

BOROUGH OF ORADELL
BERGEN COUNTY, NEW JERSEY
ORDINANCE #26-3

This ordinance published herewith was introduced and passed upon first reading at a meeting of the Borough Council of the Borough of Oradell, in the County of Bergen and State of New Jersey, held on February 19, 2026 at 7:30 PM. It will be further considered for final passage after public hearing thereon, at a Public Meeting of said Borough Council to be held at 350 Prospect Avenue, in said Borough, on March 10, 2026, at 7:30 PM, and during the week prior to and up to and including the date of such meeting, copies of said ordinance will be made available at the Clerk's Office in said Borough Hall to the members of the general public who shall request the same.

LAURA J. LYONS
Municipal Clerk

ORDINANCE NO. 26-3

**AN ORDINANCE TO AMEND THE BOROUGH CODE TO INCLUDE A NEW
INCLUSIONARY ZONE DISTRICT FOR 66 KINDERKAMACK ROAD (BLOCK 113,
LOT 5) IN THE BOROUGH OF ORADELL, BERGEN COUNTY, NEW JERSEY**

SECTION 240-6.2.A is revised as follows: For the purposes of this chapter, the Borough of Oradell is divided into 19 zones, which are as follows

AH-4 Affordable Housing 4 Residential Zone

SECTION 240- 6.2. is amended to add Section 240-6.2.R, AH-4 Zone, as follows:

- 1) Intent and purpose: It is the intent and purpose of this Zoning Ordinance Amendment to create a new inclusionary affordable housing zone, known as the AH-4 Affordable Housing 4 Zone.

- 2) This ordinance creates a new zone district, known as the AH-4 Zone, to include only the property known as 66 Kinderkamack Road, also known as Block 113, Lot 5.
- 3) Permitted uses. The only permitted use in the AH-4 Zone is a mixed use development as follows:
 - a. First Floor: Any permitted use in the B-1 Business Zone.
 - b. Second Floor: Multifamily dwellings with a 20% Affordable Set-Aside
- 4) Affordable housing requirements shall be in conformance with the Borough's Affordable Housing Ordinance located in Chapter 61 of the Borough Code, as may be amended and supplemented, the Uniform Housing Affordability Controls ("UHAC") (N.J.A.C. 5:80-26.1 et seq.), or any successor regulation, and the Borough's Housing Element and Fair Share Plan, as may be amended from time to time.
- 5) Area and bulk requirements. The area and bulk requirements are the same as those within the CBD Overlay, with the exception of Lot Area. The regulations are:
 - a) Minimum Lot Area: 25,500 square feet.
 - b) Minimum Lot Width: 150 ft.
 - c) Minimum Front Yard Setback, Principal Building: Front yard setback: 15 feet, provided that if the buildings on both sides of the subject property are located closer to the street than 15 feet, then the building shall conform to the existing established front yard setback line of the buildings located on each side of the subject property. In the event that the front yard setback on each side of the subject property is not the same distance from the center line of the abutting street in question, then the reviewing board, as part of site plan review, shall determine the required setback line for the subject property, which shall not be less than the setback of the abutting property that is closest to the street right-of-way line nor greater than the setback of the abutting property that is farthest from the street right-of-way line.
 - d) The rear yard shall be used to meet the parking requirements of this chapter, but in no event shall be less than 10 feet.
 - e) Side yard setback. The minimum side yard shall be 10 feet; the minimum total of both side yards shall be 25 feet.
 - f) Maximum building coverage: 40% of the total lot area.
 - g) Maximum lot coverage, including buildings and impervious material but excluding the water surface area of any swimming pool/pond: 85% of the total lot area, except that if all the parking is contained under the building, then the maximum lot coverage shall be 80% of the total lot area.
 - h) Building Height - Building height shall be limited to one story of residential over one story of commercial, up to a maximum of 35 ft.
- 6) Other requirements. The following additional requirements shall be complied with for developers electing to build in accordance with the CBD Overlay Zone standards.
 - a) Dwelling units shall only be located above the ground floor, except that ground-floor areas used for access to such uses shall be permitted.

- b) Any dwelling unit shall contain a minimum habitable floor area of 600 square feet.
- c) The gross floor area devoted to residential use, including hallways and other common areas accessory to the residential use, shall not exceed 2/3 of the total gross floor area of the building within which the residential use is located.
- d) The minimum number of off-street parking spaces for multifamily residential shall be as set forth in the Residential Site Improvement Standards (N.J.A.C. 5:21). All parking areas shall be designed in accordance with the applicable provisions of Article VI of this Chapter.

Repealer

All ordinances or code provisions or parts thereof inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Severability

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.

Effective Date

This ordinance shall take effect upon its passage and publication, as required by law.

Proposed Affordable Housing Site
66 Kinderkamack Road
Block 113, Lot 5
Borough of Oradell, NJ

