

ORDINANCE NO. 15-2026

**AN ORDINANCE OF THE TOWNSHIP OF ABERDEEN, COUNTY OF MONMOUTH
AMENDING AND SUPPLEMENTING CHAPTER 25, “LAND DEVELOPMENT” OF
THE TOWNSHIP CODE TO ADD BLOCK 155, LOTS 2, 3, 4, AND 5 TO THE AHO-1
AFFORDABLE HOUSING OVERLAY DISTRICT**

WHEREAS, the Township Council of the Township of Aberdeen (the “Township Council”) is currently seeking approval of its Housing Element and Fair Share Plan (“HEFSP”) for the “Fourth Round” affordable housing cycle (years 2025-2035); and

WHEREAS, pursuant to its review of the Township’s HEFSP, the Superior Court of New Jersey has determined that certain parcels known as Block 155, Lots 2, 3, 4, and 5 (the “Specified Lots”), which were previously contained within the existing AHO-1 Affordable Housing Overlay District, should be re-designated within said Overlay District; and

WHEREAS, in order to facilitate development that contributes toward the Township’s municipal affordable housing obligations, the Township Council desires to re-designate the Specified Lots as being within the AHO-1 Affordable Housing Overlay District; and

WHEREAS, the Township Council has determined that the rezoning of the Specified Lots promotes the public health, safety, and general welfare of the Township and is consistent with the Master Plan and other land use goals of the Township of Aberdeen.

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Aberdeen, County of Monmouth and State of New Jersey, that Chapter 25 (Land Development) and the Zoning Map of the Township of Aberdeen are hereby amended as follows:

Section 1. Chapter 25, Section 25-4.17, entitled, “AHO-1 Affordable Housing Overlay District” is hereby amended as follows:

- A. Designation of Certain Lots. Block 155, Lots 2, 3, 4, and 5 (the “Specified Lots,” also known as “Site C”) are hereby added to the AHO-1 Affordable Housing Overlay District. The Township Code is hereby amended to include any and all references necessary to identify, depict, or otherwise include said lots within the AHO-1 Affordable Housing Overlay District.
- B. Addition of Subsection 25-4.17(A)(3). A new Subsection 25-4.17(A)(3) shall be added as follows in order to restore the Specified Lots to the AHO-1 Affordable Housing Overlay District:

**Block 155 Lots 2, 3, 4 and 5 – Residential Properties adjacent to Glassworks
identified as Site C on the Affordable Housing Sites Plan of the Housing
Element and Fair Share Plan prepared by T&M Associates, dated May 23,
2018**

- C. Re-lettering of Subsection 25-4.17(E). Existing Subsection 25-4.17(E) is hereby re-lettered as 25-4.17(F).
- D. Addition of Subsection 25-4.17(E). A new Subsection 25-4.17€ shall be added as follows to restore the existing development standards for the Specified Parcels, with one modification to provide a twenty dwelling units per acre maximum residential density at Section D(2):

D. Development Standards for Site C (Block 155 Lots 2, 3, 4 and 5)

(1) Maximum Permitted Building Height: Three (3) stories or 45 feet

(2) Maximum Residential Density: 20 dwelling units per acre

(3) Maximum Impervious Surface Coverage: 80 percent

(4) Principal Buildings:

(a) Minimum front yard setback: 30 feet

(b) Minimum side yard setback: 20 feet

(c) Minimum rear yard setback: 20 feet

(d) Minimum distance from off-street parking areas: 15 feet

(5) Minimum Tract Size: 2 acres

(6) Off Street Parking Requirements

(a) For mixed-use development, the number of off-street parking spaces required shall be the sum of the requirements for the various individual uses.

(b) All other parking requirements shall comply with the “Residential Site Improvement Standards” (RSIS) and:

[1] Off street parking shall be provided at the minimum ratio of one (1.0) space per apartment unit.

[2] Parking spaces shall be nine feet by eighteen feet (9’x18’) in size.

[3] All parking areas and driveways shall be set back at least ten (10’) feet from all property lines.

(7) All other applicable development standards not referenced herein shall be met in accordance with Section 25-4.5.

BE IT FURTHER ORDAINED, 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.

BE IT FURTHER ORDAINED, any ordinances or parts thereof in conflict with the provisions of this Ordinance and are hereby repealed to the extent of such conflict.

BE IT FURTHER ORDAINED, this Ordinance shall take effect immediately upon adoption and publication according to law.

Introduced: June 18, 2026

Adopted: July 16, 2026

