

BOROUGH OF PALISADES PARK
BERGEN COUNTY, NEW JERSEY

ORDINANCE # 2026-8

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE BOROUGH OF PALISADES PARK TO ESTABLISH THE “ROUTE 5 SENIOR HOUSING OVERLAY DISTRICT” APPLICABLE TO BLOCK 724, LOT 14; BLOCK 725, LOT 1; AND BLOCK 726, LOT 1

WHEREAS, the Borough of Palisades Park has a constitutional obligation to provide a realistic opportunity for the construction of affordable housing pursuant to the New Jersey Supreme Court’s Mount Laurel Doctrine and the Fair Housing Act, N.J.S.A. 52:27D-301 et seq.; and

WHEREAS, the Borough seeks to provide additional housing opportunities for seniors through age-restricted residential development in appropriate locations along the Route 5 corridor; and

WHEREAS, the Borough has identified Block 724, Lot 14; Block 725, Lot 1; and Block 726, Lot 1 as appropriate sites for inclusionary residential development capable of supporting the Borough’s affordable housing obligations while advancing sound planning objectives; and

WHEREAS, the Borough’s Master Plan and Housing Element and Fair Share Plan support the development of affordable housing opportunities and the redevelopment of underutilized parcels in a manner consistent with smart growth principles; and

WHEREAS, the establishment of an overlay zoning district will provide flexible development standards while maintaining consistency with the Borough’s Master Plan;

WHEREAS, the Borough desires to establish the Route 5 Senior Housing Overlay District (R5-SHOD) to permit age-restricted multifamily residential development with a mandatory affordable housing set-aside, together with appropriate design, parking, and site planning standards; and

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

Section 1. Title

This Ordinance shall be known and cited as the “Route 5 Senior Housing Overlay District (R5-SHOD)” established as an Overlay Zone in the Borough of Palisades Park.

Section 2. Codification / Amendment to Code

The Route 5 Senior Housing Overlay District (R5-SHOD) Overlay Zone is hereby established and shall be incorporated into the Code of the Borough of Palisades Park as Section 300-9.3 of Article II, entitled “Districts, Map, Boundaries, and Schedules,” of Chapter 300, Zoning.

Section 3. Purpose

The purpose of this Ordinance is to create an Overlay Zone to encourage age-restricted residential development for residents aged fifty-five (55) years and older, while advancing the Borough's affordable housing obligations through inclusionary housing development.

This Overlay Zone is intended to promote the appropriate redevelopment of underutilized parcels along Route 5, provide high-quality site planning and community amenities, and ensure consistency with the Borough's Master Plan and smart growth principles.

Section 4. Applicability

The Route 5 Senior Housing Overlay District (R5-SHOD) shall apply to the following properties as depicted on the Borough Zoning Map:

1. Block 724, Lot 14
2. Block 725, Lot 1
3. Block 726, Lot 1

The Overlay District shall supplement the underlying zoning district regulations. In the event of a conflict between the underlying zoning and the provisions of this Overlay District, the provisions of the Overlay District shall control.

Section 5. Permitted Uses

Within the R5-SHOD, the following uses shall be permitted:

- A. Age-restricted multifamily residential dwellings in accordance with applicable federal and state law, including the Fair Housing Act (Housing for Older Persons Act).
- B. Accessory uses, including:
 - Community rooms
 - Fitness and wellness facilities
 - Management offices
 - Parking structures or surface parking
 - Passive recreational amenities.

Section 6. Development Standards

- A. Maximum Residential Density:
 - Up to ninety (90) dwelling units total across the Overlay District.
- B. Building Configuration:
 - Development shall consist of up to three (3) principal residential buildings.
- C. Age Restriction:

- All units shall be age-restricted to residents aged 55 years and older, except as otherwise permitted by law.

D. Affordable Housing Requirement:

- A minimum of 20% of all dwelling units within the development must be designated as affordable housing units.
- A total of eighteen (18) units shall be designated as affordable housing.
- 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).

Section 7. Bulk and Area Requirements

The following standards shall apply:

- A. **Minimum Lot Area:** As required to accommodate the development and associated improvements, but no less than 40,000 square feet in aggregate across the Overlay District.
- B. **Maximum Building Height:** Four (4) stories or fifty feet (50'), whichever is less. Rooftop mechanical equipment and elevator overruns shall not be counted toward building height provided they are set back a minimum of ten feet (10') from the exterior building wall and screened from public view.
- C. **Setbacks:**
- **Front Yard (Route 5):** Minimum twenty-five feet (25'). Architectural projections such as covered entries and canopies may encroach up to five feet (5') into the required front yard setback.
 - **Side Yard:** Minimum fifteen feet (15') per side yard; or twenty feet (20') where the side yard abuts a residentially-zoned property.
 - **Rear Yard:** Minimum twenty feet (20'); or twenty-five feet (25') where the rear yard abuts a residentially-zoned property.
 - **Buffer:** Where the development abuts an existing residential use or residentially-zoned property, a minimum ten-foot (10') landscaped buffer shall be provided within the required setback area.
- D. **Maximum Lot Coverage (Buildings):** Forty percent (40%) of total lot area.
- E. **Maximum Impervious Coverage (All Impervious Surfaces):** Seventy percent (70%) of total lot area, inclusive of buildings, parking areas, driveways, and hardscape.
- F. **Minimum Unit Size:**
- **Studio/Efficiency Units:** 450 square feet minimum net livable area.
 - **One-Bedroom Units:** 600 square feet minimum net livable area.
 - **Two-Bedroom Units:** 800 square feet minimum net livable area.
 - The foregoing minimum unit sizes shall apply equally to market-rate and affordable units.

- G. Open Space: A minimum of fifteen percent (15%) of the total lot area shall be maintained as common open space, which may include courtyards, passive recreation areas, landscaped buffers, and pedestrian pathways. Parking areas, driveways, and stormwater management facilities shall not be counted toward this requirement.

Section 8. Parking and Circulation

- A. Parking shall be provided in accordance with the requirements of the Residential Site Improvement Standards (RSIS), N.J.A.C. 5:21.
- B. The Planning Board may modify parking requirements upon submission of a parking demand study prepared by a licensed professional engineer demonstrating that the proposed supply is adequate for anticipated demand.
- C. Accessible parking spaces shall be provided in conformance with the Americans with Disabilities Act (ADA) and the New Jersey Barrier-Free Subcode (N.J.A.C. 5:23-7). Given the age-restricted nature of the development, the Planning Board may require accessible spaces beyond the ADA minimum at its discretion.
- D. Surface parking areas shall be screened from Route 5 and adjacent properties by landscaping, low decorative walls, or fencing consistent with the architectural character of the development. Interior landscaped islands shall be provided at a ratio of not less than one island per twenty (20) parking spaces.
- E. A dedicated drop-off and pick-up area shall be provided at each principal building entrance, designed to accommodate ambulances, paratransit vehicles, and passenger vehicles without conflicting with internal traffic circulation. Drop-off areas shall be covered where feasible.

Section 9. Design Standards

- A. Architectural Design. Development shall incorporate high-quality architectural design reflective of the residential character of Palisades Park. Exterior materials shall consist primarily of brick, stone, fiber cement siding, or equivalent durable materials. EIFS (Exterior Insulation and Finish Systems) shall be permitted only as an accent material and shall not constitute the predominant facade material. All building facades visible from a public right-of-way or adjacent residential property shall include architectural articulation, varied rooflines, windows, and other features to avoid monotonous, flat facades.
- B. Building Arrangement. Buildings shall be arranged to promote walkability, internal connectivity, and a sense of community among residents. Principal building entrances shall be oriented toward internal pedestrian paths or common areas, not exclusively toward parking areas.
- C. Landscaping and Buffering. A comprehensive landscape plan prepared by a licensed landscape architect shall be submitted as part of site plan approval. Landscaping and buffering shall be provided along all property boundaries. Where the development abuts a residentially-used or residentially-zoned property, an evergreen buffer of not less than six feet (6') in height at time of planting shall be provided within the required setback.

- D. Pedestrian Environment. Outdoor seating areas, passive recreation areas, raised planting beds, walking paths, and paved pedestrian pathways shall be incorporated into the site design. Pedestrian pathways shall be ADA-compliant, well-lit, and directly connect all principal building entrances to parking areas, drop-off areas, and any adjacent public sidewalk along Route 5.
- E. Lighting. All site lighting shall be full cut-off fixtures designed to minimize light spillover onto adjacent properties and the public right-of-way. A photometric plan shall be submitted with the site plan application demonstrating conformance with this requirement. Average illumination levels in parking areas shall not exceed 2.0 foot-candles.
- F. Signage. Signage shall be limited to identification signage for the development and shall be monument-style, not to exceed six feet (6') in height and thirty-two (32) square feet in sign face area. No internally illuminated cabinet signs shall be permitted. Signage shall be reviewed and approved by the Planning Board as part of site plan review.

Section 10. 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 11. Effective Date

This Ordinance shall take effect upon final passage and publication as required by law.

ATTEST:

Sophia H. Jang, Borough Clerk

Chong Paul Kim, Mayor

First Reading: April 28, 2026

Second Reading: May 26, 2026