TOWNSHIP OF ROCKAWAY
MORRIS COUNTY, NEW JERSEY

ORDINANCE NO. O-21-08

AN ORDINANCE ESTABLISHING CHAPTER 54 ENTITLED "LAND USE AND DEVELOPMENT," SECTION 48 ENTITLED "MANDATORY AFFORDABLE HOUSING SET-ASIDE" OF THE CODE OF THE TOWNSHIP OF ROCKAWAY

BE IT ORDAINED by the Council of the Township of Rockaway as follows:

Section 1. Chapter 54 of the Code of the Township of Rockaway, Land Use and Development, Section 48, Mandatory Affordable Housing Set-Aside, is hereby created as follows:

§ 54-48.1 Requirements.

A. Except as otherwise regulated in this chapter, any development application proposing five (5) or more new dwelling units shall be required to set aside twenty percent (20%) of said lots or units for affordable housing.

B. This requirement shall apply for all new multi-family residential developments of five (5) or more units that become permissible through either a use variance, a density variance increasing the permissible density at the site, a rezoning permitting multi-family residential housing where not previously permitted, or new redevelopment plan.

C. This requirement does not give any developer the right to any such rezoning, variance or other relief, or establish any obligation the part of the Township of Rockaway to grant such rezoning, variance or other relief. A property shall not be permitted to be subdivided so as to avoid compliance with this requirement.

Section 2. Any and all other ordinances or parts thereof in conflict or inconsistent with any of the terms hereof are hereby repealed to such extent as they are so in conflict or inconsistent.

Section 3. This Ordinance shall take effect immediately upon final passage and publication as required by law.

I HEREBY CERTIFY the above to be a true copy of an ordinance introduced by the Township Council of the Township of Rockaway at a duly convened meeting held on March 9, 2021 and adopted at a duly convened meeting held on *March 23*, 2021.

Michael Puzio, Mayor

Christina Clipperton, Township Clerk

Approved:

Joe Jackson, Council President