

**The Ridgewood News, Ridgewood**

Publication Logo  
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Publication Name:

**The Ridgewood News, Ridgewood**

Publication URL:

Publication City and State:

**Little Falls , NJ**

Publication County:

**Passaic**

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Notice Popular Keyword Category:

Notice Keywords:

**4074**

Notice Authentication Number:

**202601031038598018264**

**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. 4074 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.

4074 AN ORDINANCE TO AMEND CHAPTER 190, LAND USE AND DEVELOPMENT, OF THE CODE OF THE VILLAGE OF RIDGEWOOD, TO MODIFY ZONING STANDARDS FOR THE B-1 AND B-2 DISTRICTS 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 increased density in the B-1 and B-2 districts for mixed-use development that includes affordable housing and requiring a 20% affordable housing set-aside regardless of tenure; and WHEREAS, the 2025 Mediation Agreement between the Village of Ridgewood and Fair Share Housing Center sets forth additional increased density subject to specified criteria; 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, subject to specified criteria, 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 is hereby amended as follows: ADD Amendment of Chapter 190, Land Use and Development, Section 124, Special Regulations for Certain Uses and Structures, R. General regulations for inclusionary development. (3) The maximum permitted density for development in the B-1 or B-2 district shall be 20 du/ac, except as follows. Lots with lot frontage along the west side of South Broad Street and are not located in the Historic Preservation District or are a Historic Preservation site may be developed at a maximum density of 24

du/ac. (4) The required affordable housing set-aside for any type of development is 20%. Fractional affordable housing units shall be rounded down where the fraction is .49 units or less and rounded up where the fraction is .50 units or greater. 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 unit and not less than 30 years for sale unit. DELETE Amendment of Chapter 190, Land Use and Development, Section 124, Special Regulations for Certain Uses and Structures, R. General regulations for inclusionary development. (3) The maximum permitted density for development in the B-1 or B-2 district shall be 18 du/ac. The required affordable housing set-aside for any type of development is 15% where the affordable units shall be for rent, and 20% where the affordable units shall be for sale. Fractional affordable housing units shall be rounded down where the fraction is .49 units or less and rounded up where the fraction is .50 units or greater. (4) Affordable housing units shall comply with the Village's affordable housing regulations in Article XII and the Uniform Housing Affordability Control Rules (N.J.A.C. 5:80-26.1), which shall control in the case of any conflicts with this ordinance, provided that a minimum of 13 percent of the total low- and moderate-income units shall be affordable to very low income households (i.e. 30% or less of median income). Section 2: Except as herein amended and supplemented, Chapter 190 remains in full force and effect. Section 3: This ordinance shall take effect immediately upon passage and publication as required by law. Ridgewood News:\$76.26 12/26/2025

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