

Borough of Tenafly

ORDINANCE NO. 26-08

AN ORDINANCE OF THE BOROUGH OF TENAFLY, COUNTY OF BERGEN, STATE OF NEW JERSEY TO AMEND CHAPTER 35 ENTITLED “LAND DEVELOPMENT REGULATIONS,” ARTICLE VIII ENTITLED “ZONING REGULATIONS,” TO AMEND THE MAXIMUM PERMITTED DENSITIES OF AFFORDABLE HOUSING OVERLAY ZONE DISTRICTS

NOW THEREFORE BE IT ORDAINED, by the Mayor and Council of the Borough of Tenafly, County of Bergen, State of New Jersey, as follows:

SECTION 1. Chapter 35 entitled “Land Development Regulations,” Article VIII entitled “Zoning Regulations,” Section 812A entitled “Affordable Housing Overlay Zone District, No. 3 Development Standards,” Subsection 35-812A.7 entitled “Development Standards,” is hereby amended as follows. Added text is underlined, and text to be eliminated is struck-through.

Maximum Density	18 <u>19</u> units per acre
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SECTION 2. Chapter 35 entitled “Land Development Regulations,” Article VIII entitled “Zoning Regulations,” Section 812A entitled “Affordable Housing Overlay Zone District, No. 3 Development Standards,” Subsection 35-812A.8 entitled “Affordable Housing Standards,” Item a is hereby amended as follows. Added text is underlined, and text to be eliminated is struck-through.

- a. A minimum of 20% of the total number of units shall be set-aside for very-low, low- and moderate-income units ~~if they are for sale, or 15% of total number of units shall be set aside for very low, low and moderate income units if they are for rent~~ regardless of whether said units are for sale or for rent. All affordable units are to be constructed on-site and integrated among buildings throughout the development so that such buildings contain a mix of affordable and market rate units.

SECTION 3. Chapter 35 entitled “Land Development Regulations,” Article VIII entitled “Zoning Regulations,” Section 812C entitled “Affordable Housing Overlay Zone District, No. 5 Development Standards,” Subsection 35-812C.7 entitled “Development Standards,” is hereby amended as follows. Added text is underlined, and text to be eliminated is struck-through.

Maximum Density	15 <u>18</u> units per acre
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SECTION 4. Chapter 35 entitled “Land Development Regulations,” Article VIII entitled “Zoning Regulations,” Section 812C entitled “Affordable Housing Overlay Zone District, No. 5 Development Standards,” Subsection 35-812C.8 entitled “Affordable Housing Standards,” Item a is hereby amended as follows. Added text is underlined, and text to be eliminated is struck-through.

- a. A minimum of 20% of the total number of units shall be set-aside for very-low, low- and moderate-income units ~~if they are for sale, or 15% of total number of units shall be set-aside for very low, low- and moderate income units if they are for rent~~ regardless of whether said units are for sale or for rent. All affordable units are to be constructed on-site and integrated among buildings throughout the development so that such buildings contain a mix of affordable and market rate units.

SECTION 5. Chapter 35 entitled “Land Development Regulations,” Article VIII entitled “Zoning Regulations,” Section 812D entitled “Affordable Housing Overlay Zone District, No. 6 Development Standards,” Subsection 35-812D.8 entitled “Affordable Housing Standards,” Item a is hereby amended as follows. Added text is underlined, and text to be eliminated is struck-through.

- a. A minimum of 20% of the total number of units shall be set-aside for very-low, low- and moderate-income units ~~if they are for sale, or 15% of total number of units shall be set-aside for very low, low- and moderate income units if they are for rent~~ regardless of whether said units are for sale or for rent. All affordable units are to be constructed on-site and integrated among buildings throughout the development so that such buildings contain a mix of affordable and market rate units.

SECTION 6. Chapter 35 entitled “Land Development Regulations,” Article VIII entitled “Zoning Regulations,” Section 812E entitled “Affordable Housing Overlay Zone District, No. 7 Development Standards,” Subsection 35-812E.7 entitled “Development Standards,” is hereby amended as follows. Added text is underlined, and text to be eliminated is struck-through.

Maximum Density	15 <u>19</u> units per acre
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SECTION 7. Chapter 35 entitled “Land Development Regulations,” Article VIII entitled “Zoning Regulations,” Section 812E entitled “Affordable Housing Overlay Zone District, No. 7 Development Standards,” Subsection 35-812E.8 entitled “Affordable Housing Standards,” Item a is hereby amended as follows. Added text is underlined, and text to be eliminated is struck-through.

- a. A minimum of 20% of the total number of units shall be set-aside for very-low, low- and moderate-income units ~~if they are for sale, or 15% of total number of units shall be set aside for very low, low and moderate income units if they are for rent~~ regardless of whether said units are for sale or for rent. All affordable units are to be constructed on-site and integrated among buildings throughout the development so that such buildings contain a mix of affordable and market rate units.

SECTION 8. Chapter 35 entitled “Land Development Regulations,” Article VIII entitled “Zoning Regulations,” Section 812F entitled “Affordable Housing Overlay Zone District, No. 8 Development Standards,” Subsection 35-812F.7 entitled “Development Standards,” is hereby amended as follows. Added text is underlined, and text to be eliminated is struck-through.

Maximum Density	15 <u>18</u> units per acre
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SECTION 9. Chapter 35 entitled “Land Development Regulations,” Article VIII entitled “Zoning Regulations,” Section 812F entitled “Affordable Housing Overlay Zone District, No. 8 Development Standards,” Subsection 35-812F.8 entitled “Affordable Housing Standards,” Item a is hereby amended as follows. Added text is underlined, and text to be eliminated is struck-through.

- a. A minimum of 20% of the total number of units shall be set-aside for very-low, low- and moderate-income units ~~if they are for sale, or 15% of total number of units shall be set aside for very low, low and moderate income units if they are for rent~~ regardless of whether said units are for sale or for rent. All affordable units are to be constructed on-site and integrated among buildings throughout the development so that such buildings contain a mix of affordable and market rate units.

SECTION 10. Severability Clause. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, and to that end the provisions of this ordinance are hereby declared severable.

SECTION 11. Repealer. All other ordinances in conflict or inconsistent with this ordinance are hereby repealed, to the extent of such conflict or inconsistency. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Ordinances of the Borough are hereby ratified and confirmed, except where inconsistent with the terms hereof.

SECTION 12. Effective Date. This Ordinance shall take effect, following adoption and publication in accordance with the laws of the State of New Jersey.

INTRODUCED: February 24, 2026

ADOPTED:

ATTEST:

APPROVED:

Omar Stovall, MPA, RMC, CMR
Borough Clerk

Mark Zinna, Mayor