



# BOROUGH OF RIVERDALE NEW JERSEY



## ORDINANCE NO. 09-2024

### ORDINANCE AMENDING CHAPTER 168 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF RIVERDALE AND ESTABLISHING THE AFFORDABLE HOUSING – PLANNED RESIDENTIAL DISTRICT-2 (AH-PRD-2) INCLUSIONARY AFFORDABLE HOUSING ZONE

**WHEREAS,** The Borough of Riverdale recognizes its need to establish zoning provisions that provide a realistic opportunity for development of affordable housing in response to judicial and legislative mandates and in anticipation of developing a plan to satisfy its fair share obligations in the upcoming Fourth Round of affordable housing regulation; and

**WHEREAS,** the Planning Board adopted a Master Plan Reexamination Report dated August 11, 2023 that recommended the creation of a new land use designation encompassing Block 11 Lot 8, an 11-acre parcel adjoining Rock Creek Crossing. The site is north of Matthews Avenue. The Report indicates that the site is appropriate for owner occupied multifamily townhouse development at a maximum density of 2.55 dwelling units per acre.

**WHEREAS,** the Borough Council finds that the creation of an additional multifamily zone will facilitate the development of additional units in support of the Borough’s residential inclusionary development needs.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Riverdale, in the County of Morris, and State of New Jersey, as follows:

**Section 1.** Chapter 168 of the Revised General Ordinances of the Borough of Riverdale, Section 168-4, entitled “Establishment of Districts”, shall be amended by the inclusion of the following additional District:

AH-PRD 2 Affordable Housing-Planned Residential District-2

**Section 2.** The Zoning Map of the Borough of Riverdale shall be amended to reflect the rezoning of the following property:

Property		Existing Zone	New Zone
Block	Lot		
11	8	R-15	AH-PRD-2

**Section 3.** Chapter 168 of the Revised General Ordinances of the Borough of Riverdale, Section 168 -7 entitled “Purpose”, shall be amended by the inclusion of the following subsection Q:

Q AH-PRD-2 Affordable Housing Planned Residential District -Affordable Housing Planned Residential District 2: to address the Boroughs affordable housing obligation by providing a increased density with a mandatory affordable housing set-aside through at comprehensive and coordinated development of property for townhouse use, within the context of a design that promotes a balanced, environmentally acceptable development that does not adversely impact the Borough and provides for a type of housing that is compatible with current housing needs and complements the surrounding development pattern.

**Section 4.** Chapter 168 of the Revised General Ordinances of the Borough of Riverdale, Schedule A, “Permitted Uses”, shall be amended as follows:

a new column as follows: AH-PRD-2 inserting the following list of permitted uses that shall apply to the Affordable Housing-Planned Residential District -2:

AH-PRD: detached, semi-detached or attached groups X



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**Section 5.** Chapter 168 of the Revised General Ordinances of the Borough of Riverdale, Schedule B, “Accessory Conditional Uses”, shall be amended as follows:

to include a new column, as follows: AH-PRD-2 by designating the following uses as permitted accessory uses in the Affordable Housing Planned Residential District 2:

Garages serving on-site residents (1 req/du)	X
Outdoor recreational facilities	X
Swimming Pools	X

**Section 6.** Chapter 168 of the Revised General Ordinances of the Borough of Riverdale, Schedule D, “Bulk Requirements”, shall be amended as follows:

a new line item in the column entitled Zone, as follows: AH-PRD-2 to include the following bulk requirements for the Affordable Housing Planned Residential District 2, as follows:

For Principal Buildings

Min. Lot Area (sq ft)	435,600
Min. Lot Frontage (ft)	150
Min. Lot Width (ft)	NA
Min. Lot Depth (ft):	500
Min. Front Yard (ft):	100
Min. Side Yards (each in ft):	35
Min. Side Yards Between Buildings (ft)	15
Min. Rear Yard (ft):	100
Max. Building Coverage (%):	10
Max. Impervious Coverage (%):	25
Max. Density (du/ac):	2.5
Max. Building Height (stories/ft):	2.5/35
Min. Floor Area (sq ft):	800

For Accessory Buildings

Min. Side Line (ft):	50
Min. Rear Line (ft):	50
Min, To Other Buildings (ft);	50
Max. Coverage (%):	Incl as part of total coverages
Max Height (ft):	20

**Section 7.** Chapter 168 of the Revised General Ordinances of the Borough of Riverdale, Schedule E, “Parking Requirements”, shall be amended as follows:

to include a new line item in column entitled Residential Use, as follows: AH-PRD-2 to include parking standards for Townhouse Residential use, as follows: AH-PRD-2: Follow NJ Residential Site Improvement Standards (RSIS) for Townhouse use.

**Section 8.** Chapter 168 of the Revised General Ordinances of the Borough of Riverdale, Section 168-27, “Permitted Signs”, Subsection E, shall be amended so that the title is “Permitted signs: single-family residence zones and single-family units, PO, PRD, MF, AH-PRD-2, wherever situated” and the following additional subsection (5) is added:



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- (5) Freestanding identification signs in the Affordable Housing Planned Residential Development 2 District shall be permitted at a maximum size of 32 square feet. Additionally, internal directional signs directing visitors to individual dwellings, containing addresses and directional arrows, shall be permitted, but not to exceed 6 square feet in area.

**Section 9.** Chapter 168 of the Revised General Ordinances of the Borough of Riverdale shall be amended by the inclusion of new Section 168-17.2 which shall be entitled "AH-PRD-2 Affordable Housing Planned Residential District 2" and shall read, in its entirety, as follows:

## **168-17.2 AH-PRD-2 Affordable Housing Planned Residential District 2**

A. For Permitted Uses, Accessory Uses Bulk Standards, and Parking Standards, see Schedules A, B, D, and E, respectively.

B. For General Design Standards see Section 168-14M, provided that the 15 foot buffer standard shall not apply to the driveway providing access into the site, nor the existing fence around an existing water tank located in this zone.

C. For Ownership and Maintenance Standards see Section 168-14N.

D. Affordable housing requirements in the AH-PRD-2 District shall be as follows:

- (1) At least 20% of the dwellings provided shall be affordable to low- and moderate-income units that are offered for sale, and at least 15% of the dwellings provided shall be affordable to low- and moderate-income units that are offered for rent.
- (2) Fifty percent of the affordable units shall be affordable to moderate-income households, and 50% shall be affordable to low-income households of which 13% shall be affordable to very-low-income households. If only one affordable unit is created in a project, the unit shall be a very-low- or low-income unit.
- (3) The units designated as very-low-, low- or moderate-income units may be rented or sold only to very-low-, low-, or moderate-income households at the time of the initial occupancy.
- (4) The affordable units shall be affirmatively marketed to the housing region in accordance with the Borough's Affirmative Marketing Plan.
- (5) Affordability controls shall be maintained for a minimum of 30 years.
- (6) Rental increases shall be in accordance with percentages approved by COAH or other applicable affordable housing authority or entity.

**Section 10.** If any section or provision of this Ordinance shall be held invalid in any Court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

**Section 11.** All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.

**Section 12.** This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.



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Adopted this \_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Abubakar Jalloh, Borough Clerk

\_\_\_\_\_  
Paul M. Carelli, Mayor

## NOTICE OF PENDING ORDINANCE

The ordinance published herewith was introduced and passed upon first reading at a meeting of the governing body of the Borough of Riverdale, a municipal corporation of the State of New Jersey, held on October 23, 2024. It will be further considered for final passage, after public hearing thereon, at a meeting of the governing body to be held at Borough Hall, in the Borough on November 25, 2024 at 7:30 o'clock p.m., and 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 Clerk's office to the members of the general public who shall request the same.

***Abubakar Jalloh, Borough Clerk***