

ORDINANCE NO. 5900
TOWNSHIP MTG.: March 10, 2026

PUBLIC NOTICE is hereby given that the ordinance set forth below was introduced at a meeting of the Township Committee of the Township of Union in the County of Union, held on February 24, 2026, referred to the Planning Board on February 26, 2026 and that said ordinance will be further considered for final passage at a meeting of the Township Committee at the Municipal Building, 1976 Morris Avenue, Union, New Jersey on March 10, 2026 at 7:30 P.M., at which time and place all persons interested therein or affected thereby will be given an opportunity to be heard concerning this ordinance. During the week prior to and up to the time for final passage, copies of said ordinance will be available in the Municipal Clerk's office, at no cost, in said Municipal Building, to the members of the general public who shall request a copy of same. This ordinance will also be posted outside the Municipal Clerk's office, as required by law.

EILEEN BIRCH
Township Clerk

**AN ORDINANCE OF THE TOWNSHIP OF UNION TO AMEND
CHAPTER 170 "LAND DEVELOPMENT", TO ADD THE AH-5 AFFORDABLE HOUSING 5
ZONE.**

BE IT ORDAINED by the Mayor and Committee of the Township of Union, in the County of Union and State of New Jersey that Chapter 170 (Land Development) of the Code of the Township of Union is hereby amended or supplemented as follows:

PURPOSE

The purpose of this Ordinance is to Amend *Chapter 170* of the *Land Development* to add a Section 170-708 Affordable Housing-5 (AH-5).

Unless otherwise indicated these regulations and standards are the only standards that apply to this zoning district.:

SECTION 1

That Chapter 170, Land Development Regulations, Section 170-708 Affordable Housing-5 (AH-5) shall be added as follows:

170-708 Affordable Housing-5 (AH-5)

- a. Purpose: The AH-5 Zone is intended to provide for development of 100% affordable dwelling units. The AH-5 Zone shall provide for up to 72 age-restricted rental units.
- b. Location. The AH-5 Zone is applicable to Block 4305, Lot 10.
- c. Permitted uses. The following principal uses shall be permitted:
 - 1. Age-restricted multi-family rental housing.
 - 2. Supportive and Special Needs housing.
- d. Accessory Uses Permitted. The following accessory uses and structures shall be permitted provided they are located on the same premises as the principal use or structure to which they are accessory and are located in the rear or side yard:
 - 1. Accessory uses on the same lot with and customarily incidental to, any of the above permitted uses.

2. Surface parking area and garages.
 3. Active and passive recreational amenities.
- e. Development Standards
1. Minimum lot size: 3 acres
 3. Maximum height: 5 stories or 55 feet
 4. Maximum building coverage: 30%
 5. Maximum Lot Coverage: 50%
 6. Minimum front yard setback: 25 feet
 7. Minimum side yard setback: 25 feet
 9. Minimum rear yard setback: 5 feet
 10. Lighting for parking areas and driveways shall not exceed twelve (12) feet in height.
 11. All refuse and recycling storage shall be fully enclosed and screened within a masonry refuse enclosure that is a minimum of 6 feet in height on all sides and shall contain façade materials that are consistent with the materials used for the principal structure.
 12. Compliance with Residential Site Improvement Standards (N.J.A.C. 5:21) is required.
 13. Building Design.
 - a. Buildings shall be required to incorporate high-quality architectural features that are characteristic of and complimentary to significant buildings reflecting the traditional architecture in the residential zoning districts. The applicant for any development shall demonstrate such design by providing examples of and comparisons with existing high-quality architecturally significant buildings.
 - b. All HVAC and mechanical equipment shall be adequately screened from view from the public right-of-way or residential dwellings.
 14. Affordable Housing.
 - a. The AH-5 Zone shall provide for up to 72 age-restricted rental units. Affordable units in said projects must be affordable to very low, low- and moderate-income households in accordance with the Township's Affordable Housing Ordinance, the Township's Housing Element and Fair Share Plan, any applicable Order of the Court (including a Judgment of Compliance and Repose Order), the Fair Housing Act, N.J.S.A. 52:27D-301, et. seq. ("FHA"), Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. ("UHAC"), and applicable New Jersey Council on Affordable Housing (COAH) Prior Round regulations, N.J.A.C. 5:93-1 et seq.
 - b. The rental affordable housing shall include standards for the split between very low, low and moderate income housing providing a minimum of thirteen percent (13%) of the affordable units within each bedroom distribution as very low-income units at thirty percent (30%) of the median income, thirty-seven percent (37%) of the affordable units within each bedroom distribution as low-income units, with the fifty percent (50%) balance of units within each bedroom distribution allowed to be moderate-income units. Said affordable housing will also comply, pricing and rent of units, affirmative marketing, at least 30-year minimum affordability controls set by deed restriction in accordance with UHAC and the Township's Affordable Housing Ordinance, and the affordability controls shall remain unless and until the Township, in its sole discretion, takes action to extend or release the unit from such

controls. Construction phasing with any market rate units developed on the tract is required by N.J.A.C. 5:93-5.6(d).

- c. The Township designated Affordable Housing Administrative Agent, or a qualified Administrative Agent selected by the Developer, shall be responsible to affirmatively market, administer and certify the occupant of each on-site affordable unit, in accordance with the Township’s affirmative marketing plan and applicable law, including the posting of all affordable units on the online New Jersey Housing Resource Center website, with all administrative costs to be paid by the Developer.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Union, as follows:

- 1. All ordinances or code provisions or parts thereof inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.
- 2. If any section, subsection, paragraph, sentence or any other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance.
- 3. This ordinance shall take effect upon its passage and publication, as required by law.

PASSED AND APPROVED:

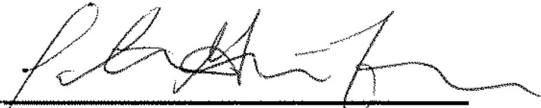
March 10, 2026

ATTEST:

TOWNSHIP OF UNION IN THE
COUNTY OF UNION

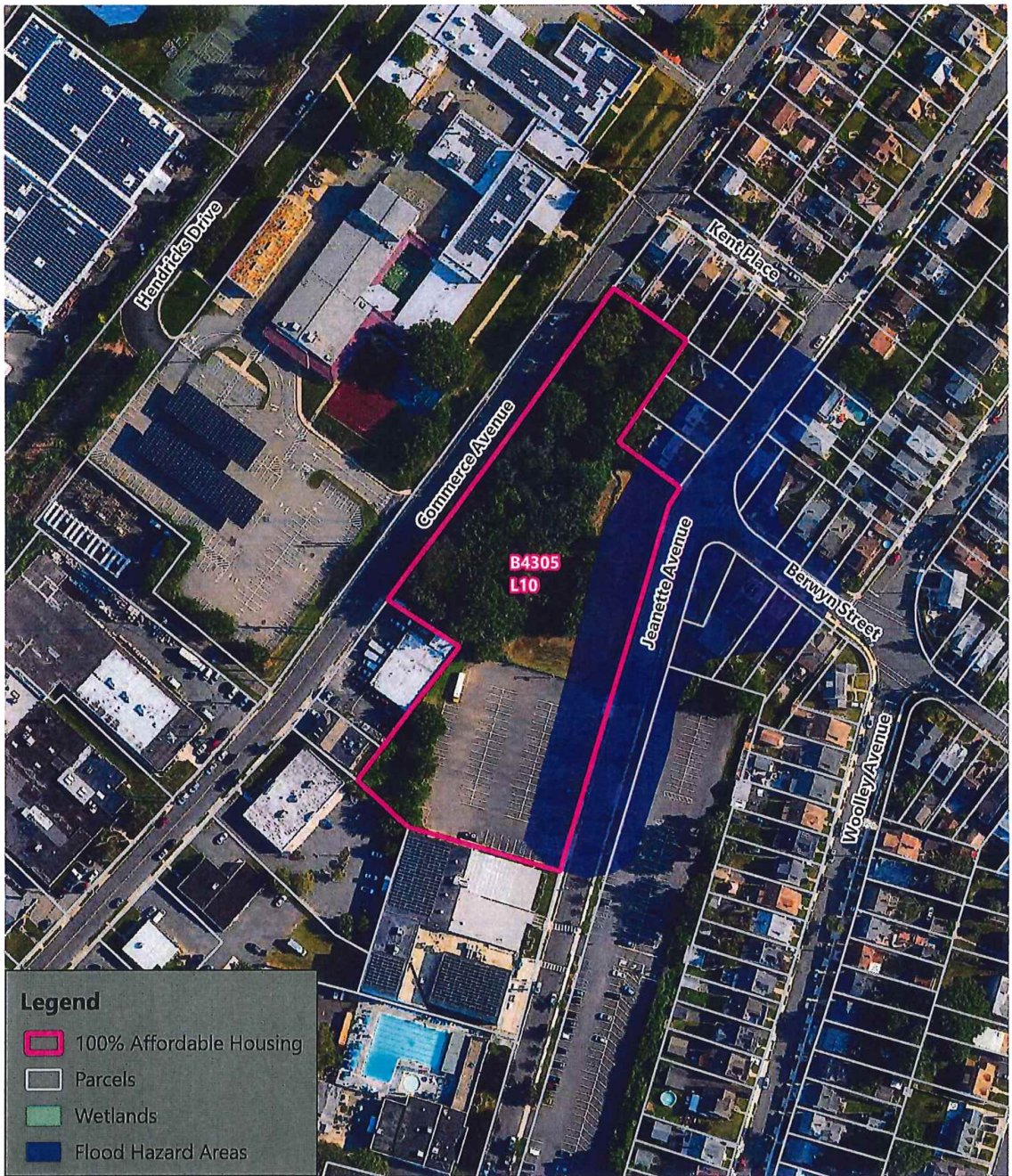


Eileen Birch
Township Clerk

By: 

Patricia Guerra-Frazier, Chairwoman
of the Township Committee

APPROVED AS TO FORM BY:
Daniel Antonelli, Township Attorney



MUNICIPALLY SUPPORTED 100% AFFORDABLE HOUSING
BLOCK 4305 LOT 10

TOWNSHIP OF UNION | UNION COUNTY
DATA SOURCES: Basemap, Google Earth; Flood Hazard Areas, FEMA; Other GIS Data, NJ DEP

