuance of any zoning permit or zoning approval.

2. If any section or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

Henri Schepens
Mayor

Attest:
Leigh Gronau, RMC
Municipal Clerk