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#### 125-45.1 Purpose.

The purpose of the NB-1 District shall be to encourage the development and redevelopment of personal service and retain establishments at a pedestrian level scale. The district is centrally located within adjoining populous residential areas of the Borough. Types of establishments within the NB-1 District shall be intended to draw from this existing base, as well as to be attractive to passing vehicular traffic along Clinton Avenue (County Route No. 649). The functional class of Clinton Avenue is deemed Urban Collector by the N.J.D.O.T. and, as such, has the potential to provide a substantial customer base.

#### § 125-45.2 Permitted uses.

The following principal uses shall be permitted in the NB-1 District:

- A. Antique shops (display of merchandise outside of the building prohibited);
- B. Personal service establishments requiring licensure under New Jersey Statutes Title 45 including barber shops, beauty salons, optometrists and ophthalmic dispensers, chiropractic offices;
- C. Clothing and sporting goods stores;
- D. Gift, card and floral shops;
- E. Bookstores, stationery stores, jewelry stores and watch repairing;
- F. Dry cleaning, tailoring and shoe repair;
- G. Photographer's and artist's studios including picture framing;
- H. Musical instrument stores or studios, including the retail sales of recordings and tapes, and a performance studio for music and dance;
- I. Real estate sales and appraisal services;

- [J.](#) Home electronics sales and service, including those focused on computers, televisions, cellular phones, home audio equipment, gaming systems and security systems;
- [K.](#) Restaurants offering on-premises seating for patrons and without drive-through service;
- [L.](#) Bakery or confectionary shops for retail sales;
- [M.](#) Specialty food markets and delicatessens including those offering meats, cheeses, spices, seafood and ethnic specialties; and
- [N.](#) Second-story-only residential occupation. No storefront residential uses shall be permitted.

### [125-45.3 Prohibited uses.](#)

The following uses are specifically prohibited in keeping with the intent and purpose of the NB-1 District as outlined in § [125-45.1](#), above.

- [A.](#) Automotive sales, repair, fueling and service facilities;
- [B.](#) Welding, metal fabrication or machine shops;
- [C.](#) Recycling facilities;
- [D.](#) Warehousing or storage facilities;
- [E.](#) Any business which provides services commonly referred to as "body art," including but not limited to tattooing, intentional body mutilations and/or body adornments, intentional branding or scarring, or the like;
- [F.](#) Junkyards;
- [G.](#) Adult bookstores;
- [H.](#) Amusement establishments including billiard parlors, bowling alleys, arcade and game rooms;
- [I.](#) Contracting businesses, including those of plumbers, electricians, carpenters, home remodelers, roofers, exterminators and others requiring storage of bulky materials and the use of commercial, multiple vehicle fleets to conduct their business; and
- [J.](#) The conversion of the first floor of storefront buildings into any type of residential use.