

NOTICE OF PENDING ORDINANCE
NOTICE IS HEREBY GIVEN

that at a meeting of the Council of the Borough of North Plainfield held on February 23, 2026 there was introduced and read for the first time, and passed on such first reading, an ordinance, a true copy whereof is printed below and that said Council did then and there fix the regular meeting of said Council to be held on March 9, 2026 at 7:30 p.m. or as soon thereafter as the matter may be heard, and the North Plainfield Borough Council Chambers, 263 Somerset Street, North Plainfield, New Jersey or via Zoom as the place when and where said ordinance will be further considered for final passage, at which time and place, or at any time and place to which such meeting shall from time to time be adjourned, all persons interested will be given an opportunity to be heard concerning such ordinance.

The said ordinance as introduced and passed on first reading as aforesaid is in the following words and figures:

BOROUGH OF NORTH PLAINFIELD
263 SOMERSET STREET
NORTH PLAINFIELD, NJ 07060-4846

ORDINANCE NO. 26-02 AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT CHAPTER 22 OF THE BOROUGH CODE, ENTITLED "LAND DEVELOPMENT" MOST NOTABLY SECTION 22-113B, ENTITLED "AHO AFFORDABLE HOUSING OVERLAY ZONE", AND TO ADD NEW SECTION 22-113C, ENTITLED "AHO-1 AFFORDABLE HOUSING OVERLAY ZONE" AND NEW SECTION 22-113D ENTITLED "AHO-2 AGE-RESTRICTED AFFORDABLE HOUSING OVERLAY ZONE"

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of North Plainfield, County of Somerset, State of New Jersey that the Borough Code of the Borough of North Plainfield be amended, revised and supplemented as to Chapter 22, entitled "Land Development", most notably Section 22-113B, entitled "AHO Affordable Housing Overlay Zone", and to add new Section 22-113C, entitled "AHO-1 Affordable Housing Overlay Zone" and new Section 22-113D, "AHO-2 Affordable Housing Overlay Zone" as follows:

§ 22-113B AHO AFFORDABLE HOUSING OVERLAY ZONE

§ 22-113B.1 Uses.

In the AHO Affordable Housing Overlay Zone, in addition to any use permitted in the underlying zoning district, multifamily residential development is permitted with development incentives for the provision of affordable housing.

§ 22-113B.2 Required Conditions.

- a. Height. No building shall exceed a height of five (5) stories or sixty (60) feet.
- b. Minimum Lot Area. There shall be a minimum lot area of forty thousand (40,000) square feet.
- c. Front Yard. There shall be a front yard of not less than ten (10) feet along any street.
- d. Rear Yard. There shall be a rear yard of not less than ten (10) ~~twenty-five (25)~~ feet.
- e. Side Yards. The minimum side yard width shall be fifteen (15) feet.
- f. Maximum Building Coverage. The total ground floor area of all buildings shall not exceed forty (40%) percent of the total lot area.
- g. Maximum Impervious Coverage. The total area of all impervious surfaces shall not exceed ninety (90%) ~~eighty-five (85%)~~ percent of the total lot area.
- h. Maximum Gross Residential Density. The maximum gross residential density shall be forty two (42) ~~thirty five (35)~~ dwelling units/acre, which shall be considered a “compensatory benefit” in exchange for the required provision of low- and moderate-income dwelling units as required by Subsection 22-113B.3.
- i. Off-Street Parking and Loading Requirements. Off-street parking and loading shall be provided in accordance with Section 22-117 of the Borough Code, except that the minimum off-street parking requirements shall be as follows:

| Bedrooms | Spaces (Parking) |
|-----------------|-------------------------|
| 0 | 1.00 |
| 1 | 1.50 |
| 2 | 1.75 |
| 3 or more | 2.00 |

- i. Landscaping. All portions of the property surrounding the principal building not used for off-street parking or loading shall be landscaped with ornamental trees, shrubs and grass lawn area, subject to approval by the Approving Authority.

- j. Lighting. All on-site lighting in connection with off-street parking, pedestrian walkways and/or building lighting shall be so arranged and shielded as to reflect the light downward and away from adjoining streets or properties.
- k. Signs. Signs shall comply with the requirements of Section 22-119 of the Borough Code.

§ 22-113B.3 Affordable Housing Requirements.

Multifamily residential development shall be required to provide low- and moderate-income dwelling units in accordance with the subsection. The maximum affordable housing set-aside shall be 20% of the dwelling units in the development, ~~except that the minimum set aside shall be 15% where affordable rental units are provided. Of these, at least 50% must be reserved for, and affordable to, low income households. A minimum of 13% of the affordable units in each bedroom distribution shall be affordable to households earning 30% or less of the area median income for the Council on Affordable Housing (COAH) region.~~ Low- and moderate-income housing units shall be governed by the standards set forth in the Uniform Housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 et seq., and shall comply with ~~the applicable rules of the Council on Affordable Housing (COAH) and~~ any other relevant state statutes and regulations. All development including affordable dwelling units shall also be subject to Section 22-131, Affordable Housing Regulations, of the Land Development Regulations of the Borough of North Plainfield.

§ 22-113C AHO-1 AFFORDABLE HOUSING OVERLAY ZONE

§ 22-113C.1 Properties Included.

The AHO-1 Affordable Housing Overlay Zone shall include the following properties:

Block 58, Lots 21, 22, and 23

Block 59, Lots 1 and 12

Block 159, Lot 6.01

Block 161.01, Lot 2 and 3

§ 22-113C.2 Uses.

In the AHO-1 Affordable Housing Overlay Zone, in addition to any use permitted in the underlying zoning district, multifamily residential development is permitted with development incentives for the provision of affordable housing.

§ 22-113C.3 Required Conditions.

- a. Height. No building shall exceed a height of three (3) stories or forty-five (45) feet.
- b. Minimum Lot Area. There shall be a minimum lot area of twenty-four thousand (24,000) square feet.
- c. Front Yard. There shall be a front yard of not less than twenty-five (25) feet along any street.
- d. Rear Yard. There shall be a rear yard of not less than twenty-five (25) feet.
- e. Side Yards. The minimum side yard width shall be fifteen (15) feet.
- f. Maximum Building Coverage. The total ground floor area of all buildings shall not exceed forty (40%) percent of the total lot area.
- g. Maximum Impervious Coverage. The total area of all impervious surfaces shall not exceed eighty-five (85%) percent of the total lot area.
- h. Maximum Gross Residential Density. The maximum gross residential density shall be twenty (20) dwelling units/acre.
- i. Off-Street Parking and Loading Requirements. Off-street parking and loading shall be provided in accordance with Section 22-117 of the Borough Code, except that the minimum off-street parking requirements shall be provided at a ratio of one parking space for every two dwelling units.
- j. Landscaping. All portions of the property surrounding the principal building not used for off-street parking or loading shall be landscaped with ornamental trees, shrubs and grass lawn area, subject to approval by the Approving Authority.
- k. Lighting. All on-site lighting in connection with off-street parking, pedestrian walkways and/or building lighting shall be so arranged and shielded as to reflect the light downward and away from adjoining streets or properties.

- I. Signs. Signs shall comply with the requirements of Section 22-119 of the Borough Code.

§ 22-113C.4 Affordable Housing Requirements.

Multifamily residential development shall be required to provide low- and moderate-income dwelling units in accordance with the subsection. The minimum affordable housing set-aside shall be 20% of the dwelling units in the development. Low- and moderate-income housing units shall be governed by the standards set forth in the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq., and shall comply with any other relevant state statutes and regulations. All development including affordable dwelling units shall also be subject to Section 22-131, Affordable Housing Regulations, of the Land Development Regulations of the Borough of North Plainfield.

§ 22-113D AHO-2 AGE-RESTRICTED AFFORDABLE HOUSING OVERLAY ZONE

§ 22-113D.1 Properties Included.

The AHO-2 Affordable Housing Overlay Zone shall include the following property:

Block 46, Lot 1.01

§ 22-113D.2 Uses.

In the AHO-2 Affordable Housing Overlay Zone, in addition to any use permitted in the underlying zoning district, age-restricted affordable multifamily residential development is permitted.

§ 22-113D.3 Required Conditions.

- a. Height. No building shall exceed a height of four (4) stories or fifty (50) feet.
- b. Minimum Lot Area. There shall be a minimum lot area of twenty-four thousand (24,000) square feet.
- c. Front Yard. There shall be a front yard of not less than twenty (20) feet along any street.
- d. Rear Yard. There shall be a rear yard of not less than twenty (20) feet.
- e. Side Yards. The minimum side yard width shall be fifteen (15) feet.

- f. Maximum Building Coverage. The total ground floor area of all buildings shall not exceed forty (40%) percent of the total lot area.
- g. Maximum Impervious Coverage. The total area of all impervious surfaces shall not exceed eighty-five (85%) percent of the total lot area.
- h. Maximum Number of Units. The maximum number of dwelling units shall be forty-nine (49) age-restricted units. One (1) additional unit may be provided for a on-site staff.
- i. Off-Street Parking and Loading Requirements. Off-street parking and loading shall be provided in accordance with Section 22-117 of the Borough Code, except that the minimum off-street parking requirements shall be as follows:

| <u>Bedrooms</u> | <u>Spaces (Parking)</u> |
|------------------|-------------------------|
| <u>0</u> | <u>1.0</u> |
| <u>1</u> | <u>1.8</u> |
| <u>2</u> | <u>2.0</u> |
| <u>3 or more</u> | <u>2.1</u> |

- j. Landscaping. All portions of the property surrounding the principal building not used for off-street parking or loading shall be landscaped with ornamental trees, shrubs and grass lawn area, subject to approval by the Approving Authority.
- k. Lighting. All on-site lighting in connection with off-street parking, pedestrian walkways and/or building lighting shall be so arranged and shielded as to reflect the light downward and away from adjoining streets or properties.
- l. Signs. Signs shall comply with the requirements of Section 22-119 of the Borough Code.

§ 22-113D.4 Affordable Housing Requirements.

Multifamily residential development shall be required to provide low- and moderate-income dwelling units in accordance with the subsection. The minimum affordable housing set-aside shall be 20% of the dwelling units in the development. Low- and moderate-income housing units shall be governed by the standards set forth in the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq., and shall comply with any other relevant state statutes and regulations. All

development including affordable dwelling units shall also be subject to Section 22-131, Affordable Housing Regulations, of the Land Development Regulations of the Borough of North Plainfield.

NOW, THEREFORE, BE IT FURTHER ORDAINED that this Ordinance shall take effect, after final passage, twenty (20) days following action or inaction by the Mayor as provided by law or an override of a mayoral veto by the Council, whichever is applicable and publication in accordance with law, unless a Resolution is adopted, pursuant to *N.J.S.A. 40:69A-181(b)*, declaring an emergency and providing that this Ordinance shall take effect at an earlier date.

Copies of the full Ordinance are on file with the Acting Borough Clerk of the Borough of North Plainfield in the Municipal Building, 263 Somerset Street, North Plainfield, New Jersey. Copies may be obtained upon request and a copy is posted on the Bulletin Board in the Municipal Building reserved for such purpose.

Michele Irby-Garry
Acting Borough Clerk