



Township Council

c/o Township Clerk
Teaneck, NJ 07666

Meeting: 03/10/26 06:30 PM

Department: Township Clerk

Category: Amend

DOC ID: 9530

ORDINANCE (ID # 9530)

Ordinance No.14-2026 AMENDING AND SUPPLEMENTING CHAPTER 33 (DEVELOPMENT REGULATIONS) OF THE LAND USE ORDINANCE OF THE TOWNSHIP OF TEANECK - Set-Aside in Round Three 20% BE IT RESOLVED by the Township Council of the Township of Teaneck that Ordinance #14-2026 pass upon second and final reading and that the Township Clerk is hereby authorized and directed to advertise the same according to law and to provide the appropriate notices in accordance with law.

AMENDING AND SUPPLEMENTING CHAPTER 33 (DEVELOPMENT REGULATIONS) OF THE LAND USE ORDINANCE OF THE TOWNSHIP OF TEANECK - Set-Aside in Round Three 20%

BE IT RESOLVED by the Township Council of the Township of Teaneck that Ordinance #14-2026 pass upon second and final reading and that the Township Clerk is hereby authorized and directed to advertise the same according to law and to provide the appropriate notices in accordance with law.

HISTORY:

02/10/26

Township Council

INTRODUCED

RESULT: **ADOPTED BY CONSENT VOTE [UNANIMOUS]**

MOVER: Mark J. Schwartz, Councilman

SECONDER: Danielle Gee, Councilwoman

AYES: Katz, Schwartz, Orgen, Pagan, Belcher, Gee, Goldberg

TOWNSHIP OF TEANECK
BERGEN COUNTY, NJ

**ORDINANCE NO.14-2026 AMENDING AND SUPPLEMENTING
CHAPTER 33 (DEVELOPMENT REGULATIONS) OF THE LAND USE
ORDINANCE OF THE TOWNSHIP OF TEANECK - SET-ASIDE IN
ROUND THREE 20% BE IT RESOLVED BY THE TOWNSHIP
COUNCIL OF THE TOWNSHIP OF TEANECK THAT ORDINANCE #14-
2026 PASS UPON SECOND AND FINAL READING AND THAT THE
TOWNSHIP CLERK IS HEREBY AUTHORIZED AND DIRECTED TO
ADVERTISE THE SAME ACCORDING TO LAW AND TO PROVIDE
THE APPROPRIATE NOTICES IN ACCORDANCE WITH LAW.**

WHEREAS, the Municipal Land Use Law (“MLUL”), N.J.S.A. 40:55D-1 et seq., authorizes municipalities to adopt and amend zoning ordinances to promote the public health, safety, morals, and general welfare; and

WHEREAS, pursuant to the Fair Housing Act, N.J.S.A. 52:27D-301 et seq., and the MLUL, the Teaneck Township Planning Board adopted a Housing Element and Fair Share Plan (“HEFSP”) on June 16, 2025, to address the Township’s Fourth Round constitutional obligation to provide a realistic opportunity for the development of housing affordable to low- and moderate-income families and individuals; and

WHEREAS, Fair Share Housing Center (“FSHC”) filed a challenge pursuant to a N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the 4th Round HEFSP on August 29, 2025; and

WHEREAS, the Township and FSHC have agreed to amicably resolve the issues set forth in FSHC’s challenge through a settlement agreement pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) and Administrative Directive #14-24; and

WHEREAS, in accordance with the Township’s settlement agreement with FSHC, “*the Township shall provide draft zoning to replace the 15% affordable set-aside on rental units with a 20% set-aside on the remaining parcels in the Alfred Avenue zone, East Oakdene, 1405 Teaneck Road, and the mandatory set-aside ordinance in accordance with the terms herein by January 16, 2026 for comment, and adopt this zoning ordinance by no later than March 15, 2026.*” (page 11); and

WHEREAS, this Ordinance is adopted in furtherance of, and in direct response to, the settlement agreement by amending the affordable housing set-aside requirement from fifteen percent (15%) to twenty percent (20%) for the remaining parcels in the Alfred Avenue overlay, East Oakdene overlay, 1405 Teaneck Road district, and the amendment to the Township’s general mandatory affordable housing set-aside ordinance shall be addressed under a separate ordinance, as newly adopted Uniform Housing Affordability Controls (“UHAC”) rules necessitate more substantial revisions to that ordinance to ensure compliance with applicable requirements and deadlines.

WHEREAS, in order to implement the settlement agreement, the Code of the Township of Teaneck must be amended to allow for overlay zone districts to address the prospective need obligation in accordance with N.J.S.A. 52:27D-304.1(f)(2)(c);

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Teaneck, in the County of Bergen and the State of New Jersey, as follows:

SECTION I. The remaining parcels in the “Alfred Avenue” overlay in Section 24.27, “R-MO3 Residential - Multifamily 3 Overlay District.” of the of Article V, “Zoning,” of Chapter 33, “Development Regulations” of the Land Use Ordinance of the Township of Teaneck is hereby amended and supplemented as follows (**additions are bold underlined and deletions appear as ~~strikethroughs~~**):

§ 33-24.27(d)(5) <<https://ecode360.com/38161301>>. Affordable housing. A minimum of ~~15%~~ **20%** of all units shall be designated for low- and moderate-income families in accordance with Uniform Housing Affordability Controls (UHAC).

SECTION II. The remaining parcels in the “East Oakdene” overlay in Section 24.28, “R-RO Residential Row House Overlay District.” of the of Article V, “Zoning,” of Chapter 33, “Development Regulations” of the Land Use Ordinance of the Township of Teaneck is hereby amended and supplemented as follows (**additions are bold underlined and deletions appear as ~~strikethroughs~~**):

§ 33-24.28(e)(1)a.1 <<https://ecode360.com/38161360>>. all projects: ~~15%~~ **20%** of the total units.

SECTION III. The remaining parcels in the “1405 Teaneck Road” district in Section 24.6, “R-SCII Residential Senior Housing II District.” of the of Article V, “Zoning,” of Chapter 33, “Development Regulations” of the Land Use Ordinance of the Township of Teaneck is hereby amended and supplemented as follows (**additions are bold underlined and deletions appear as ~~strikethroughs~~**):

§ 33-24.6(f)(2)a <<https://ecode360.com/38161451>>. all projects: ~~15%~~ **20%** of the total units.

SECTION IV. All ordinances or parts of ordinances in conflict or inconsistent with any part of this Ordinance are hereby repealed to the extent that they are in conflict or inconsistent.

SECTION V. If any section, provision, or part of provision of this Ordinance shall be held to be unenforceable or invalid by any court, such holding shall not affect the validity of this Ordinance, or any part thereof, other than the part so held unenforceable or invalid.

SECTION VI. This Ordinance shall take effect after passage and publication in the manner provided by law.

ATTEST:

Doug Ruccione
Township Clerk

Mark J. Schwartz,
Mayor