

**CITY OF PASSAIC  
ORDINANCE NO. 2507-25**

**ORDINANCE AMENDING CHAPTER 317-30B(8) "AFFORDABLE HOUSING  
MANDATORY SET-ASIDE"**

**WHEREAS**, pursuant to N.J.S.A.40:48-2, the governing body of a municipality may make, amend, repeal, and enforce such other ordinances, regulations, rules and by-laws not contrary to the laws of this state or of the United States, as it may deem necessary and proper for the good government, order and protection of person and property, and for the preservation of the public health, safety and welfare of the municipality and its inhabitants, and as may be necessary to carry into effect the powers and duties conferred and imposed by this subtitle, or by any law; and

**WHEREAS**, on March 19, 2024 the City Council adopted Ordinance No. 2436-24 to include Section 317-30 et.seq "Affordable Housing Mandatory Set- Aside" addressing the growing need for affordable units within the City ; and

**WHEREAS**, Mayor Hector C. Lora wishes to amend 317-30B(8) to further incentivize the development of affordable units; and

**WHEREAS**, expanding housing options improve quality of life day to day and increases accessibility for economic opportunities; and

**NOW THEREFORE, IT IS ORDAINED** that the City Council of the City of Passaic hereby accepts the ordinance amendment below for Chapter 317-30B(8) "Affordable Housing Mandatory Set-Aside"; and

**BE IT FURTHERED ORDIANED**, by the City Council of the City of Passaic that the zoning ordinance amendments below are hereby referred to the City of Passaic Planning Board for its review in accordance with N.J.S.A. 40:55-26a.

**SECTION 1**

**317-30 Affordable Housing Mandatory Set-Aside.**

B. (8) Applicants can receive up to a 20% density bonus for affordable units created above the mandatory minimum established by this section. Where the percentage results in a fractional unit greater than 0.5, the total set-aside requirement shall be rounded upwards to the next whole number.

**SECTION II**

If any section or provision of this ordinance shall be invalid in any court the same shall not affect the other sections or provisions of this ordinance except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

**SECTION III**

All ordinances or parts of ordinances to inconsistent herewith are hereby repealed to the extent of such inconsistency.

**SECTION IV**

This ordinance shall take effect upon publication as provided by law.

INTRODUCED BY COUNCILPERSON: Terrence Love

SECONDED BY COUNCILPERSON: Maritza Colon Montanez

RECEIVED

2025 DEC -9 P 3:38

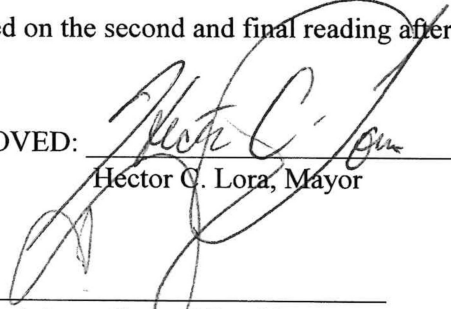
CITY CLERK'S OFFICE  
PASSAIC, N.J.

Record of Council Vote on Final Passage	Aye	Nay	Abstain	Absent
COLON-MONTANEZ, M.	X			
GARCIA, J.	X			
MAYER, D.	X			
MELO, T.	X			
LOVE, T.	X			
MUNK, C.				X
SCHAER, G.	X			

Adoption of first reading at a meeting of the Council of the City of Passaic, NJ on **December 16, 2025**

Adopted on the second and final reading after the hearing on **January 8, 2026**

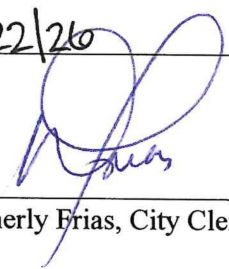
APPROVED:



Hector C. Lora, Mayor

Gary S. Schaer, Council President

1/22/26  
Date



Weatherly Frias, City Clerk