

Public Notices

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BOROUGH OF ALLENDALE

COUNTY OF BERGEN

STATE OF NEW JERSEY

PUBLIC NOTICE - ORDINANCE #26-05

Ordinance #26-05 was introduced at a Regular meeting of the Mayor and Council of the Borough of Allendale on Thursday, February 05, 2026, and adopted at a Regular Meeting of the Mayor and Council on Thursday, February 19, 2026. The Ordinance is summarized below:

AN ORDINANCE IMPLEMENTING THE BOROUGH'S FOURTH ROUND HOUSING PLAN ELEMENT AND FAIR SHARE PLAN CONSISTENT WITH THE TERMS OF A MEDIATION AGREEMENT REACHED BETWEEN THE BOROUGH OF ALLENDALE AND THE FAIR SHARE HOUSING CENTER IN ACCORDANCE WITH THE NEW JERSEY FAIR HOUSING ACT AND RELEVANT REGULATIONS AND POLICIES AND TO AMEND, SUPPLEMENT AND REVISE THE CODE OF THE BOROUGH OF ALLENDALE, CHAPTER 81 "AFFORDABLE HOUSING" TO AMEND THE FOLLOWING PARTICULARS OF THE CHAPTER.

Ordinance #26-05 implements the Borough of Allendale's Fourth Round Housing Element and Fair Share Plan in accordance with the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), P.L. 2024, c.2, applicable Department of Community Affairs regulations, Uniform Housing Affordability Controls (UHAC), and a mediation agreement reached with the Fair Share Housing Center.

The Ordinance amends and supplements Chapter 81, "Affordable Housing," and related zoning provisions of the Borough Code to establish the standards, procedures, and mechanisms necessary to satisfy the Borough's court-approved affordable housing obligation.

Among its provisions, the Ordinance:

- Establishes a Borough-wide mandatory affordable housing set-aside of 20% for certain residential developments creating five (5) or more new dwelling units through rezoning, variance, redevelopment, or increased density approvals.
- Sets forth requirements for the creation, design, integration, phasing, bedroom distribution, and income eligibility of very low-, low-, and moderate-income housing units.
- Establishes affordability controls, including rent and sales price limitations, resale restrictions, affordability averages, and minimum 30-year deed restriction periods for new units.
- Provides standards for rehabilitation programs, market-to-affordable conversions, supportive housing, assisted living facilities, and extension of expiring affordability

- Requires affirmative marketing of affordable units throughout Housing Region 1 and establishes random selection procedures for occupancy.
- Establishes monitoring, annual reporting, and administration requirements through the Affordable Housing Monitoring System and the Municipal Affordable Housing Trust Fund.
- Addresses condominium and homeowners' association fee requirements for affordable units.

The purpose of this Ordinance is to implement the Borough's Fourth Round affordable housing plan and ensure continued compliance with State law.

The full text of Ordinance #26-05 is available for public inspection at the Office of the Municipal Clerk, 500 West Crescent Avenue, Allendale, New Jersey 07401, during regular business hours and on the Borough's official website.

I hereby certify the above to be a true summarized copy of Ordinance 26-05, adopted by the Governing Body of the Borough of Allendale on February 19, 2026.

Linda Louise Cervino, RMC

Municipal Clerk

Record/Herald-February 25, 2026 Fee: \$62.48

12106872

PROOF OF PUBLICATION AFFIDAVIT

Date: Febraury 25, 2026

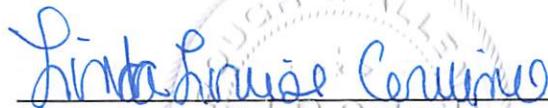
As the duly appointed Municipal Clerk for the Borough of Allendale, in the County of Bergen, State of New Jersey, I, Linda Louise Cervino, hereby certify that the attached Public Notice was published in the, February 25, 2026 issue of the following newspaper(s):

- THE RECORD THE STAR LEDGER
 RIDGEWOOD NEWS

Proof of Publication
FinalOrd #26-05

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SEE ATTACHED



Linda Louise Cervino

Linda Louise Cervino, RMC
Municipal Clerk

