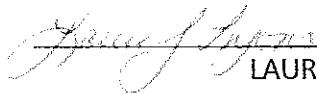


BOROUGH OF ORADELL
BERGEN COUNTY, NEW JERSEY
ORDINANCE #19-01

This ordinance published herewith was introduced and passed upon first reading at a meeting of the Borough Council of the Borough of Oradell, in the County of Bergen and State of New Jersey, held on January 22, 2019. It will be further considered for final passage after public hearing thereon, at a Public Meeting of said Borough Council to be held in the Town Hall, in said Borough, on February 26, 2019 at 7:30 PM, and during the week prior to and up to and including the date of such meeting, copies of said ordinance will be made available at the Clerk's Office in said Borough Hall to the members of the general public who shall request the same.



LAURA J. LYONS, CPM, RMC, RPPO
ADMINISTRATOR/MUNICIPAL CLERK

BOROUGH OF ORADELL

ORDINANCE

19-01

AN ORDINANCE TO AMEND SECTION 240-6.5.L OF CHAPTER 240 OF THE ORADELL BOROUGH CODE, ENTITLED "LAND DEVELOPMENT," TO CLARIFY LANGUAGE PERTAINING TO THE DEED RESTRICTION PERIOD OF AFFORDABLE UNITS CREATED IN THE AHO OVERLAY ZONE AND MODIFY MAXIMUM COVERAGE STANDARDS

NOW, THEREFORE, BE IT ORDAINED by the Council of the Borough of Oradell, Bergen County, New Jersey, that Chapter 240 "Land Development" of the Borough Code of the Borough of Oradell is hereby amended or established as follows:

Section 1. Chapter 240, Article VI, Section 240-6.5.L.(4)(b)[3] of the Code of the Borough of Oradell relating to the deed restriction period for affordable housing units to be created in the AHO Overlay Zone is hereby amended to read as follows:

- [3] Deed Restriction Period: All affordable units shall be deed restricted for a period of 30 years from the date of the initial occupancy of each affordable unit (the "Deed-Restriction Period"). The affordability controls shall expire only after they are properly released by the Borough and/or the Borough's Administrative Agent at the Borough's sole option in accordance with N.J.A.C. 5:80-26.11 for rental units or N.J.A.C. 5:80-26.5 for for-sale units.

Section 2. Chapter 240, Article VI, Section 240-6.5.L.(5)(e) of the Code of the Borough of Oradell relating to the maximum building coverage permitted in the AHO Overlay Zone is hereby amended to read as follows:

(e) Coverage:

- [1] Building coverage. The total ground floor area of all principal and accessory building shall not exceed 25% of the total lot area.
- [2] Lot coverage. The total lot coverage, including buildings and impervious material but excluding the water surface area of any swimming pool/pond, shall not exceed 40% of the total lot area.

Section 3. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

Section 4. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of Oradell, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Revised General Ordinances of the Borough of Oradell are hereby ratified and confirmed, except where inconsistent with the terms hereof.

Section 5. The Borough Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this ordinance to the Bergen County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15, and N.J.S.A. 40:55D-63 (if required).

Section 6. After introduction, the Borough Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Borough of Oradell for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Governing Body, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

Section 7. This Ordinance shall be presented to the Mayor for her approval and signature, which approval shall be granted or denied within ten (10) days of receipt of same, pursuant to N.J.S.A. 40:69A-149.7. If the Mayor fails to return this Ordinance with either her approval or objection to same within ten (10) days after it has been presented to him, then this Ordinance shall be deemed approved.


Section 8. This Ordinance shall take effect immediately upon (1) adoption; (2) approval by the Mayor pursuant to N.J.S.A. 40:69A-149.7; (3) publication in accordance with the laws of the State of New Jersey; and (4) filing of the final form of adopted ordinance by the Clerk with (a) the Bergen County Planning Board pursuant to N.J.S.A. 40:55D-16, and (b) the Borough Tax Assessor as required by N.J.S.A. 40:49-2.1.

BOROUGH OF ORADELL

ORDINANCE NO. 19-01

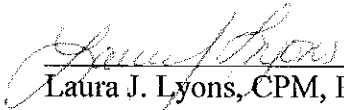
**AN ORDINANCE TO AMEND SECTION 240-6.5.L OF CHAPTER 240 OF THE ORADELL
BOROUGH CODE, ENTITLED "LAND DEVELOPMENT," TO CLARIFY LANGUAGE PERTAINING
TO THE DEED RESTRICTION PERIOD OF AFFORDABLE UNITS CREATED IN THE AHO
OVERLAY ZONE AND MODIFY MAXIMUM COVERAGE STANDARDS**

Introduced: January 22, 2019
Passed 1st Reading: January 22, 2019
Public Hearing: February 26, 2019
Adopted: February 26, 2019
Approved: February 26, 2019



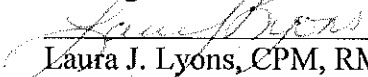
Dianne Camelo Didio, Mayor

ATTEST:



Laura J. Lyons, CPM, RMC, RPPO
Administrator/Borough Clerk

This to certify that the foregoing ordinance was finally passed and adopted at the Regular Meeting of the Borough Council of the Borough of Oradell, New Jersey February 26, 2019.



Laura J. Lyons, CPM, RMC, RPPO
Administrator/Borough Clerk