

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting March 11, 2026

Presented by Councilman Jaafar

ORDINANCE NO. 2528

BE IT ORDAINED by the Borough Council of the Mayor and Council of the Borough of Ridgefield that an Ordinance entitled,

“AN ORDINANCE OF THE BOROUGH OF RIDGEFIELD AMENDING CHAPTER 390 OF THE BOROUGH CODE ENTITLED “ZONING, DEVELOPMENT AND CONSTRUCTION” TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT (FHA) AS AMENDED, AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC), AS AMENDED, REGARDING COMPLIANCE WITH THE BOROUGH’S AFFORDABLE HOUSING OBLIGATIONS”

introduced on the 25th day of February, 2026, do now pass a final reading and be adopted, and that the Borough Clerk be and she is authorized and directed to publish once, the aforesaid title, together with a notice of the date of its passage on final reading and approval thereof on the Borough website, www.RidgefieldNJ.gov.

COUNCIL VOTE

	YES	NO	ABSTAIN	ABSENT
Ramundo	X			
Ryu	X			
Congalton-Hali	X			
Kim	X			
Jaafar	X			
Martucci	X			
Mayor Jimenez				

Approved:

Attest:

Hugo Jimenez, Mayor

Linda M. Silvestri,
Borough Clerk

BOROUGH OF RIDGEFIELD
Bergen County, New Jersey

Meeting February 25, 2026

Presented by Councilman Jaafar

ORDINANCE NO. 2528

“AN ORDINANCE OF THE BOROUGH OF RIDGEFIELD AMENDING CHAPTER 390 OF THE BOROUGH CODE ENTITLED “ZONING, DEVELOPMENT AND CONSTRUCTION” TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT (FHA) AS AMENDED, AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC), AS AMENDED, REGARDING COMPLIANCE WITH THE BOROUGH’S AFFORDABLE HOUSING OBLIGATIONS”

WHEREAS, the Borough of Ridgefield filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the “Program”) and a declaratory judgment action pursuant to N.J.S.A. 52:27D-301 et. seq. (the “Fair Housing Act”), entitled “In the Matter of the Application of the Borough of Ridgefield,” Docket No. BER-L-667-25 on January 28, 2025; and

WHEREAS, the Borough of Ridgefield is in the process of entering into a consent order with Fair Share Housing Center, to carry out Ridgefield’s affordable housing obligation, whereby the Code of the Borough of Ridgefield is to be amended to include provisions addressing Ridgefield’s constitutional obligation to provide for its fair share of low- and moderate-income housing, as directed by the Superior Court and consistent with N.J.A.C. 5:93-1, et seq., as amended and supplemented, N.J.A.C. 5:80-26.1, et seq., as amended and supplemented, and the New Jersey Fair Housing Act of 1985, as amended and supplemented; and

WHEREAS, this Ordinance is intended to provide assurances that low- and moderate-income units ("affordable units") are created with controls on affordability over time and that low- and moderate-income households shall occupy those units; and

WHEREAS, this Ordinance shall apply except where inconsistent with applicable law; and

WHEREAS, the Borough of Ridgefield Planning Board has adopted a Housing Element and Fair Share Plan on June 18, 2025 pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, et seq.; and

WHEREAS, the Housing Element and Fair Share Plan have been endorsed by the Borough Council by Resolution Number 190-2025 on June 23, 2025; and

WHEREAS, this Ordinance implements and incorporates the adopted and endorsed Housing Element and Fair Share Plan and addresses the requirements of N.J.A.C. 5:93-1, et seq., as amended and supplemented, N.J.A.C.5:80-26.1, et seq. as amended and supplemented, and the New Jersey Fair Housing Act of 1985, as amended and supplemented;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Ridgefield as follows:

Section 1: Chapter 390 of the Code of the Borough of Ridgefield is hereby amended by establishing Section 39.12, entitled "TOD-1 Transit Oriented Development Overlay Zone 1 District," set forth as follows:

Chapter 390-39.12 – TOD-1 Transit Oriented Development Overlay Zone 1 District.

Section 1. Objectives.

B. Objectives. It is the purpose of TOD-1 Transit Oriented Development Overlay Zone 1 District to provide for the customary needs of one-person households and larger families, as well as senior citizens residing in medium density multifamily housing, and to provide for and encourage the construction of housing affordable to low- and moderate-income households by permitting multifamily residential development conditioned upon the agreement to set aside at least 20% of the units built for low- and moderate-income households.

Section 2. Uses.

D. Permitted uses. In the TOD-1 Transit Oriented Development Overlay Zone 1 District, no building or premises shall be used and no building or part of a building shall be erected, constructed or altered which shall be arranged, intended or designed to be used for any purpose other than the following uses:

- (5) Apartments.
- (6) Customary accessory uses.
- (7) Mixed-use structures with retail and service commercial uses on the first floor only and residential uses above the first story.

E. Permitted accessory uses.

- (3) Garages to house residents' vehicles.
- (4) Accessory recreational uses customarily incidental to the permitted uses.

F. Prohibited uses. Any uses other than those uses permitted by Subsections A through C of this section shall be prohibited. Without in any way limiting the generality and prohibition of this subsection, nothing contained in this section shall be construed to permit any of the following uses in any TOD-1 Transit Oriented Development Overlay Zone 1 District:

- (4) High-rise apartments.
- (5) Parking of trucks, trailers, campers and other commercial vehicles over 3/4 ton capacity as defined by the New Jersey Department of Motor Vehicles.

- (6) Parking of boats.

Section 3. Affordable Housing Requirements.

- C. All developments are subject to the Borough's Affordable Housing Ordinance, Chapter 115, regarding affirmative marketing, bedroom distribution, accessibility requirements, maximum rents and sale prices, occupancy standards, deed restrictions, and phasing.
- D. To the greatest extent possible, affordable housing units being provided within inclusionary developments shall be disbursed throughout inclusionary developments and shall be located within buildings designed to be architecturally indistinguishable from the market-rate units otherwise being constructed within the development. To that end, the scale, massing, roof pitch and architectural detailing (such as the selection of exterior materials, doors, windows, etc.) of the buildings containing the affordable housing units shall be similar to and compatible with that of the market-rate units.

Section 4. Bulk Regulations:

- C. Multi-family apartments and mixed-use buildings.

- (12) Minimum Lot Area: 40,000 SF

- (13) Minimum Front Yard: 30'

- (14) Minimum Side Yard – One: 20'

- (15) Minimum Side Yard, other: 35'

- (16) Minimum Rear Yard: 30'

- (17) Maximum Building Coverage: 40%

- (18) Maximum Impervious Coverage: 50%

- (19) Maximum Building Height: 3 residential stories/ 35'

- (20) Density: 25 du/ac

- (21) Minimum Landscaped Area: 25%

- (22) Required buffer. A plated buffer strip, 20' in width, creating an effective visual screen, consisting of 2 rows of staggered native species trees, minimum 6 feet high, planted 15 feet on center, planted 15 feet on center, shall be required wherever an MF Medium Density Multifamily Zone use abuts other than a townhouse or garden apartment use.

Section 5. Supplemental Regulations.

B. Multifamily building requirements. In the TOD-1 Transit Oriented Development Overlay Zone 1 District, the following miscellaneous regulations shall apply.

(3) Multi-Family Residential Units.

- (m) The maximum length of structures shall be 200 feet. Maximum density shall be 25 dwelling units per acre.
- (n) Garden apartment structures should be grouped in clusters, with architectural design consistent in each cluster.
- (o) Recreation facilities, such as swimming pools and tennis courts, should be encouraged but carefully located to avoid problems of noise, light and similar nuisance elements affecting residential units. They shall be located not less than 50 feet from any boundary.
- (p) No front yard shall be used for service such as clothes drying and/or outdoor storage.
- (q) Where a lot in an TOD-1 Transit Oriented Development Overlay Zone 1 District used for apartments abuts a residential zone, there shall be provided along such abutting lot line in the R-TH Zone a landscaped strip not less than 15 feet in width or depth, which strip shall not be utilized for roadway or parking and which shall be so planted as to form an effective visual screen.
- (r) All utilities and their service lines, including electric and telephone, shall be installed underground and in accordance with the specifications of the appropriate utility. Wherever the utility is not installed in a public right-of-way, an appropriate utility easement shall be provided.
- (s) All streetlights and all lighting along pedestrian walks and in parking areas shall be shaded and installed on ornamental standards with underground wiring. They shall be of a style and design compatible with the nature and design of the project and shall be approved by the Planning Board and the utility company.
- (t) Adequate provision shall be made for the storage recycling and removal of garbage, which shall be at the sole cost and expense of the owner.
- (u) Adequate provision shall be made for snow removal on all sidewalks, streets, roads, driveways and parking areas within the project, which shall be at the sole cost and expense of the owner.

- (v) Each dwelling unit in the TOD-1 Transit Oriented Development Overlay Zone 1 District shall be air conditioned by an air-conditioning system with separate thermostats in each unit or, in the alternative, at least two window air conditioners shall be installed in each dwelling unit, which shall not project outward more than one inch beyond the face of the wall of the building in which they are installed.
- (w) Provision shall be made for a master television antenna, and no individual antenna shall be permitted on the exterior of any building.
- (x) All residential buildings within the project shall be designed and constructed with a soundproofing barrier between adjoining units, both horizontally and vertically.

Section 6. Signs.

Signage shall be subject to the requirements of §390-18 of this Chapter.

Section 7. Parking and Loading.

C. Parking: subject to applicable Residential Site Improvement Standards (RSIS) and §390-19 of this Chapter. RSIS standards shall supersede any residential parking standards.

- (3) Front yard parking shall be prohibited.
- (4) The minimum distance from any off-street parking space to the exterior wall of the nearest multifamily structure shall be six feet.

D. Loading shall be subject to the requirements of §390-20 of this Chapter.

Section 2: To amend the Borough of Ridgefield Zoning Map to reflect the new TOD-1 Transit Oriented Development Overlay Zone 1 District, inclusive of Block 1104, Lots 1-3, 6.01, 7.01, 8; Block 1601, Lots 2-5; Block 2201, Lots 1-9; Block 2203, Lots 18-34; Block 2303, Lots 1-14, 29-30; Block 2304, Lots 1-10; Block 2801, Lots 9-12; Block 2905, Lots 1-3, 4.01, 5.01; Block 2906, Lots 1-18; Block 2906.01, Lots 101-107, 201-205.

Section 3: All ordinances or code provisions or parts thereof inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 4: In the event of any inconsistency between the provisions of this Ordinance and the Uniform Housing Affordability Controls (UHAC, N.J.A.C. 5:80-26.1 et seq.), as may be amended and supplemented, UHAC shall govern and preempt the provisions of this Ordinance to the extent of such inconsistency.

Section 5: All sections of Chapter 390 not amended by this Ordinance shall remain in full force and effect.

Section 6: If any section, subsection, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid by any court or competent jurisdiction, such decision shall not affect the remaining portion of this ordinance.

Section 7: The amendments set forth herein shall take effect immediately upon passage and publication, as required by law.

Approved:

Attest:

Hugo Jimenez, Mayor

Linda M. Silvestri,
Borough Clerk