

## The Ridgewood News, Ridgewood



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### Notice Content

VILLAGE OF RIDGEWOOD NOTICE OF PENDING ORDINANCE ORDINANCE NO. 4075 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.

4075 AN ORDINANCE TO AMEND CHAPTER 190, LAND USE AND DEVELOPMENT, OF THE CODE OF THE VILLAGE OF RIDGEWOOD, TO MODIFY THE MANDATORY AFFORDABLE HOUSING SET-ASIDE STANDARDS 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 increasing the affordable housing set-aside to 20% regardless of tenure in the existing mandatory set-aside ordinance; and WHEREAS, the 2025 Mediation Agreement between the Village of Ridgewood and Fair Share Housing Center reflects the amended set-aside in the mandatory set-aside ordinance; and WHEREAS, the Mayor and Council of the Village of Ridgewood finds that amending the Village Land Development Ordinance consistent with the 2025 Housing Element and Fair Share Plan and 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 128.2 Mandatory Affordable Housing Set-aside, is hereby amended as follows: ADD (1) Twenty percent (20%) of the residential units shall be restricted to low and moderate income households. 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) The affordable units shall comply with the Village's affordable housing regulations in Article XIII. This includes, but is not limited to, required minimum affordability controls, phasing, proper distribution of one, two, and three bedroom affordable units, proper

distribution of very-low, low and moderate income units, and affirmative marketing. ~~(1)For inclusionary projects in which the low- and moderate-units are to be offered for sale, the set-aside percentage shall be twenty (20) percent; for projects in which the low- and moderate-income units are to be offered for rent, the set-aside percentage shall be fifteen (15) percent. 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) The affordable units shall comply with the Village's affordable housing regulations in § 190-137. This includes, but is not limited to, affordability controls of not less than thirty (30) years, proper distribution of one, two, and three bedroom affordable units, proper distribution of very-low, low and moderate income units, and affirmative marketing. 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:\$67.89 12/26/2025~~

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