

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

**ORDINANCE # 2026-10**

**AN ORDINANCE ESTABLISHING THE AFFORDABLE HOUSING DISTRICT 1 (AHD-1) AND REGULATING DEVELOPMENT REQUIREMENTS FOR BLOCK 716, LOTS 20, 21 & 22**

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's Planning Board has amended the Land Use Plan Element and adopted a Housing Plan Element and Fair Share Plan of the Master Plan, and this ordinance is substantially consistent with each of those elements of the Master Plan and is designed to effectuate the intent and purposes of each; 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 716 and Lots 20, 21 & 22, 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 716, Lots 20, 21 & 22, 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:

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

9. **Maximum Residential Density:** 80.4 dwelling units per acre.
  10. **Minimum Lot Size:** 0.44 acres, 18,962 square feet.
  11. **Maximum Building Height:** 68 feet and six (6) stories.
  12. **Maximum Building Coverage:** 60%.
  13. **Maximum Impervious Coverage:** 80%.
  14. **Setbacks**
    - o **Minimum Front Yard Setback:** 15 feet from the property line.
    - o **Minimum Side Yard:** 5 feet to from the side property line.
    - o **Minimum Rear Yard Setback (Garage Ramp):** 10 feet from the rear property line.
    - o **Minimum Rear Yard Setback (Building):** 25 feet from the rear property line, except that balconies and other protrusions may extend 5 feet from the rear building wall
  15. **Retaining walls:** Any retaining walls in the rear yard that are in excess of 6 feet in height shall be tiered and the space between the tiers shall be landscaped. Retaining walls in the side yard that are in excess of 8 feet (excluding a parapet that shall not exceed 3 feet) shall be tiered and the space in between the tiers shall be landscaped.
  16. **Parking Requirements**
    - o A minimum of 1.35 parking spaces per residential unit is required.
    - o All parking facilities must comply with municipal standards for lighting, landscaping, and accessibility.
  17. **Steep slopes and Environmental Constraints Requirements:** § 300-24 of the Borough's Zoning Ordinance shall not be applicable to development in the AHD- 1 Zone.
  18. **Affordable Housing Set-Aside**
    - o A minimum of **20% of all dwelling units** within the development must be designated as affordable housing units.
    - o Affordable units must be distributed throughout the development and must be indistinguishable from market-rate units in terms of design, materials, and finishes.
    - o 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.

ATTEST:

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Sophia H. Jang, Borough Clerk

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Chong Paul Kim, Mayor

First Reading: April 28, 2026

Second Reading: May 26, 2026