

*Borough of Cresskill, NJ
Monday, May 4, 2026*

Chapter 275. Zoning

Article V. P Professional Office Zone

§ 275-11. Permitted uses.

[Amended 6-16-2021 by Ord. No. 21-23-1573]

No building or premises shall be used and no building or part of a building shall be erected which is arranged, intended or designed to be used, in whole or in part, for any purpose except the following:

- A. Business, professional, banking, savings and loan association or governmental offices, including drive-in facilities for banks and savings and loan associations; provided, however, that all such uses shall be conducted upon suitably landscaped lots.
- B. Railroad and public utility rights-of-way and structures necessary to serve areas within the Borough, subject to such conditions as the Planning Board may impose in order to protect and promote the health and safety and general welfare of the community and the character of the neighborhood in which the proposed structure is to be constructed.
- C. Signs announcing the name or insignia, or both, of the occupants of office space on the same lot, provided that:
 - (1) No such sign shall be permitted within any required yard.
 - (2) The aggregate area of all such signs on the premises shall not be greater than one square foot for every four feet of building width.
 - (3) If such signs are illuminated, such illumination shall be indirect, with all light sources shielded from the view of adjacent lots and streets, and shall be extinguished not later than 10:00 p.m. In addition, necessary traffic directional signs, each with an area of not more than two square feet, shall be permitted.

§ 275-11.1. Marijuana establishments prohibited.

[Added 6-16-2021 by Ord. No. 21-23-1573]

In a P Professional Office Zone, the operation of medicinal and retail marijuana establishments, which includes retail marijuana and/or marijuana paraphernalia stores, marijuana cultivation facilities, marijuana products manufacturing facilities, and marijuana testing facilities, and the operation of retail marijuana social clubs are prohibited in any zone within the Borough of Cresskill and, therefore, all activities related to the above-mentioned retail uses such as, but not limited to, cultivation, extraction, manufacturing, processing, storing, laboratory testing, labeling, transporting, delivering, dispensing, transferring and distributing are expressly prohibited in any zone within the Borough of Cresskill.

§ 275-12. Prohibited uses.

[Amended 10-3-2018 by Ord. No. 18-17-1529]

- A. All uses not listed in § **275-11** are prohibited.
- B. The operation of medicinal and retail marijuana establishments, which includes retail marijuana and/or marijuana paraphernalia stores, marijuana cultivation facilities, marijuana products manufacturing facilities, and marijuana testing facilities, and the operation of retail marijuana social clubs are prohibited within the Borough of Cresskill and, therefore, all activities related to the above-mentioned retail uses such as, but not limited to, cultivation, extraction, manufacturing, processing, storing, laboratory testing, labeling, transporting, delivering, dispensing, transferring and distributing are expressly prohibited in any zone within the Borough of Cresskill.

[Amended 6-16-2021 by Ord. No. 21-23-1573]

§ 275-13. Performance standards.

All uses are subject to performance standards as set forth in Article **XV**.

§ 275-14. Site development plan approval.

Site development plan approval, in accordance with Chapter **218**, Site Development Plan, shall be required prior to the issuance of building permits for the erection or enlargement of all structures and related accessory structures. Such approval shall also be required prior to the issuance of certificates of occupancy for a change of use.