

**Ordinance Introduced in First Reading August 13;
Public Hearing Tuesday, September 10, 2024 at 7:30 p.m.**

24-010 D

AN ORDINANCE OF THE BOROUGH OF RUMSON TO AMEND
CHAPTER XXII “DEVELOPMENT REGULATIONS”, TO CREATE THE AH-2 – WEST RIVER
ROAD AFFORDABLE HOUSING 2 ZONE.

BE IT ORDAINED by the Mayor and Council of the Borough of Rumson, in the County of Monmouth and State of New Jersey that Chapter XXII (Development Regulations) of the Code of the Borough of Rumson is hereby amended or supplemented as follows:

PURPOSE

The purpose of this Ordinance is to Amend *Chapter XXII* of the *Development Regulations* to amend Subsection 22-5.25 West River Road Affordable Housing-2 (AH-2).

Unless otherwise indicated these regulations and standards are the only standards that apply to this zoning district.

Chapter XXII (Development Regulations) of the General Ordinances of the Borough of Rumson is hereby amended or supplemented as follows (new text is double underlined, text to be deleted is struck through and notations to the reader and changes in subparagraph designations either with or without changes to content are italicized):

SECTION 1

That Chapter XXII, Development Regulations, Subsection 22-5.25 West River Road Affordable Housing-2 (AH-2) shall be amended as follows:

22-5.25 West River Road Affordable Housing-2 (AH-2)

- a. Purpose: The AH-2 Zone is intended to provide for development of 100% affordable dwelling units. The AH-2 Zone shall provide for ~~13~~ 12 family rental apartments.
- b. – d. No Changes.
- e. Development Standards
 - 1. – 12. No Changes.
 - 13. Affordable Housing.
 - (a) The AH-1 Zone shall provide ~~thirteen~~ twelve (~~13~~12) affordable family rental units. Affordable units in said projects must be affordable to very low, low- and moderate-income households in accordance with the Borough’s Affordable Housing Ordinance, the Borough’s Housing Element and Fair Share Plan, any applicable Order of the Court (including a Judgment of Compliance and Repose Order), the Fair Housing Act, N.J.S.A. 52:27D-301, et. seq. (“FHA”), Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. (“UHAC”), and applicable New Jersey Council on Affordable Housing (COAH) Prior Round regulations, N.J.A.C. 5:93-1 et seq.
 - (b) – (c) No Changes.

SECTION 2

All Ordinances or parts of Ordinances inconsistent with this Ordinance if held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this Ordinance.

SECTION 3

The Borough Clerk is hereby directed, upon adopt of the Ordinance after public hearing thereon, to publish notice of the passage thereof and to file a copy of this Ordinance as finally adopted with the Monmouth County Planning Board as required by N.J.S.40:55D-16. The Clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Borough Tax Assessor as required by N.J.S.40:49-2.1.

SECTION 4

This Ordinance shall take effect immediately upon final passage and publication according to law and filing with the Monmouth County Planning Board.

Introduced: August 13, 2024

Passed and Approved: