

**The Ridgewood News, Ridgewood**

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Notice Popular Keyword Category:

Notice Keywords:

**4072**

Notice Authentication Number:

**202601031037271221662**

**1814233982**

Notice URL:

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Notice Publish Date:

Friday, December 26, 2025

**Notice Content**

VILLAGE OF RIDGEWOOD NOTICE OF PENDING ORDINANCE ORDINANCE NO. 4072 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.

4072 AN ORDINANCE TO AMEND CHAPTER 190, LAND USE AND DEVELOPMENT, OF THE CODE OF THE VILLAGE OF RIDGEWOOD, TO MODIFY ZONING STANDARDS TO CREATE THE TO-1 TOWNHOUSE OVERLAY 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 to satisfy the Round 4 affordable housing obligation with a variety of zoning changes including permitting townhouse development at the 299 Goffle Road property at a density of 13 units an acre; and WHEREAS, the 2025 Mediation Agreement between the Village of Ridgewood and Fair Share Housing Center sets forth an increased density to 15 units per acre on the 299 Goffle Road property; and WHEREAS, the Mayor and Council of the Village of Ridgewood finds that amending the Village Zoning consistent with the 2025 Housing Element and Fair Share Plan but with an increased density consistent with the 2025 Mediation Agreement is necessary to implement the Housing Plan, secure a Compliance Certification, and to ensure immunity from builder's remedy litigation; 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 TO-1 Townhouse 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 2507, Lot 17.01 in the TO-1 Townhouse Overlay District. Section 3: Chapter 190, Land Use and Development of the Code of the Village of Ridgewood is hereby amended as follows: ADD § 190-118.8. TO-1 Townhouse Overlay District.

A.Intent. The TO-1 District is intended to expand Village housing options with additional attached housing and to promote development of affordable homes. B.Permitted principal uses and structures. The following principal uses and structures shall be permitted: (1)Single-family attached residential dwelling units (townhouses) (2)Stacked townhouse dwelling units (3)Single-family detached dwelling units (4)Municipal buildings owned or leased by the Village of Ridgewood and used for public purposes. (5)Community residences and shelters as defined in § 190-3. C.Permitted accessory uses and structures. The following accessory uses and structures shall be permitted in the TO-1 District, provided they are located on the same premises as the principal use or structure to which they are accessory: (1)Surface parking areas, private garages and parking structures. (2)Other accessory uses customarily incidental to the above permitted principal uses. (3)Indoor and outdoor amenity spaces, including private swimming pools as permitted and regulated by § 190-124T. D.Prohibited uses. Any uses other than those permitted by this section are prohibited. E.Tract Development standards. (1)Minimum tract area: 1.5 acres (2)Maximum density: 15 units per acre. This shall include all homes on the tract, including but not limited to, single family detached homes. (3)Not more than 10% of the homes on the tract may be single-family detached dwellings. F.Development standards for single-family attached residential dwelling units (townhouses) and stacked townhouse dwelling units: (1)Maximum improvement coverage: 75% (2)Maximum building height: 3 stories / 40 feet (3)Minimum front yard setback to Goffle Road: 40 feet or mean prevailing setback as established in § 190-119A(1)(d). (4)Minimum side yard setback: 15 feet (5)Minimum rear yard setback: 10 feet (6)The minimum side or rear yard setback for principal building shall be increased to 30 feet where it abuts a rear lot line of a single family home. G.Development standards for all other building types: (1)The Bulk and Lot Requirements of the R-3 district, Section 190-106, shall apply with the following exceptions: i)Minimum lot area: 6,000 s.f. Corner lots shall not require a larger lot area. ii)Minimum lot width: 60 ft. Corner lots shall not require a larger lot width. iii)Minimum lot depth: 100 ft. iv)The minimum usable area requirements shall not apply. H.Architectural design. (1)Minimum dwelling unit width: 25 feet. This width shall apply to attached residential dwellings (townhouse) and two (vertical) stacked townhouse dwellings. (2)Buildings greater than 35 feet in height shall have pitched roofs and varied rooflines. Such buildings shall also use the following architectural features: decorative cupolas, pediments, and similar features designed to provide variety and reduce the visual impact of the building height. I.Landscape Design & Buffers (1)Street trees along Goffle Road shall be provided as per Section 190-84. (2)A planted buffer of not less than 7 feet shall be provided along the side lot line of adjacent residential lots. Existing vegetation may be utilized to meet this requirement to the extent applicable and may include supplemental plantings. (3)A planted buffer of not less than 20 feet shall be provided along the rear lot line of adjacent residential lots. Existing vegetation may be utilized to meet this requirement to the extent applicable and may include supplemental plantings. J.Parking and access regulations. (1)Parking spaces for residential use shall be as set forth by the New Jersey Residential Site Improvement Standards, N.J.A.C. 5:21-1.1 et seq. (2)All required parking spaces shall be located on the same property as the principal building or buildings. (3)Parking shall not be located between a building and Goffle Road. This shall not apply to single-family detached homes. (4)Minimum parking and site driveway setback to a residential building: 10 feet (5)Minimum parking and site driveway setback: 10 feet unless otherwise noted i)Minimum parking and site driveway setback to a side lot line of an off-tract residential lot: 10 feet ii)Minimum parking and site driveway setback to a rear lot line of an off-tract residential lot: 20 feet (6)Except for single-family detached homes, all homes shall be served by a single shared driveway and shall not have individual access to Goffle Road. (7)Except as provided otherwise by this section, parking areas and driveways shall be required to comply with all applicable requirements of this chapter or the New Jersey Residential Site Improvement Standards, N.J.A.C. 5:21-1.1 et seq., whichever is applicable. K.Affordable housing requirements. All residential development shall be required to include affordable housing as a component. The following requirements shall apply: (1)Twenty percent (20%) of the residential units shall be restricted to low and moderate income households. Fractions of .49 or less may be rounded down; fractions of .50 or more shall be rounded up. (2)All affordable housing units shall comply with the Village's affordable housing regulations in Article XIII Affordable Housing, as well as the NJ Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), and the Uniform Housing Affordability Control Rules (N.J.A.C. 5:80-26.1 et seq.). This shall include but is not limited to 13% very low income units, phasing, bedroom distribution of 1, 2 and 3 bedroom units, and affordability controls of not less than 40 years for rental units and not less than 30 years for sale units. (3)Occupancy restrictions. Affordable units shall not be designated as age-restricted units, supportive housing units or special needs housing units unless the applicant demonstrates, and the Planning Board finds, that such units are eligible for credit against the Village's affordable housing obligation. Section 4: Except as herein amended and supplemented, Chapter 190 remains in full force and effect. Section 5: This ordinance shall take effect immediately upon passage and publication as required by law. Ridgewood News:\$141.36 12/26/2025

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