

**BOROUGH OF ELMWOOD PARK
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO.: 26-08**

**ORDINANCE OF THE BOROUGH OF ELMWOOD PARK, COUNTY OF BERGEN,
NEW JERSEY, AMENDING THE REDEVELOPMENT PLAN FOR REHABILITATION
OF CERTAIN PROPERTIES SITUATED ALONG MARKET STREET AND VICINITY**

WHEREAS, the Mayor and Council of the Borough of Elmwood Park adopted by ordinance the Market Street & Vicinity Redevelopment Plan (“Redevelopment Plan”) on October 29, 2020, which provided for the rezoning of properties with frontage on Market Street and Mola Boulevard to allow for mixed-use and nonresidential development with the purpose of stimulating redevelopment and economic activity along the corridor; and

WHEREAS, the Borough of Elmwood Park (“Borough”) has a Fourth Round affordable housing prospective need obligation of 145 units, and desires to rely upon the Market Street & Vicinity Redevelopment Plan as a mechanism to satisfy a portion of that obligation; and

WHEREAS, because the Redevelopment Plan has not yet resulted in multi-family redevelopment in the Redevelopment Area, the Borough must amend the Redevelopment Plan to reduce barriers to redevelopment in order to demonstrate that it has created a realistic opportunity for affordable housing in the Redevelopment Plan; and

WHEREAS, the Borough Planner has reviewed recommended amendments from Fair Share Housing Center, which challenged the Borough’s June 11, 2025-adopted Fourth Round Housing Element and Fair Share Plan, and has identified amendments which would create additional opportunities for the creation of affordable housing in the Redevelopment Plan without undermining its purpose or engaging in unsound planning.

NOW, THEREFORE, BE IT ORDAINED, that the Mayor and Council of the Borough of Elmwood Park hereby amends the Market Street & Vicinity Redevelopment Plan in the following ways:

PART 1: Section 6.1.6, “Parking Standards”, shall be amended as follows:

- 6.1.6 Parking Standards
- Vehicular Parking Requirements

Vehicular parking shall be required for new development or changes in use in accordance with the table below:

Use	Required Parking (min. / max.)
Art gallery	Minimum: 1/1000 GFA Maximum: 2/1000 GFA
Artisan manufacturing	Minimum: 2/1000 GFA Maximum: 3/1000 GFA
Co-working	Minimum: 2/1000 GFA Maximum: 3/1000 GFA
Fitness center	Minimum: 2/1000 GFA

	Maximum: 3/1000 GFA
Office, General and Professional	Minimum: 1.5/1000 GFA Maximum: 4/1000 GFA
Residential	~~Minimum: 1 per unit~~ ~~Maximum: 2.5 per unit~~ <u>1.5 per unit</u>
Restaurants	Minimum: 1 per 4 seats Maximum: 1 per 3 seats
Retail	Minimum: 1/1000 GFA Maximum: 4/1000 GFA

PART 3: Section 6.2, “Corridor District”, shall be amended as follows:

6.2.1 Land Uses

- Permitted Principal Uses
 - o Mixed use, consisting of residential apartments or other form of attached dwelling units located above a non-residential ground story use as permitted below.
 - o Restaurant, Coffee Shop/Cafe
 - o Restaurant, Food Hall
 - o Restaurant, Liquor Licensed
 - o Restaurant, Sit-Down
 - o ~~Apartment Building~~
 - o Artisan manufacturing (including distilleries and micro-brewing)
 - o Fitness Center
 - o Art Gallery
 - o Office, general and professional
 - o Retail Business
 - o Co-Working
- Permitted Accessory Uses
 - o Outdoor dining
 - o Fitness center
 - o Shadow box art
 - o Parking structure
 - o Any uses that are customary and incidental to permitted principal uses
- Conditional Uses
 - o Apartment buildings, without ground floor non-residential uses, provided that the following conditions are met:
 - Located on lots which do not front upon Market Street;
 - Minimum Lot or Tract Size: 10,000 sq. ft.
 - Maximum Building Coverage: 50%
 - Minimum Side Yard Setback to a Residential Zone or Residential Use: 10’
 - Minimum Rear Yard Setback to a Residential Zone or Residential Use: 20’
 - Maximum Density: 25 units per acre

6.2.2 Lot Standards

Lot Area (Min.)	~~9,000~~ <u>8,000</u> sq. ft.*
Lot Width (Min.)	~~90'~~ <u>80'</u>
Lot Depth (Min.)	90'
Building Coverage (Max.)	60%
Lot Coverage (Max.)	80%

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6.2.4 Height and Density Standards

Height (Min.)	2 stories, 25'
Height (Max.) *	~~2 stories, 28'~~ <u>2.5 stories, 35'</u>
Residential Density (Max.) *	~~25~~ <u>30</u> units per acre
Ground Floor Height (Min.)	12'
Upper Floor Height (Min.)	10'

*If lot area is greater than 17,000 square feet or lot depth is at least 140', and at least 25% of ground floor area is a retail or restaurant use, maximum height is 3 stories, 36' and maximum residential density is 35 units per acre.

6.2.5 Frontage and Access Standards

Active Ground Floor Uses	At least 70% of building street frontage shall include permitted Active Ground Floor uses, <u>except that 50% shall be permitted on lots narrower than 100'.</u>
Vehicular Access Points	No vehicular access on Market Street shall be permitted, <u>except that one (1) driveway shall permit vehicle access on a lot or tract with 150' or more of frontage on Market Street and where the center-line of the driveway shall be at least 100' feet from the centerline of the nearest street intersection with Market Street.</u>
Building Frontage	Frontage along Market Street is required, except on conditionally permitted apartment buildings without ground-floor non-residential uses.

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- Vehicular Parking Requirements

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ATTEST: _____
Shanee Morris, RMC, CMR
President
Borough Clerk

APPROVED: _____
Lorraine Pellegrine, Council

Introduced: March 5, 2026
Adopted: March 19, 2026