

BOROUGH OF OAKLAND
COUNTY OF BERGEN
STATE OF NEW JERSEY
ORDINANCE 21-CODE-841

AN ORDINANCE TO AMEND, SUPPLEMENT AND REVISE THE CODE OF THE BOROUGH OF OAKLAND, LAND USE, CHAPTER 59 ENTITLED "LAND USE AND ZONING" TO INCORPORATE SENIOR AFFORDABLE HOUSING DISTRICT

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. Article VII §59-46 A. Zoning Districts Established; Zoning Map; Interpretation of Boundaries is hereby amended to incorporate the following additional district included herein:
- SAHD Senior Affordable Housing District.

- B. §59-46B. Zoning Map is and shall be amended to include and depict the following district This district shall be applied to Block 1901 Lot 14 and no other.

SAHD Senior Affordable Housing District

Section 2

- A. §59-61.1 Senior Affordable Housing District (SAHD) Zone.
Purpose for adopting this district is to create a zone to accommodate and encourage the construction of sound, decent, attractive and safe apartments restricted to low-income senior citizen households, as defined by the Council on Affordable Housing Substantive Rules
- B. Permitted principal use in this zone is restricted to senior citizen apartments to be organized in a multifamily building.
- C. Any accessory use or structure customarily incidental to and customary for senior housing development is permitted.
- D. All other uses are prohibited.
- E. Required Conditions

1. Lot area and other dimensions. Minimum required lot area in this zone is 25,000 square feet. Minimum lot width shall be 75 feet, minimum lot depth shall be no less than 225 feet.
2. Yards. No principal building shall be located closer than twenty (20) feet to the front property line. Required side yard setbacks are ten (10) feet. Each development shall be provided a rear yard of not less than twenty-five (25) feet. Accessory structures, recreation facilities and on-site parking are all permitted in any side or rear yard, provided that no accessory structure shall project closer than five (5) feet to any property line. These zoning provisions shall be inserted in Schedule A: Limiting Lot and Yard Sizes and Bulk Principal Building and Use
3. Maximum permitted density is 20 dwelling units per acre.
4. The affordable housing units generated by this zone shall comply in all respects with the requirements and conditions contained within the Settlement Agreement between Oakland and Fair Share Housing Center I.T.M. No. BER-L-6359-15, all relevant Orders of the Honorable Christine A. Farrington, J.S.C., and all applicable New Jersey requirements pertaining to the operation of privately developed affordable housing.
5. All residential development shall comply with the New Jersey Residential Site Improvement Standards pertaining to on-site parking. If an applicant can demonstrate there is sufficient overnight nearby parking in proximity to their site, or that compliance with the Residential Site Improvement Standards are not desirable or necessary, applicants can seek a reduction in the supply of on-site parking as provided for under the Residential Site Improvement Standards.
6. No construction permit shall be issued for a building in this district until and unless a site plan application has been submitted and approved pursuant to this Chapter.
7. No building construction shall commence and no certificate of occupancy shall be issued until and unless the building owner has been issued a valid New Jersey Department of Environmental Protection treatment works approval permit and the building is physically connected to, through approved plumbing connections, a sanitary sewer treatment facility and the building owner has been issued all necessary permits for the sewer connection.

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 immediately upon final passage, approval and publication as required by law.

ATTEST:

BOROUGH OF OAKLAND
COUNTY OF BERGEN
STATE OF NEW JERSEY

Lisa M. Duncan, Borough Clerk

By: _____
Linda H. Schwager, Mayor