

BOROUGH CLERK
Barbara L. Dispoto, RMC/CMC

ADMINISTRATOR
Adrian Febre, CPM



MAYOR
Richard Bolan

**COUNCIL
PRESIDENT**
Jacqueline Flynn

**COUNCIL
MEMBERS**
Katherine Bennin
Jacqueline DeMuro
Douglas Herrick
Claire Padovano
Ryan P. Ullman

BOROUGH OF MAYWOOD
15 Park Avenue, Maywood, NJ 07607

ORDINANCE #1-26

**AN ORDINANCE OF THE BOROUGH OF MAYWOOD, COUNTY OF BERGEN,
STATE OF NEW JERSEY, CREATING THE AFFORDABLE HOUSING 1 OVERLAY
DISTRICT (AH-1) AND ESTABLISHING DEVELOPMENT STANDARDS FOR BLOCK
3, LOT 1**

Section 1. Title

This Ordinance shall be known and cited as the “Affordable Housing 1 Overlay District (AH-1) Ordinance of the Borough of Maywood.”

Section 2. Purpose

The purpose of this Ordinance is to create a new Affordable Housing 1 Overlay District (AH-1) to facilitate the development of inclusionary mid-rise multifamily housing containing a mandatory affordable housing component. The AH-1 Overlay District is intended to further the Borough of Maywood’s constitutional obligation to provide a realistic opportunity for the development of affordable housing in accordance with the Mount Laurel Doctrine and the Fair Housing Act, N.J.S.A. 52:27D-301 et seq.

The district is specifically designed to accommodate a mid-rise residential building with structured podium parking and to ensure that at least twenty percent (20%) of all units created within the district are deed-restricted affordable units subject to Uniform Housing Affordability Controls (UHAC).

Section 3. Applicability

The AH-1 Overlay District shall apply solely to the following property:

Block 3, Lot 1 (Address: 25 East Spring Valley Avenue, Borough of Maywood)

This overlay provides an alternative set of zoning regulations to facilitate development that supports the Borough’s affordable housing obligations.

Section 4. Permitted Uses

A. Principal Permitted Uses

1. Mid-rise apartment buildings, defined as multifamily residential buildings up to four stories in height, consisting of three residential stories over one podium parking level.

B. Accessory Uses

1. Parking garages and structured podium parking integrated into the principal building.
2. Surface parking where necessary, located to the side or rear of the building.
3. Recreational amenities and open-space facilities for residents.
4. Utilities, storage rooms, and other customary accessory uses.
- 5.

Section 5. Affordable Housing Set-Aside Requirement

Any residential development within the AH-1 District shall set aside a minimum of twenty percent (20%) of all dwelling units as affordable housing in accordance with UHAC (N.J.A.C. 5:80-26.1 et seq.).

Affordable units shall be income-restricted and affirmatively marketed in compliance with the Borough's Affordable Housing Ordinance (Chapter 211).

Section 6. Density and Bulk Standards

- A. Maximum Residential Density: 24 dwelling units per acre
- B. Minimum Lot Size: 2 acres
- C. Minimum Lot Width: 250 feet
- D. Maximum Building Height:
 - Four stories total (one podium parking level and three residential stories above)
 - Maximum height: 55 feet
- E. Maximum Impervious Coverage: 80%
- F. Minimum Setbacks:
 - Front Yard: 25 feet
 - Side Yard: 20 feet
 - Rear Yard: 30 feet
- G. Minimum Buffer Adjacent to Single-Family Zones: 25 feet
- H. Open Space Requirement: Minimum 20% of site area
- I. Parking: In accordance with RSIS (N.J.A.C. 5:21)

Section 7. Design Standards

- A. Buildings shall incorporate cohesive architectural design facing public streets.
- B. Parking podiums shall be screened with architectural treatments or landscaping.
- C. Pedestrian connectivity to surrounding streets and sidewalks shall be emphasized.
- D. Mechanical equipment shall be screened from public view and from adjacent residential uses.

Section 8. Landscaping and Open Space Requirements

- A. At least 20% of the total lot area shall be dedicated to common or passive open space.
- B. Landscaping shall include street trees, perimeter buffers, and internal plantings.
- C. Outdoor amenities such as seating areas, play areas, or passive recreation space shall be incorporated.

Section 9. Affordable Housing Unit Distribution

Affordable housing units shall be integrated throughout the building and shall not be concentrated on a single floor or area.

Bedroom distribution shall comply with UHAC requirements.

Section 10. Administration and Compliance

The administration of affordable units within the AH-1 Overlay District shall be conducted by the Borough's Administrative Agent in coordination with the Borough's Affordable Housing Liaison.

All requirements of Chapter 211 (Affordable Housing) shall apply unless specifically superseded herein.

Section 11. Developer's Agreement

Prior to the issuance of any building permits, a developer's agreement shall be executed and approved by the Planning Board and the Borough Attorney. The agreement shall specify the required number of affordable units, bedroom distribution, phasing, and the appointment of a qualified administrative agent.

Section 12. Repealer

All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 13. Severability

If any section or provision of this Ordinance is deemed invalid, such judgment shall not affect the remainder of the Ordinance.

Section 14. Effective Date

This Ordinance shall take effect upon final passage and publication as required by law.

Date:

APPROVED: _____
Richard Bolan, Mayor

ATTEST: _____
Barbara L. Dispoto, RMC/CMC
Borough Clerk

Introduction-1st Reading

Date: February 10, 2026

	Moved	Seconded	Ayes	Nays	Abstain	Absent	Recuse
Mayor Bolan							
Councilmember Bennin			X				
Councilmember DeMuro			X				
Councilmember Herrick	X		X				
Councilmember Padovano			X				
Councilmember Ullman			X				
Council President Flynn		X	X				

Adoption-2nd/Final Reading

Date:

	Moved	Seconded	Ayes	Nays	Abstain	Absent	Recuse
Mayor Bolan							
Councilmember Bennin							
Councilmember DeMuro							
Councilmember Herrick							
Councilmember Padovano							
Councilmember Ullman							
Council President Flynn							

CERTIFICATION

I, Barbara L. Dispoto, Municipal Clerk of the Borough of Maywood in the County of Bergen and the State of New Jersey do hereby certify that the foregoing ordinance is a true copy of the original ordinance duly passed and introduced on first reading by the Governing Body at the meeting of February 10, 2026.

Date: 2-11-26


Barbara L. Dispoto, RMC/CMC

