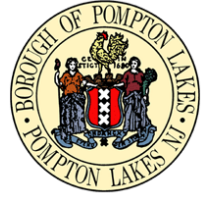


BOROUGH OF POMPTON LAKES PASSAIC COUNTY, NEW JERSEY



ORDINANCE NO. 26-07

AN ORDINANCE AMENDING CHAPTER 190 ARTICLE XIVA, "BLOCK 100, LOT 8 REDEVELOPMENT PLAN (Lidl - Pompton Lakes Town Square)

WHEREAS, the Borough Council ("Borough Council") designated the area located upon Block 100, Lots 8, as identified on the municipal tax maps of Pompton Lakes Borough ("Block 100, Lot 8 Redevelopment Area"), as an area in need of redevelopment pursuant to the Redevelopment Law (N.J.S.A. 40A:12A-7); and

WHEREAS, the Borough Council adopted, by Ordinance, the Block 100, Lot 8 Redevelopment Plan for the Block 100, Lot 8 Redevelopment Area on May 27, 2007, pursuant to the Redevelopment Law (N.J.S.A. 40A:12A-7); and

WHEREAS, the Borough having filed its Housing Element and Fair Share Housing Plan ("HEFSP") on June 26, 2025; and

WHEREAS, Fair Share Housing Center ("FSHC") filed a challenge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Borough's HEFSP on August 27, 2025; and

WHEREAS, the Borough entered a settlement agreement with FSHC, dated January 10, 2026, in which the Borough agreed to review and amend, as needed, its the Housing Element and Fair Share Plan, Affordable Housing Ordinance, and other ordinances to address the agreed upon affordable housing obligation for the Fourth Round; and

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Pompton Lakes, the Block 100, Lot 8 Redevelopment Plan is amended as follows:

Section 1

- A. Residential uses shall be permitted in the Block 100, Lot 8 Redevelopment Area.
- B. A maximum of 140 housing units may be developed in the Block 100, Lot 8 Redevelopment Area, which 20% must be affordable to low- and moderate-units households.
- C. Residential uses shall be located above the ground floor.

REPEALER

All Ordinances or parts of Ordinances inconsistent herewith are repealed as to such inconsistencies.

SEVERABILITY

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

EFFECTIVE DATE

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

Elizabeth Brandsness, R.M.C., Municipal Clerk

Maria Kent, Presiding Officer/Council President

NOTICE

NOTICE IS HEREBY GIVEN, that the above Ordinance was introduced at a regular meeting of the Mayor and Borough Council of the Borough of Pompton Lakes, County of Passaic, State of New Jersey held in the Municipal Building on the 25th day of February, 2026 and the same came up for final passage at the regular meeting of the Mayor and Borough Council held on the 11th day of March, 2026 at which time, after persons interested were given the opportunity to be heard concerning said Ordinance, the same was passed and will be in full force and effect in the Borough of Pompton Lakes after approval by the Mayor or in accordance with law.