

The Ridgewood News, Ridgewood

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Notice Content

VILLAGE OF RIDGEWOOD NOTICE OF PENDING ORDINANCE ORDINANCE NO. 4071 The ordinance published herewith was introduced and passed upon first reading at a Special Public Meeting of the Village Council of the Village of Ridgewood, in the County of Bergen, New Jersey held on December 17, 2025. It will be further considered for final passage, after public hearing thereon, at a Public Meeting of said Village Council to be held in the Courtroom of the Ridgewood Village Hall, 131 N. Maple Ave., Ridgewood, NJ on January 14, 2026 at 7:30 P.M. Those who wish to speak during the Public Hearing for this ordinance may appear in person, or on Zoom virtual meeting: <https://us02web.zoom.us/j/82592799142?pwd=aUIFVTBiditwbEsyRXJFcUFnd3ovdz09>, Webinar ID: 825 9279 9142 Passcode: 07450 or call in via Telephone: 1-646-558-8656. 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 Village Clerk's Office in said Village Hall, 131 N. Maple Ave., Ridgewood, NJ to the members of the general public who shall request the same.

Heather A. Mailander

Village Clerk VILLAGE OF RIDGEWOOD

ORDINANCE NO. 4071 AN ORDINANCE AMENDING CHAPTER 190 LAND USE AND DEVELOPMENT TO CREATE THE S-1 SENIOR OVERLAY ZONE DISTRICT WHEREAS, pursuant to N.J.S.A. 40:55D-62b, the Mayor and Council of the Village of Ridgewood is authorized and empowered to adopt and amend the zoning ordinances of the Village of Ridgewood; and WHEREAS, the 2025 Housing Element and Fair Share Plan proposed affordable housing credits from an assisted living development on Block 3611, Lots 1, 19 and 22; and WHEREAS, Kensington Senior Development, LLC challenged the Village's Housing Element and Fair Share Plan in the Affordable Housing Dispute Resolution Program after the Village did not adopt Ordinance No. 4052 creating the S-1 Overlay that would permit the assisted living facility on Block 3611, Lots 1, 19 and 22 that is set forth in the 2025 Round 4 Housing Element and Fair Share Plan; and WHEREAS, the Affordable Housing Dispute Resolution Program directed the Village to conduct mediation with Kensington Senior Development LLC in order to settle the challenge; and WHEREAS, the Village participated in mediation with Kensington Senior Development LLC and have settled the challenge; and WHEREAS, the 2025 Settlement Agreement between the Village of Ridgewood and Kensington Senior Living, LLC requires a building with a reduced height, larger setbacks and other changes to development standards than originally envisioned and regulated in Ordinance No. 4052; and WHEREAS, the Mayor and Council of the Village of Ridgewood finds that amending the Village Zoning to permit the assisted living facility on Block 3611, Lots 1, 19 and 22 will settle the challenge to the Village's 2025 Round 4 Housing Element and Fair Share Plan, support continued immunity from builder's remedy litigation, and expand senior housing options in the Village; and NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Village of Ridgewood, the County of Bergen, that Chapter 190 of the Code of Village of Ridgewood, entitled "Land Use and Development," is hereby amended and supplemented as follows: Section 1: Chapter 190, Land Use and

Development of the Code of the Village of Ridgewood, Section 98, Zoning Districts and Historic Sites enumerated, is hereby amended as follows: ADD S-1 Senior Overlay District Section 2: Chapter 190, Land Use and Development of the Code of the Village of Ridgewood, Section 99, Zoning Map, is hereby amended as follows: The Zoning Map of the Village of Ridgewood is hereby amended to include Block 3611, Lots 1, 19 & 22 in the S-1 Overlay District. Section 3. Section 190-3 of the Code, entitled "Definitions; word usage," is hereby amended as follows: ADD ASSISTED LIVING A facility licensed by the New Jersey Department of Health and Senior Services to provide apartment-style housing and congregate dining and to assure through a coordinated array of supportive personal and health services available 24 hours a day that assisted living services are available when needed for four or more adult persons unrelated to the proprietor and that offers units containing, at a minimum, one unfurnished room (that could be occupied by multiple persons and/or contain multiple beds), a private bathroom, a kitchenette and a lockable door on the unit entrance. Section 4. Section 190-98 of the Code, entitled "Zoning districts and historic sites enumerated," is hereby amended as follows: ADD S-1 Senior Overlay Zone District Section 3. Section 190-118.8 of the Code, entitled "S-1 Senior Overlay Zone District," is hereby created to read as follows: ADD § 190-118.8 S-1 Senior Overlay Zone District. A. Intent. The intent of the S-1 Zone Overlay District is to diversify the Village's housing stock to include assisted living, including affordable housing that will meet a portion of the Village's affordable housing obligation, in a manner that is compatible with the character of the Village of Ridgewood. B. As an overlay district, the permitted uses, bulk regulations and other regulations of the underlying zone district do not apply. C. Principal uses and structures. The following principal uses and structures shall be permitted: (1) Assisted living residences, as defined in § 190-3. D. Accessory uses and structures. The following accessory uses and structures shall be permitted, provided that they are located on the same premises as the principal use or structure to which they are accessory: (1) Signs, as regulated herein and in § 190-122. (2) Off-street parking facilities, including surface and structured parking, and electric vehicle car charging stations. (3) Personal, health and medical services for on-site residents. (4) Accessory uses customarily incident to the above principal uses. (5) All other development regulations pertaining to commercial development that are legally applicable shall apply. E. Bulk and lot regulations for assisted living residences. (1) Minimum lot size: 1.25 acres. (2) Minimum yard setbacks: (a) North Maple Avenue: 15 feet. (b) Franklin Avenue: 20 feet. (c) Marshall Street: 10 feet. (d) Any other lot line: 45 feet. (3) Encroachment into minimum required setbacks: (a) Canopies over building entrances shall be permitted to encroach a maximum of 6 feet into required setbacks. (b) Roof overhangs, window wells, and other architectural features shall be permitted to encroach a maximum of 3 feet into required setbacks. (c) Entryways and stairways whose width along the property line do not exceed 10 feet shall be permitted to encroach into the required setbacks. (4) Maximum coverage by improvements: 88%. (5) Building height: 50 feet as regulated by Section 190-119.D(5) and modified below. (a) Stair towers shall be subject to the exemption in Section 190-119.D(3). (b) Section 190-119.D(3)(b) shall apply, however the Planning Board, in its discretion, may require additional screening of rooftop appurtenances and structures. (6) Minimum off-street parking for assisted living residences shall be as required by the New Jersey Residential Site Improvement Standards, N.J.A.C. 5:21-1.1 et seq. F. Building and site design: (1) The building shall be oriented toward North Maple Avenue with a primary pedestrian entrance located along this street. Additional entrances (vehicular and pedestrian) are permitted on other sides of the building. (2) Vehicular access (i.e. ingress or egress) shall not be provided from North Maple Avenue. (3) Building facades shall be predominantly finished in brick and masonry, with accent materials permitted. EIFS is prohibited. (4) Building materials and architectural details shall be consistent on all sides of each building. (5) A building facade shall not continue on the same plane for a linear distance of more than 75 feet. Minimum two-foot offsets shall be required at breaks in the facade planes. (6) Building entrances should be articulated to make it easily identifiable by visitors and to provide architectural interest. Examples of special features of entrances include, but are not limited to, awnings and architectural treatments. (7) Upper-floor windows shall not be a continuous "ribbon" of windows across any façade. Windows shall consist of individual windows or groupings of individual windows. (8) Buildings shall use architectural features such as differing materials and horizontal and vertical breaks and similar features designed to provide variety. (9) If parking or other exterior areas are provided beneath a building, such areas shall be screened by architectural elements that are compatible with the materials and design of the front and side building facades. The intent of such screening shall be to mitigate the effects of headlights, minimize the view of parked vehicles and pavement, and to provide for a unified architectural design. (10) Section 190-94(d) shall not apply. The following shall apply along the rear lot line. (a) A planted buffer shall not be required along the rear lot line. (b) Fences shall be permitted up to 6 feet in height in rear yards. Fence height may be increased beyond the 6 feet height limitation at the discretion of the Planning Board. (c) Fence height shall be calculated independently of retaining wall height beginning at the top of the retaining wall on which a fence is located and shall not be required to be set back from the top of a retaining wall. (11) Roof design: (a) Roof shape, color, and texture should be coordinated with the exterior materials of the building's façade. (12) Parking and access design. (a) Parking shall be located in surface parking areas and/or beneath the principal building. Parking shall be prohibited between the building and the street. (b) Surface parking areas not located beneath the building or in a parking structure shall be located not less than 5 feet from any side lot line or rear lot line. (c) Site driveways shall be located at least 15 feet from any side lot line or rear lot line, not inclusive of the curb returns. (d) Parking spaces may be reduced to 8.5 feet in width and 18 feet in length, with no curb overhang. (e) Drive aisles may be reduced to 20 feet in width where serving 90-degree parking spaces. (f) Through signage and design (subject to the Planning Board engineer review), driveways are encouraged to be designed in a manner to promote egress traffic flow from the site towards North Maple Avenue. (13) Pedestrian-friendly building design and site furnishings (outdoor tables, benches, bicycle racks, etc.) shall be provided along North Maple Avenue. (14) Retaining walls are permitted within any side or rear yard of the property and are permitted at a maximum height of 6 feet. Wall materials shall be compatible with building and site design elements. Retaining walls shall be setback not less than 2 feet from the property line. G. Signs. The regulations for signs in the B-2 Zone District shall apply, with the following additional requirements or changes: (1) No freestanding signs shall be permitted. (2) The maximum area of building-mounted signs shall be 60 square feet on the Maple Avenue façade and 40 square feet on the Franklin Avenue façade. No signage shall be permitted on the Marshall Street façade. H. Affordable housing. (1) Not less than 10% of the beds provided in an assisted living facility shall be reserved for low-income and moderate-income residents, as required in N.J.A.C. 5:93-5.16. (2) The affordable beds shall comply with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1., to the extent applicable. This shall include, but is not limited to, affirmative marketing and affordability controls of not less than 40 years. Section 5: Except as herein amended and supplemented, Chapter 190 remains in full force and effect. Section 6: This ordinance shall take effect immediately upon passage and publication as required by law. Ridgewood News:\$177.63 12/26/2025

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