

TOWNSHIP OF SADDLE BROOK

ORDINANCE 1688-20

AN ORDINANCE AMENDING CHAPTER 206-9.43.1, AFFORDABLE  
HOUSING RESIDENTIAL DISTRICT

WHEREAS, the Mayor and Council of the Township of Saddle Brook recognize the need to amend Chapter 206-9.43.1, “Affordable Housing Residential District” of the Township Ordinance as follows:

Now, therefore, be it ordained as follows:

**SECTION 1.**

Chapter 206-9.43.1, is repealed and the following is substituted in its place:

**AH-5 Affordable Housing Residential District.**

- A. There shall be established an AH-5 Affordable Housing Residential District in the Township;
- B. The following tax lots shall be rezoned from the O-M Office Mid-Rise District to the AH-5 Affordable Housing Residential District:
  - (1) Block 401, Lots 4 and 5.
- C. The purpose of the AH-5 Affordable Housing Residential District is to provide for enhanced opportunities for affordable housing while at the same time redeveloping an area of the Township that is an area in need of redevelopment;
- D. Permitted uses and structures: all principal uses permitted in the R-T Townhouse District, subject to a developer’s agreement as between developer and the Township; and
- E. All other provisions of the R-T Townhouse District shall apply except that there shall be a maximum density of 15 units per acre, but not to exceed 10 units for the combined Block 401, Lots 4 and 5. One-family residential structures shall count as one unit. Two-family residential structures shall count as two units and multifamily structures shall count as the number of units therein. All multifamily units shall be limited to one and tow bedrooms only, three bedrooms shall not be permitted in any such unit. (Amended 12-20-2007 by Ord. No. 1428)
- F. All development in the AH-5 Affordable Housing Residential District shall comply with the March 10, 2015 New Jersey Supreme Court decision In the Adoption of N.J.A.C. 5:96 and

5:97 by N.J. Council on Affordable Housing and COAH's Second Round Rules (N.J.A.C. 5:93). The required affordable set-aside shall be 15% for rental developments and 20% for for-sale developments.

All affordable units created within the AH-5 District shall be administered in accordance with the provisions of Chapter 48, "Affordable Housing", of the Code of the Township of Saddle Brook, as well as all the applicable laws and regulations.

**SECTION 2.**

All other parts, portions and provisions of the Township of Saddle Brook Code, be and the same, are hereby ratified and confirmed, except where inconsistent with the terms hereof. In the event of any such inconsistency, the terms of this Ordinance shall be deemed to govern.

**SECTION 3.**

The terms of this Ordinance are hereby declared to be severable; should any part, portion or provision hereof be declared invalid or unconstitutional, said finding shall not affect any other part, portion or provision thereof.

**SECTION 4.**

This Ordinance shall take effect immediately upon final passage and publication according to law.

ATTEST:

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Peter LoDico, Township Clerk

APPROVED:  
TOWNSHIP OF SADDLE BROOK

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Andrew Cimiluca, Council President

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Mayor Robert White

Adopted: