

The ordinance published herewith was introduced and passed upon first reading at a meeting of the governing body of the Township of South Hackensack, a municipal corporation of the State of New Jersey, held on February 26, 2026. It will be further considered for final passage, after public hearing thereon, at a meeting of the governing body on March 12, 2026 at 7:30 PM., in the municipal complex at 227 Phillips Avenue, South Hackensack. 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. A copy of this Ordinance is also available on the Official Internet website of the Township of South Hackensack at www.southhackensacknj.org

Donna Linda Gambutti, RMC

**TOWNSHIP OF SOUTH HACKENSACK
COUNTY OF BERGEN**

ORDINANCE NO. 2026-01

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 208 OF THE CODE OF
THE TOWNSHIP OF SOUTH HACKENSACK ENTITLED "ZONING"**

BE IT ENACTED AND ORDAINED, by the Township Committee of the Township of South Hackensack that Chapter 208 "Zoning" be amended and supplemented as follows:

SECTION 1. Chapter 208-8.2 "AHOD - Affordable Housing Overlay District" shall be amended to include new section D. to read as follows:

208-8.2B . Geographic scope. All those portions of land located within the "Garfield Park" section, excluding the exempted cemetery, and those certain properties known and designated on the Tax Assessment as Lots 4.01, 4.02, 6.03, 6.04, 8.02 and 8.04 within Block 2.01 to be hereafter known as the "Route 46 District" shall hereafter be designated as the South Hackensack Affordable Housing Overlay District. Additionally, Block 3, Lots 17.02 & 19 to be hereafter known as "Grove Street Overlay"

208-8.2C . Low- and moderate-income housing requirements. Low- and moderate-income housing requirements. Neither the Planning Board, Zoning Board of Adjustment or Township Committee on appeal of decisions of either board or in the adoption of a redevelopment plan or zone shall approve any application for residential development or mixed-use development which contains five or more residential dwelling units unless there is a set-aside of at least 20% of said units for affordable housing units for every such unit constructed in the Garfield Park overlay district. The residential development within the Garfield Park overlay zone which received development approvals prior to the adoption of this chapter and commonly known as the Condemi Site and Block 102 Lot 40 on the Township Tax Assessment Map shall be subject to a 10% set-aside and shall be allowed a permitted density of 40 units per acre. Any residential development in the Route 46 Overlay Zone subject to this chapter shall be subject to a 10% set-aside of all proposed residential dwelling units and a density of 30 units per acre. The residential development or

mixed-use development which contains five or more residential dwelling units unless there is a set-aside of at least 20% of said units for affordable housing units for every such unit constructed in the Grove Street Overlay district. The residential development within the Grove Street overlay zone shall be allowed a permitted density of 25 units. In addition, the structure may exceed the permitted height to accommodate a four-story building not to exceed 40 feet.

SECTION II: All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of said inconsistency.

SECTION III: If any portion of this ordinance is found to be invalid or unconstitutional by court of competent jurisdiction the remainder of this ordinance shall remain in full force and effect.

SECTION IV: This ordinance shall take effect after referral to the South Hackensack Planning Board as required by the law and upon passage and publication as required by law.

Introduction: February 26, 2026

Motion: Anzevino

Second: Encarnacion

Roll Call Vote: Anzevino, Brugger, Cagas, Encarnacion & Perdomo

Adoption: March 12, 2026

ATTEST:

APPROVED:

Donna L. Gambutti, Township Clerk

Luis Perdomo , Mayor