

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

**ORDINANCE #2025-26**

**AN ORDINANCE ESTABLISHING THE AFFORDABLE HOUSING DISTRICT 1 (AHD-1) AND  
REGULATING DEVELOPMENT REQUIREMENTS FOR BLOCK 617, LOTS 21, 22 & 23**

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:

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**Section 1. Purpose**

The purpose of this ordinance is to establish the Affordable Housing District 1 (AHD-1) for the specific property known as Block 617 and Lots 21, 22 & 23, 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.

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**Section 2. Creation of Affordable Housing District 1 (AHD-1)**

The zoning map of the Borough of Palisades Park is hereby amended to establish the Affordable Housing District 1 (AHD-1) for the property identified as Block 617, Lots 21, 22 & 23, hereinafter referred to as the "AHD-1 Zone."

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**Section 3. Permitted Uses**

The following uses are permitted within the AHD-1 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:** 89.2 dwelling units per acre.
2. **Minimum Lot Size:** 0.37 acres, 16,208.58 square feet.
3. **Maximum Building Height:** 57 feet, 6 inches and five (5) stories.
4. **Maximum Building Coverage:** 75.37%.
5. **Maximum Impervious Coverage:** 85.71%.
6. **Setbacks**
  - **Minimum Front Yard Setback:** 3.67 feet from the property line.
  - **Minimum Left Side Yard Setback (Garage):** 5 feet to from the side property line.
  - **Minimum Left Side Yard Setback (Building):** 10 feet from the side property line.
  - **Minimum Right Side Yard Setback (Garage):** 5 feet to from the side property line.
  - **Minimum Right Side Yard Setback (Building):** 5 feet from the side property line.
  - **Minimum Rear Yard Setback (Garage and Stairwell):** 6 feet from the rear property line.
  - **Minimum Rear Yard Setback (Building):** 14 feet from the rear property line.
7. **Parking Requirements**
  - A minimum of 1.27 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.
  - Affordable units must be distributed throughout the development and must be indistinguishable from market-rate units in terms of design, materials, and finishes.
  - 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 5. Severability

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

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#### Section 6. Effective Date

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

Approved:

Attest:

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Chong Paul Kim, Mayor

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Sophia Jang, Borough Clerk

First Reading: September 29, 2025

Second Reading: October 27, 2025