



BOROUGH OF HADDONFIELD
Camden County, New Jersey

March 9, 2026

2026-02

AN ORDINANCE OF THE BOROUGH OF HADDONFIELD AMENDING CHAPTER 135 ENTITLED, "ZONING", OF THE CODE OF THE BOROUGH OF HADDONFIELD BY CREATING NEW OVERLAY DISTRICTS IN FURTHERANCE OF THE FAIR HOUSING ACT

WHEREAS, the Borough of Haddonfield desires to implement the Housing Element and Fair Share Plan of the municipality for the Fourth Round of affordable housing obligations by modifying certain district regulations in the Zoning Ordinance and Zoning Map to provide the opportunity for affordable housing; and

WHEREAS, the Borough of Haddonfield, a municipality in the State of New Jersey, hereby declares that pursuant to the purposes of the Fair Housing Act, N.J.S.A. 52:27D-301, et seq., and the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq., the Ordinance promotes the public health, safety, morals, and general welfare, and advances the Borough's efforts to meet its constitutional obligation to provide its fair share of very low-, low- and moderate-income housing; and

WHEREAS, on June 4, 2025, the Planning Board of Haddonfield adopted a Fourth Round Housing Element and Fair Share Plan ("HEFSP"), Element of the Master Plan that addresses the municipality's affordable housing obligations in a manner which will promote the public health, safety, morals, and general welfare; and

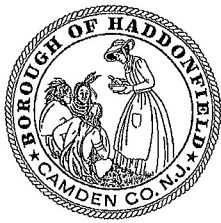
WHEREAS, on December 15, 2025 the Borough and Fair Share Housing Center ("FSHC") executed a mediation agreement, whereby the Borough agreed to several conditions including the adoption of inclusionary overlay zones for the Haddon Avenue North site and the former Kingsway Learning Center site; and

WHEREAS, on March 4, 2026, the Planning Board adopted an amended Fourth HEFSP, which incorporates changes pursuant to the December 15, 2025 FSHC mediation agreement; and

WHEREAS, the Board of Commissioners formally refers this Ordinance to the Planning Board for review, discussion, and recommendation in accordance with N.J.S.A. 40:55D-26; and

WHEREAS, the adoption of this Ordinance was appropriately noticed pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-15 and N.J.S.A. 40:55D-62.1.

NOW, THEREFORE, BE IT ORDAINED, by the Board of Commissioners of the Borough of Haddonfield, County of Camden, and State of New Jersey, as follows:



BOROUGH OF HADDONFIELD

Camden County, New Jersey

March 9, 2026

Section 1. §135-11, Zoning Districts, shall be revised by adding the following overlay districts to the enumerated districts of the Borough of Haddonfield, in between the AHO-9, Affordable Housing Overlay 9, and the RO, Residential Office, zoning districts:

AHO-10 (Affordable Housing Overlay 10)

AHO-11 (Affordable Housing Overlay 11)

Section 2. §135-12, Zoning Map, is further modified to apply the following affordable housing overlay districts to the following blocks and lots on the tax assessment maps of the Borough of Haddonfield to address unmet need as identified in the adopted Fourth Round Housing Element and Fair Share Plan Amendment:

<u>Site</u>	<u>Block</u>	<u>Lot(s)</u>	<u>Symbol and Overlay District</u>
Haddon Ave. North	11.09	1.01	AHO-10, Affordable Housing Overlay 10
	11.13	1.01, 8.01	
	11.14	1, 1.01	
	11.18	3	
	133	1, 3, 4	
Kingsway Learning Center	77 5		AHO-11, Affordable Housing Overlay 11

Section 3. There is hereby created an overlay zoning district entitled, AHO-10, Affordable Housing Overlay 10, as §135-36.10 of the Land Development Ordinance, as follows:

§135.36.10 AHO-10, Affordable Housing Overlay 10

- Statement of intent. The purpose of the AHO-10 Affordable Housing Overlay 10 District is to allow for high density residential and mixed building development, to provide opportunities for affordable housing in accordance with the Housing Element and Fair Share Plan.
- Required use. Any residential development located in the Affordable Housing Overlay 10 District shall include at least 20% of the total number of dwelling units as affordable units as defined in Chapter 63 of the Code of the Borough of Haddonfield.
- High density residential or mixed building development within the entire AHO-10 District shall be as permitted by the regulations of the Downtown District 2.

Section 4. There is hereby created an overlay zoning district entitled, AHO-11, Affordable Housing Overlay 11, as §135-36.11 of the Land Development Ordinance, as follows:

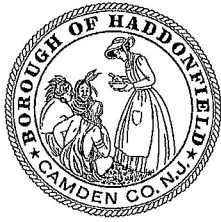


BOROUGH OF HADDONFIELD
Camden County, New Jersey

March 9, 2026

§135.36.11 AHO-11, Affordable Housing Overlay 11

- A. Statement of intent. The purpose of the AHO-11, Affordable Housing Overlay 11 District is to allow for multifamily residential development to provide opportunities for affordable housing in accordance with the Housing Element and Fair Share Plan.
- B. Required use. Any residential development located in the Affordable Housing Overlay 11 District shall include at least 20% of the total number of dwelling units as affordable units as defined in Chapter 63 of the Code of the Borough of Haddonfield.
- C. Permitted principal uses:
 - (1) Multifamily residential.
- D. Permitted accessory uses:
 - (1) Accessory structures and uses as defined in this chapter, including home occupation and home office use, but not including professional offices or business offices.
- E. Conditional uses (meeting the requirements of Article VII):
 - (1) None.
- F. Development within the AHO-11 District shall be as permitted by the following regulations:
 - (1) Lot requirements:
 - (a) Minimum area in square feet: 20,000.
 - (b) Minimum width: 125 feet.
 - (c) Minimum lot frontage: 125 feet.
 - (d) Minimum depth: 150 feet.
 - (e) Maximum density: 12 dwelling units per acre.
 - (f) Minimum buffer (adjacent to single family detached residences): 20 feet.
 - (g) Minimum distance between buildings: 30 feet.
 - (2) Yard requirements for principal structures:



BOROUGH OF HADDONFIELD
Camden County, New Jersey

March 9, 2026

- (a) Minimum front yard: 45 feet.
- (b) Minimum side yard, one side (adjacent to single family detached residences): 20 feet.
- (c) Minimum side yard, one side (not adjacent to single family detached residences): 10 feet.
- (d) Minimum combined side yards: 35 feet.
- (e) Minimum rear yard: 20 feet.
- (3) Yard requirements for accessory structures:
 - (a) Minimum front yard: 45 feet.
 - (b) Minimum side yard: five feet.
 - (c) Minimum rear yard: five feet.
- (4) Lot coverage:
 - (a) Maximum building coverage: 30%.
 - (b) Maximum impervious coverage: 60%.
- (5) Height requirements (principal building):
 - (a) Maximum number of stories: 2.5.
 - (b) Maximum height: 33.5 feet; provided, however, that the maximum height may be exceeded by cupolas, finials, spires or similar projections if there are no more than two such features; the highest point of each feature does not exceed the thirty-three-and-one-half-foot height limit by more than 10 feet; and, in total, they do not occupy more than 10% of the roof area.
- (6) Height requirements (accessory structure):
 - (a) Maximum height: 18 feet.

Section 5. Continuation. In all other respects, the Land Development Ordinance of the Borough of Haddonfield shall remain unchanged.

Section 6. Severability. If any portion of this Ordinance is for any reason held to be unconstitutional or invalid by a court of competent jurisdiction, such decision



BOROUGH OF HADDONFIELD
Camden County, New Jersey

March 9, 2026

shall not affect the validity of this Ordinance as a whole, or any other part thereof. Any invalidation shall be confined in its operation to the section, paragraph, sentence, clause, phrase, term, or provision or part thereof directly involved in the controversy in which such judgment shall have been rendered.

Section 7. Interpretation. If the terms of this Ordinance shall be in conflict with those of another Ordinance of the Code of the Borough of Haddonfield, then the restriction which imposes the greater limitation shall be enforced.

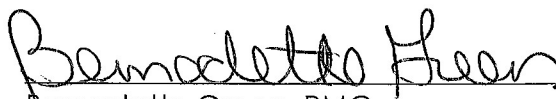
Section 8. Repealer. All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency only.

Section 9. Enactment. This Ordinance shall take effect upon the filing thereof with the Camden County Planning Board after final passage, adoption, and publication by the Borough Commissioners of the Borough of Haddonfield in the manner prescribed by law.

First Reading – February 23, 2026
Second Reading – March 9, 2026

COMMISSIONERS:	MOTION	SECOND	YEA	NAY	ABSTAIN	ABSENT
SIEDELL	X		X			
TROY						X
COLE		X	X			

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF A RESOLUTION ADOPTED BY THE BOARD OF COMMISSIONERS OF THE BOROUGH OF HADDONFIELD AT A MEETING HELD ON MARCH 9, 2026


Bernadette Green, RMC
Deputy Borough Clerk

