

**BOROUGH OF PALISADES PARK
BERGEN COUNTY, NEW JERSEY**

ORDINANCE # 2025-4

AN ORDINANCE ESTABLISHING THE AFFORDABLE HOUSING DISTRICT 3 (AHD-3) AND REGULATING DEVELOPMENT REQUIREMENTS FOR BLOCK 617, LOT 16

WHEREAS, the Borough of Palisades Park recognizes its constitutional obligation to provide for its fair share of affordable housing as mandated by the New Jersey Supreme Court in the landmark Mount Laurel decisions and as required under the Fair Housing Act, **N.J.S.A. 52:27D-301 et seq.**; and

WHEREAS, the Borough seeks to promote the development of multi-family housing as a means of addressing the diverse housing needs of its residents, including the creation of affordable housing opportunities for low- and moderate-income households; and

WHEREAS, the Borough is committed to fostering inclusive communities and ensuring compliance with its affordable housing obligations while promoting responsible development that enhances the quality of life for all residents; and

WHEREAS, this ordinance is intended to establish standards and requirements for the development of multi-family housing that includes affordable housing units, thereby contributing to the Borough's compliance with its constitutional and statutory obligations and advancing the public welfare;

NOW, THEREFORE, BE IT ORDAINED by the Borough Council, as follows:

Section 1. Purpose

The purpose of this ordinance is to establish the Affordable Housing District 3 (AHD-3) for the specific property known as Block 617 and Lot 16, to encourage and regulate the development of mixed-income housing, promote the inclusion of affordable housing units, and provide clear standards for building height, setbacks, and parking.

Section 2. Creation of Affordable Housing District 3 (AHD-3)

The zoning map of the Borough of Palisades Park is hereby amended to establish the Affordable Housing District 3 (AHD-3) for the property identified as Block 617, Lot 16, hereinafter referred to as the "AHD-3 Zone."

Section 3. Permitted Uses

The following uses are permitted within the AHD-3 Zone:

1. Multiple-family residential buildings.
 2. Community amenities such as recreation areas, fitness centers, and community rooms for residents.
 3. Accessory uses, including but not limited to parking facilities, bicycle storage, and on-site management offices.
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Section 4. Development Standards

1. **Maximum Residential Density:** 30.49 dwelling units per acre.
 2. **Minimum Lot Size:** 0.164 acres, 7,144 square feet.
 3. **Maximum Building Height:** 37 feet and three (3) stories.
 4. **Maximum Building Coverage:** 58.4%.
 5. **Maximum Impervious Coverage:** 98%.
 6. **Setbacks**
 - **Minimum Front Yard Setback (W. Ruby):** 3 feet from the property line.
 - **Minimum Front Yard Setback (W. Columbia):** 0 feet from the property line.
 - **Minimum Side Yard Setback (One):** 3.5 feet from the property line.
 - **Minimum Side Yard Setback (Both):** 19 feet total from both side yards.
 - **Minimum Rear Yard Setback (Building):** n/a.
 7. **Parking Requirements**
 - A minimum of 2 parking spaces per residential unit is required.
 - All parking facilities must comply with municipal standards for lighting, landscaping, and accessibility.
 8. **Affordable Housing Set-Aside**
 - A minimum of **20% of all dwelling units** within the development must be designated as affordable housing units.
 - The affordable housing requirement may be transferred to the proposed development at 59 Broad Avenue and must meet the following requirements.
 1. Affordable units must be distributed throughout the development and must be indistinguishable from market-rate units in terms of design, materials, and finishes.
 2. The affordable units must comply with income eligibility and affordability controls as established by the Uniform Housing Affordability Controls (UHAC).
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Section 7. Severability

If any section, clause, or provision of this ordinance is found to be invalid, the remainder shall remain in full force and effect.

Section 8. Effective Date

This ordinance shall take effect immediately upon passage and publication as required by law.

ROLL CALL VOTE ON ADOPTION

COUNCIL	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
KIM						
LEE						
MIN						
SHIN						
VIETRI						
WON-YOON						
MAYOR (TIE-BREAK VOTE)						

ATTEST:

Sophia H. Jang, Borough Clerk

Chong Paul Kim, Mayor

First Reading: January 6, 2025
Second Reading: January 21, 2025

I hereby certify that the above is a true copy of Ordinance #2025-4 adopted by the Mayor and Council of the Borough of Palisades Park at a Regular Meeting held on January 21, 2025.
