

BOROUGH OF ORADELL  
BERGEN COUNTY, NEW JERSEY  
ORDINANCE #26-6

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 February 19, 2026 at 7:30 PM. It will be further considered for final passage after public hearing thereon, at a Public Meeting of said Borough Council to be held at 350 Prospect Avenue, in said Borough, on March 10, 2026 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.

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LAURA J. LYONS  
Municipal Clerk

**AN ORDINANCE TO AMEND SECTIONS 240-6.5M AND 240-6.5O OF THE BOROUGH  
CODE TO REVISE THE REQUIRED AFFORDABLE SET-ASIDE**

Section 1: It is the intent and purpose of this Ordinance amendment to facilitate creation of inclusionary development to satisfy a portion of Oradell's unmet need affordable housing obligation.

Section 2: The following revisions are made to Section 240-6.5M(3)(a):

All developments constructed in accordance with the CBD Overlay Zone standards shall be required to set aside a minimum percentage of the required multifamily dwelling units for affordable housing. When calculating the required number of affordable units, any computation resulting in a fraction of a unit shall be rounded upwards to the next whole number.

Section 3: The following revisions are made to Section 240-6.5O(4)(a)

All multifamily residential developments (including townhouse developments) constructed in the AH-2 Residential Zone District shall be required to set aside a minimum percentage of units for affordable housing. The minimum affordable set-aside shall be 20% for both rental and for-sale units. When calculating the required number of affordable units, any computation resulting in a fraction of a unit shall be rounded upwards to the next whole number.

### **Repealer**

All ordinances or code provisions or parts thereof inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

### **Severability**

If any section, subsection, paragraph, sentence or any other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance.

### **Effective Date**

This ordinance shall take effect upon its passage and publication, as required by law.