BOROUGH OF LEONIA
ORDINANCE # 2026-04

AN ORDINANCE OF THE BOROUGH OF LEONIA TO AMEND CHAPTER 290 "Zoning", TO ADD THE AH-1 AFFORDABLE HOUSING 1 ZONE.

BE IT ORDAINED by the Mayor and Council of the Borough of Leonia, in the County of Bergen and State of New Jersey that Chapter 290 (Zoning) of the Code of the Borough of Leonia is hereby amended or supplemented as follows:

PURPOSE

The purpose of this Ordinance is to Amend *Chapter 290* of the *Zoning* to add Article XXIII Affordable Housing-1 (AH-1).

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

SECTION 1

That Chapter 290, Zoning, Section 290, Article XXIII (Affordable Housing-1 (AH-1) shall be added as follows:

Article XXIII Affordable Housing-1 (AH-1)

a. Purpose: The AH-1 Zone is intended to provide for development of 100% affordable dwelling units. The AH-1 Zone shall provide for a total of seven (7) non age-restricted units

b. Location. The AH-1 Zone is applicable to a portion of Block 1209, Lots 3, 6 and 9 as generally depicted on the attached map.

c. Permitted uses. The following principal uses shall be permitted:

1. Multi-family rental housing.
2. Attached single-family dwelling units.
3. 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:

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. Maximum height: 2 ½ stories or 35 feet

2. Maximum building coverage: 40%

3. Maximum Lot Coverage: 80%

4. Minimum front yard setback: 15 feet

5. Minimum side yard setback: 6 feet

6. Minimum rear yard setback: 25 feet

7. 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.

8. Affordable Housing.

   a. The AH-1 Zone shall provide a minimum total of seven (7) affordable housing units. Affordable units in said projects must be affordable to very low, low- and moderate-income households in accordance with the Borough's Affordable Housing Ordinance, the Borough'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 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, the minimum affordability controls set by deed restriction in

accordance with UHAC and the Borough's Affordable Housing Ordinance, and the affordability controls shall remain unless and until the Borough, 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 Borough 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 Borough'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.

RECORD OF VOTE												
ORD. 2026-04												
	First Reading						Second Reading					
	February 18, 2026						March 2, 2026					
Council	M	S	Y	N	A	AB	M	S	Y	N	A	AB
Zeigler	✓		✓									✓
Grandelis			✓						✓			✓
Hesterbrink			✓					✓	✓			
Ravid		✓	✓				✓		✓			
Scarangella			✓						✓			
Terrell						✓			✓			
Mayor Ziegler	...	...					...	...				
M - Motion S - Seconded Y- Yes N - No A - Abstain AB - Absent												

Bill Ziegler, Mayor

ATTEST:

Jonathan Mandel, Borough Clerk