

**BOROUGH OF WOODLAND PARK
ORDINANCE NO. 25-13**

**AN ORDINANCE OF THE BOROUGH OF WOODLAND PARK AMENDING AND
SUPPLEMENTING CHAPTER 22 “ZONING”, SECTION 22-4.4 “SCHEDULE OF
PERMITTED USES” AND SECTION 22-24.1 “RESERVED” TO CREATE A NEW
CONDITIONAL USE**

WHEREAS, the Borough of Woodland Park has a constitutionally mandated requirement to provide affordable housing; and

WHEREAS, the Mayor and Borough Council desire to create opportunities for the creation of affordable housing within the Borough; and

WHEREAS, the Borough has determined that deed restricted, affordable community residences should be permitted in the Borough’s R-B Residence “B” District.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Borough Council of the Borough of Woodland Park, in the County of Passaic and State of New Jersey, that:

SECTION 1. Chapter 22, “Zoning”, Section 22-4.4, “Schedule of Permitted Uses”, which includes Attachment 2, “Schedule of Permitted Uses”, is hereby amended and supplemented to add the following underlined text as shown in Appendix A included in this Ordinance.

SECTION 2. Chapter 22, “Zoning”, Section 22-24.1 “(RESERVED)” is hereby amended and supplemented to add the following underlined text and remove text in ~~strikeout~~:

§22-24.1 ~~(RESERVED)~~ Deed Restricted, Affordable Community Residences

- a. Deed restricted, affordable community residences shall be a permitted as a conditional use in the R-B Residence “B” District, subject to the provisions of this section.
- b. Community residences must be deed restricted and credit worthy pursuant to the applicable affordable housing rules.
- c. The following standards are required, but any deviations shall be treated as “c” bulk variances:
 1. Minimum lot area: 6,500 square feet.
 2. Minimum lot frontage: 49 feet.
 3. Minimum front yard setback: 45 feet.
 4. Minimum side yard setback (one): 5 feet.

5. Minimum side yard setback (total): 13 feet; however, decks attached to the principal structure may project into the total minimum side yard setback up to 3 feet.
 6. Minimum rear yard setback: 20 feet; however, decks attached to the principal structure may project into the minimum rear yard setback up to 4 feet.
 7. Maximum building coverage: 40%.
 8. Maximum lot coverage: 70%.
 9. Maximum building height: 2.5 stories and 35 feet.
- d. Deed restricted affordable community residences shall be exempt from Section 5-9.3b.4.(a), which requires dwelling units to be equipped with an attached or detached garage of at least 240 square feet. However, each deed restricted affordable community residence shall provide on-site parking for no less than three (3) vehicles.
 - e. Off-street parking shall be set back a minimum of two (2) feet from all side lot lines.

SECTION 3. Any article, section, paragraph, subsection, clause, or other provision of the Code of the Borough of Woodland Park, inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

SECTION 4. If any section, paragraph, subsection, clause, or other provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

SECTION 5. This ordinance shall take effect upon its passage and publication and filing with the Passaic County Planning Board, and as otherwise provided for by law.

Attest:

Approved:

Sandra Olivola, Municipal Clerk

Tracy Kallert, Mayor

Introduced: August 13, 2025

Adopted: September 3, 2025