

ORDINANCE NO. 21-Code-869
BOROUGH OF OAKLAND
COUNTY OF BERGEN
STATE OF NEW JERSEY

AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE THE CODE OF THE BOROUGH OF OAKLAND, LAND USE, CHAPTER 59 ENTITLED "LAND USE AND ZONING" REGARDING RA-5AH ZONE

BE IT ORDAINED by the Borough Council of the Borough of Oakland, County of Bergen, State of New Jersey, that the following amendments and revisions are made to the Revised General Ordinances of the Borough Oakland, Chapter 59 entitled "Land Use and Zoning".

Section 1

- A. §59.61.2 Affordable Housing (RA-5AH) is amended and revised in the following parameters only.
- B. Development of this tract as a rental development is limited to no more than ninety-six (96) market-rate dwellings and no fewer than seventeen (17) affordable dwelling units. If a for-sale development is proposed, the maximum number of market rate units shall not exceed 53 (fifty-three) dwellings and no fewer than seventeen (17) affordable dwellings.
- C. Regardless of the type of tenure (rental vs ownership units) affordable dwellings shall be price stratified pursuant to Paragraph 10 the Settlement Agreement. At least fifty (50) percent of all affordable units in the RA-5AH zone shall be affordable to low-income households, including 13% affordable of the affordable units in each bedroom configuration to very-low-income households.
- D. All affordable dwelling units shall be governed by controls on affordability and shall be affirmatively marketed in conformance with the Uniform Housing Affordability Controls N.J.A.C 5:8—26.1 et. seq.
- E. Building height shall not exceed four (4) stories of residential apartments over a parking level and 54 feet.
- F. No more than two (2) signs are permitted, one sign may be a building mounted wall sign. Said wall sign shall not exceed thirty (30) square feet. A monument sign of

twenty-four (24) square feet is permitted. Such sign shall not exceed ten (10) feet in height. Said sign may be illuminated and shall be setback no less than ten (10) feet from any property line. Any proposed sign shall be outside any area necessary for the provision of safe sight distance.

Section 3:

All ordinances of the Borough of Oakland which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

Section 4:

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

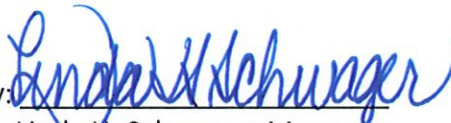
Section 5:

This ordinance shall take effect upon final passage, approval and publication as provided by law.

ATTEST:

BOROUGH OF OAKLAND
COUNTY OF BERGEN
STATE OF NEW JERSEY


Lisa M. Duncan, Borough Clerk

By: 
Linda H. Schwager, Mayor

This is to certify that this is a true copy
as adopted by the Mayor and Council
of the Borough of Oakland at a meeting
held on December 20, 2021
Borough Clerk 