

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

**ORDINANCE # 2026-9**

**AN ORDINANCE ESTABLISHING THE “BELLVIEW PLACE OVERLAY DISTRICT” FOR BLOCK 217, LOT 23 AND AMENDING THE ZONING MAP AND LAND USE REGULATIONS OF THE BOROUGH OF PALISADES PARK**

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 Mayor and Council of the Borough of Palisades Park, County of Bergen, State of New Jersey, as follows:

**Section 1. Purpose**

The purpose of this ordinance is to establish the “Bellview Place Overlay District” (BPOD) for the specific property known as Block 217, Lot 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.

**Section 2. Creation of Bellview Place Overlay District (BPOD)**

The zoning map of the Borough of Palisades Park is hereby amended to establish the “Bellview Place Overlay District” (BPOD) for the property identified as Block 217, Lot 23, hereinafter referred to as the “BPOD.”

**Section 3. Permitted Uses**

The following uses are permitted within the BPOD:

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.

- 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:

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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