Introduced 3/16/26
Adopted 4/20/26

ORDINANCE NO. 26-08

AN ORDINANCE AMENDING CHAPTER 380, SECTION 66.2, "AHO4 AFFORDABLE HOUSING OVERLAY ZONE"

WHEREAS, on March 16, 2026, the Mayor and Council of the Borough of Woodcliff Lake adopted Ordinance 26-04 creating the AHO4 Affordable Housing Overlay Zone; and

WHEREAS, the Mayor and Council of the Borough of Woodcliff Lake wish to amend the Zone to provide for side and rear yard setbacks.

NOW, THEREFORE BE IT ORDAINED by the Borough Council of the Borough of Woodcliff Lake, Bergen County, New Jersey, that §380-66.2 of the Code of the Borough of Woodcliff Lake is hereby amended as follows.

SECTION 1: §380-66.2.A(5) is amended as follows (Bold, underlined text represents additions to be adopted):

§380-66.2

A. There is hereby created the AHO4 Affordable Housing Overlay 4 Zone, consisting of Block 301, Lot 3.05, for the purposes of addressing the Borough's Fourth Round Affordable Housing "Unmet Need". The parameters and provisions of this overlay zone shall be as follows:

...

(5) Bulk Requirements

(a) Minimum Tract Size: 12 Acres

(b) Minimum Building Setback from Tice Boulevard:

1. Townhomes: 32 feet
2. All other Buildings: 175 feet

(c) Minimum Building Setback from Harriet Drive:

1. Townhomes: 32 feet
2. All other Buildings: 100 feet

(d) **<u>Minimum Side Yard Setback (yard opposite of Tice Boulevard frontage): 160 feet</u>**

(e) **<u>Minimum Rear Yard Setback (yard opposite Harriet Drive frontage): 25 feet</u>**

(f) Minimum Distance between Buildings:

1. Front to Front/Side: 70 feet
2. Rear to Rear: 50 feet
3. Side to Side: 25 feet
4. Townhouse to All Other Building Types: 70 feet

(g) Coverage:

1. Buildings: 25%
2. Total Surface: 50%

(h) Density: 7.6 du/ac, not to exceed 91 total units
(i) Building Height:
    1. Age-Targeted Townhomes: 2.5 stories, 35 feet
    2. All Other Buildings: 3.5 stories, 42 feet

Section 2. If any section, paragraph, subsection, clause, or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective.

Section 3. Any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

Section 4. To the extent that any portion of the Ordinance conflicts with or amends or modifies any provision of any other of the Borough' s development regulations, the conflicts shall supersede or amend or modify, as applicable, such development regulations and the zoning district map included in the Borough' s zoning ordinance shall be deemed amended accordingly.

Section 5. This Ordinance shall take effect upon passage and publication in accordance with applicable law.