

AGENDA
BOROUGH OF NORWOOD
MAYOR AND COUNCIL
WORK SESSION
FEBRUARY 25, 2026
7:00 PM
MAYOR BARSÀ

COUNCILMAN ASCOLESE	COUNCILMAN BRIZZOLARA
COUNCILWOMAN DEBIASA	COUNCILMAN FOSCHINO
COUNCILWOMAN HAUSMANN	COUNCIL PRESIDENT KIM

CALL TO ORDER

FLAG SALUTE

Statement of Compliance: Adequate notice of this meeting has been provided in accordance with the Open Public Meeting Law, P.L. 1975, Ch. 231 setting forth the time, date, place, and purpose of this Public Meeting through a legal notice published in The Record and Star Ledger.

ROLL CALL OF THE COUNCIL

Mayor Barsa _____	
Councilman Ascolese _____	Councilman Brizzolara _____
Councilwoman DeBiasa _____	Councilman Foschino _____
Councilwoman Hausmann _____	Council President Kim _____

CORRESPONDENCE

PRESENTATION

5K for Sanfilippo Syndrome

INTRODUCTION OF ORDINANCES

1. Ordinance 2026:04 - Salary Ordinance

Public Hearing on Ordinance 2026:04 will be March 11, 2026

PUBLIC HEARING OF ORDINANCES

2. Ordinance 2026:01 – An Ordinance of The Borough of Norwood Amending Chapter 233-40.1 Of the Borough Code Entitled “Affordable Housing Overlay Zoning District” In Furtherance of The Borough’s Fourth Round Housing Element and Fair Share Plan

3. Ordinance 2026:02 – An Ordinance of The Borough of Norwood Amending Chapter 233-40.1 Of the Borough Code Entitled “Affordable Housing Overlay Zoning District” In Furtherance of The Borough’s Fourth Round Housing Element and Fair Share Plan
4. Ordinance 2026:03 – An Ordinance Repealing Chapter 233, Articles XI And XII Of The Code Of The Borough Of Norwood Entitled “Affordable Housing Requirements” And “Affordable Housing Development Fees And Trust Fund,” And Establishing A New Article XI Entitled “Affordable Housing Ordinance”, To Address The Requirements Of The Fair Housing Act (FHA) As Amended, And The Uniform Housing Affordability Controls (UHAC), As Amended, Regarding Compliance With The Borough’s Affordable Housing Obligations

CONSENT AGENDA

Matters listed below are considered routine and will be enacted by one motion of the Council and one roll call vote. There will be no separate discussion of these items unless a Council member requests an item be removed.

Approval of the Following Minutes:

February 11, 2026 Mayor & Council Meeting
February 11, 2026 Mayor & Council Closed Session Meeting

Approval of the following Resolutions:

2026:63 A Resolution of Norwood Adopting the Bergen County Multi-Jurisdictional Hazard Mitigation Plan
2026:64 A Resolution Authorizing Payment for the 2025 Stipend Program for the Norwood Fire Company No. 1
2026:65 Payment of Vouchers
2026:66 Approving Rocco Varni as Member Appointment to Norwood Fire Co. No. 1

Councilman Ascolese_____
Councilwoman DeBiasa_____
Councilwoman Hausmann_____

Councilman Brizzolara_____
Councilman Foschino_____
Council President Kim_____

ITEMS FOR DISCUSSION

Broad Street Bridge

2026:67 Resolution Authorizing Requests for Proposals

Bamboo Ordinance

Demarest Street Parking Proposal from Chief Federici

BOROUGH ADMINISTRATOR/CLERK REPORT

BOROUGH ATTORNEY REPORT

BOROUGH ENGINEER REPORT

PUBLIC COMMENT

CLOSED SESSION

2026:68 Approval of Resolution Authorizing the Council to Proceed in
Closed Session – Matters of Employment

ADJOURNMENT

BOROUGH OF NORWOOD

ORDINANCE NO. 2026:04

AN ORDINANCE ESTABLISHING SALARIES OR WAGES OF OFFICIALS AND EMPLOYEES OF THE BOROUGH OF NORWOOD

BE IT ORDAINED by the Governing Body of the Borough of Norwood, County of Bergen, and State of New Jersey, as follows:

SECTION 1. The salaries and wages of the following positions within the Borough of Norwood shall be as follows:

<u>POSITION</u>	<u>2026 RANGE</u>	
	<u>MINIMUM</u>	<u>MAXIMUM</u>
<u>FULL-TIME</u>		
BOROUGH CLERK/ADMINISTRATOR	\$ 100,000.00	\$ 150,000.00
DEPUTY BOROUGH CLERK	\$ 44,000.00	\$ 76,000.00
FINANCE/TAX CLERK	\$ 40,000.00	\$ 70,000.00
DEPUTY MUNICIPAL CLERK / DEPUTY TAX COLLECTOR	\$ 85,000.00	\$ 120,000.00
POLICE CAPTAIN	\$ 146,000.00	\$ 211,000.00
POLICE CHIEF	\$ 147,000.00	\$ 221,000.00
POLICE CLERK	\$ 43,000.00	\$ 65,000.00
MUNICIPAL COURT ADMINISTRATOR	\$ 42,000.00	\$ 75,000.00
		\$
		125,000.00 <u>150,000</u>
DPW DIRECTOR	\$ 90,000.00	<u>0</u>
	\$	
	80,000.00 <u>115,00</u>	\$
ASSISTANT DPW DIRECTOR	<u>0</u>	95,000.00 <u>135,000</u>
BOROUGH CLERK	\$ 69,000.00	\$ 105,000.00
BOROUGH ADMINISTRATOR	\$ 15,000.00	\$ 100,000.00
<u>PART-TIME SALARY/STIPEND</u>		
MAYOR	\$ -	\$ 2,000.00
COUNCIL MEMBER	\$ -	\$ 1,000.00
FINANCE/TAX CLERK	\$ 4,000.00	\$ 7,000.00
TAX ASSESSOR	\$ 7,000.00	\$ 30,000.00
ASSESSMENT ASSISTANT	\$ 7,000.00	\$ 13,000.00
MAGISTRATE	\$ 9,000.00	\$ 15,000.00
PLANNING BOARD CLERK	\$ 2,000.00	\$ 4,000.00
ZONING BOARD CLERK	\$ 2,000.00	\$ 4,000.00
AFFORDABLE HOUSING LIAISON	\$ 8,000.00	\$ 14,000.00
TAX COLLECTOR	\$ 10,000.00	\$ 20,000.00
CHIEF FINANCIAL OFFICER	\$ 60,000.00	\$ 90,000.00
QUALIFIED PURCHASING AGENT	\$ 5,000.00	\$ 10,000.00

DEPUTY TAX COLLECTOR	\$ 15,000.00	\$ 90,000.00
ADMINISTRATIVE ASSISTANT - DPW	\$ 3,500.00	\$ 5,000.00
ADMINISTRATIVE ASSISTANT - RECREATION	\$ 1,500.00	\$ 3,000.00
OEM COORDINATOR	\$ 5,000.00	\$ 15,000.00

CONSTRUCTION OFFICE

CONSTRUCTION OFFICIAL/BUILDING SUB-CODE OFFICIAL	\$ 38,000.00	\$ 63,000.00
ASSISTANT BUILDING INSPECTOR	\$ 3,000.00	\$ 6,000.00
FIRE SUB-CODE OFFICIAL	\$ 8,000.00	\$ 15,000.00
ELECTRICAL SUB-CODE OFFICIAL	\$ 8,000.00	\$ 15,000.00
PLUMBING INSPECTOR	\$ 8,000.00	\$ 15,000.00

FIRE PREVENTION BUREAU

FIRE OFFICIAL	\$ 9,000.00	\$ 15,000.00
FIRE INSPECTOR 1	\$ 10,000.00	\$ 18,000.00
FIRE INSPECTOR 2	\$ 4,000.00	\$ 7,000.00
FIRE PREVENTION SECRETARY	\$ 3,000.00	\$ 6,000.00

BOARD OF HEALTH

REGISTRAR	\$ 1,000.00	\$ 3,000.00
DEPUTY REGISTRAR	\$ -	\$ 2,000.00

RECREATION

RECREATION DIRECTOR	\$ 5,000.00	\$ 8,000.00
SUMMER RECREATION DIRECTOR	\$ 2,000.00	\$ 5,000.00
SUMMER RECREATION ASSISTANT DIRECTOR	\$ 1,000.00	\$ 2,000.00
GYM/FIELD DIRECTOR	\$ 1,000.00	\$ 2,000.00
ARTS/CRAFTS DIRECTOR	\$ 1,000.00	\$ 2,000.00
CAMP COUNSELOR	\$ -	\$ 1,000.00

PART-TIME HOURLY

MUNICIPAL COURT ADMINISTRATOR	MIN WAGE	\$ 50.00
DPW LABORER	MIN WAGE	\$ 25.00
DPW LABORER (SNOW REMOVAL WORK)	MIN WAGE	\$ 60.00
Violations Clerk	MIN WAGE	\$ 35.00
Technical Assistant	MIN WAGE	\$ 27.00
Board of Health Secretary	MIN WAGE	\$ 33.00
Class I Special Police Officer	MIN WAGE	\$ 31.00
Class II Special Police Officer	MIN WAGE	\$ 32.00
School Crossing Guard	MIN WAGE	\$ 33.00
Property Maintenance Official / Office Assistant	MIN WAGE	\$ 40.00
Van Driver	MIN WAGE	\$ 25.00

Introduced and passed first reading:

Passed second reading:

ATTEST:

APPROVED BY:

Jordan Padovano, Clerk

James P. Barsa, Mayor

BOROUGH OF NORWOOD

ORDINANCE NO. 2026-01

AN ORDINANCE OF THE BOROUGH OF NORWOOD AMENDING CHAPTER 233-40.1 OF THE BOROUGH CODE ENTITLED “AFFORDABLE HOUSING OVERLAY ZONING DISTRICT” IN FURTHERANCE OF THE BOROUGH’S FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, the Borough of Norwood “Borough” is obligated to provide a realistic opportunity for the development of affordable housing in accordance with the Fair Housing Act, N.J.S.A. 52:27D-301 et seq., and applicable court decisions; and

WHEREAS, The Borough has prepared and adopted a Fourth Round Housing Element and Fair Share Plan addressing its affordable housing obligations; and

WHEREAS, the Borough, with the assistance of its planning professionals, conducted a Vacant Land Adjustment analysis based on properties assessed by the Borough Tax Assessor as vacant (Class 1) or public (Class 15C), including a review of NJDEP environmental constraints and parcel size; and

WHEREAS, the Vacant Land Adjustment analysis determined that there are no vacant or developable properties within the Borough capable of supporting residential development, resulting in a Realistic Development Potential (“RDP”) of seven (7) units; and

WHEREAS, based on this analysis, the Borough has identified an unmet affordable housing need of one hundred fifty-five (155) units; and

WHEREAS, the Fair Share Housing Center (“FSHC”) has asserted that municipalities must zone for a realistic opportunity to address a portion of their unmet need notwithstanding a Vacant Land Adjustment; and

WHEREAS, through settlement conferences conducted pursuant to “The Program,” including conferences with the Honorable Judge Thomas C. Miller, Special Adjudicator Frank Banisch, and representatives of FSHC, it has been strongly indicated that zoning capacity equivalent to approximately twenty-five percent (25%) of the Borough’s unmet need should be provided to facilitate settlement and preserve the Borough’s immunity; and

WHEREAS, the Borough has undertaken an analysis of properties within the Borough that may be appropriate for increased residential density through the use of overlay zoning, while remaining consistent with sound planning principles and existing neighborhood context; and

WHEREAS, the Borough has identified two (2) specific areas suitable to be included to the existing Affordable Housing Overlay District Zoning; and

WHEREAS, the Borough has reviewed existing zoning densities within the municipality’s affordable housing overlay districts and determined an increase in the permitted density is necessary; and

WHEREAS, the Borough finds that a residential density of twenty-five (25) dwelling units per acre within targeted overlay zones represents an appropriate balance between providing a realistic opportunity for affordable housing and maintaining compatibility with surrounding development; and

WHEREAS, this amendment is consistent with changes in State Law.

NOW THEREFORE, BE IT ORDAINED BY THE GOVENRING BODY OF THE BROUGH OF NORWOOD, that Chapter 233-40.3 of the Borough Code is hereby amended as follows:

Section 1:

- A. Purpose. The purpose of the Affordable Housing Overlay District is to provide development that contributes to the Borough of Norwood's municipal affordable housing obligation, while allowing developers increased flexibility to provide residential units set on selected properties located in the Borough's Laboratories and Administrative Zoning district.
- B. Location. The affordable housing overlay district contains all of the parcels of land designated on the Tax Assessment Map of the Borough of Norwood as Block 183, Lot 1.01 and Block 184, Lot 1, Block 185, Lot 1, and Block 186 Lot 1;
- C. Principal Permitted Uses.
 - (1) Multiple-family dwellings, in the form of a townhouses or apartments.
- D. Required minimum lot area.
 - (1) 16,000 square feet.
- E. Maximum permitted density.
 - (1) 25 dwelling units an acre.
- F. Minimum lot width.
 - (1) One hundred feet.
- G. Minimum lot depth.
 - (1) One hundred fifty-six feet.
- H. Minimum front yard setback.
 - (1) Thirty feet.
- I. Minimum side yards.
 - (1) One side yard, 15 feet; both side yards, 35 feet.
- J. Minimum rear yard.

- (1) Sixty feet.
- K. Maximum building coverage.
 - (1) 30%.
- L. Maximum improved lot coverage.
 - (1) 70%.
- M. Maximum building height.
 - (1) Three stories or 42 feet.
- N. Required number of parking spaces.
 - (1) The Residential Site Improvement (RSIS) parking standards will apply in this overlay district.
- O. Affordable housing requirements. The Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.) and other requirements and standards for affordable housing units that are set forth in this Code will apply in this overlay district, except to the extent that they are inconsistent with any of the terms of this section.

Section 2: ZONING MAP AMENDMENT

The Borough Zoning Map is hereby amended to depict the additional lots in the Affordable Housing Overlay Zoning District identified in Section 1. The Affordable Housing Overlay Zoning Map shall be attached to and made a part of this Ordinance.

Section 3: SEVERABILITY

If any section, subsection, clause, or provision of this Ordinance shall be adjudged invalid by a court of competent jurisdiction, such adjudication shall not affect the validity of the remaining provisions of this Ordinance.

Section 4: REPEALER

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

Section 5: EFFECTIVE DATE

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

ATTEST

BOROUGH OF NORWOOD

Jordan Padovano, Borough Clerk

James Barsa, Mayor

BOROUGH OF NORWOOD

ORDINANCE NO. 2026-02

AN ORDINANCE OF THE BOROUGH OF NORWOOD AMENDING CHAPTER 233-40.1 OF THE BOROUGH CODE ENTITLED “AFFORDABLE HOUSING OVERLAY ZONING DISTRICT” IN FURTHERANCE OF THE BOROUGH’S FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, the Borough of Norwood “Borough” is obligated to provide a realistic opportunity for the development of affordable housing in accordance with the Fair Housing Act, N.J.S.A. 52:27D-301 et seq., and applicable court decisions; and

WHEREAS, The Borough has prepared and adopted a Fourth Round Housing Element and Fair Share Plan addressing its affordable housing obligations; and

WHEREAS, the Borough, with the assistance of its planning professionals, conducted a Vacant Land Adjustment analysis based on properties assessed by the Borough Tax Assessor as vacant (Class 1) or public (Class 15C), including a review of NJDEP environmental constraints and parcel size; and

WHEREAS, the Vacant Land Adjustment analysis determined that there are no vacant or developable properties within the Borough capable of supporting residential development, resulting in a Realistic Development Potential (“RDP”) of seven (7) units; and

WHEREAS, based on this analysis, the Borough has identified an unmet affordable housing need of one hundred fifty-five (155) units; and

WHEREAS, the Fair Share Housing Center (“FSHC”) has asserted that municipalities must zone for a realistic opportunity to address a portion of their unmet need notwithstanding a Vacant Land Adjustment; and

WHEREAS, through settlement conferences conducted pursuant to “The Program,” including conferences with the Honorable Judge Thomas C. Miller, Special Adjudicator Frank Banisch, and representatives of FSHC, it has been strongly indicated that zoning capacity equivalent to approximately twenty-five percent (25%) of the Borough’s unmet need should be provided to facilitate settlement and preserve the Borough’s immunity; and

WHEREAS, the Borough has undertaken an analysis of properties within the Borough that may be appropriate for increased residential density through the use of overlay zoning, while remaining consistent with sound planning principles and existing neighborhood context; and

WHEREAS, the Borough has identified two (2) specific areas suitable to be included to the existing Affordable Housing Overlay District Zoning; and

WHEREAS, the Borough has reviewed existing zoning densities within the municipality's affordable housing overlay districts and determined an increase in the permitted density is necessary; and

WHEREAS, the Borough finds that a residential density of twenty-five (25) dwelling units per acre within targeted overlay zones represents an appropriate balance between providing a realistic opportunity for affordable housing and maintaining compatibility with surrounding development; and

WHEREAS, this amendment is consistent with changes in State Law.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE BOROUGH OF NORWOOD, that Chapter 233-40.1 of the Borough Code is hereby amended as follows:

Section 1:

- A. Purpose. The purpose of the Affordable Housing Overlay District is to provide development that contributes to the Borough of Norwood's municipal affordable housing obligation, while allowing developers increased flexibility to provide residential units set on selected properties located in the Borough's Light Industrial Zoning district.
- B. Location. The affordable housing overlay district contains all of the parcels of land designated on the Tax Assessment Map of the Borough of Norwood as Blocks 88 and 89, excluding Block 89, Lots 1, 2, and 3.
- C. Principal Permitted Uses.
 - (1) Multiple-family dwellings, in the form of townhouses or apartments.
- D. Required minimum lot area.
 - (1) Less than one acre (15,557 square feet to 43,559 square feet).
 - (2) More than one acre (43,560 square feet or more).
- E. Maximum permitted density.
 - (1) 25 dwelling units an acre.
- F. Minimum lot width.
 - (1) One hundred feet.
- G. Minimum lot depth.
 - (1) One hundred fifty-six feet.
- H. Minimum front yard setback.
 - (1) Thirty feet.
- I. Minimum side yards.

- (1) One side yard, 15 feet; both side yards, 35 feet.
- J. Minimum rear yard.
 - (1) Sixty feet.
- K. Maximum building coverage.
 - (1) 28%.
- L. Maximum improved lot coverage.
 - (1) 82%.
- M. Maximum building height.
 - (1) Three stories or 42 feet.
- N. Required number of parking spaces.
 - (1) The Residential Site Improvement (RSIS) parking standards will apply in this overlay district.
- O. Affordable housing requirements. The Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.) and other requirements and standards for affordable housing units that are set forth in this Code will apply in this overlay district, except to the extent that they are inconsistent with any of the terms of this section.

Section 2: ZONING MAP AMENDMENT

The Borough Zoning Map is hereby amended to depict the additional lots in the Affordable Housing Overlay Zoning District identified in Section 1. The Affordable Housing Overlay Zoning Map shall be attached to and made a part of this Ordinance.

Section 3: SEVERABILITY

If any section, subsection, clause, or provision of this Ordinance shall be adjudged invalid by a court of competent jurisdiction, such adjudication shall not affect the validity of the remaining provisions of this Ordinance.

Section 4: REPEALER

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

Section 5: EFFECTIVE DATE

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

ATTEST

BOROUGH OF NORWOOD

Jordan Padovano, Borough Clerk

James Barsa, Mayor



Ordinance No. 2026-03
Affordable Housing Ordinance
Borough of Norwood, Bergen County

AN ORDINANCE REPEALING CHAPTER 233, ARTICLES XI AND XII OF THE CODE OF THE BOROUGH OF NORWOOD ENTITLED “AFFORDABLE HOUSING REQUIREMENTS” AND “AFFORDABLE HOUSING DEVELOPMENT FEES AND TRUST FUND,” AND ESTABLISHING A NEW ARTICLE XI ENTITLED “AFFORDABLE HOUSING ORDINANCE”, TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT (FHA) AS AMENDED, AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC), AS AMENDED, REGARDING COMPLIANCE WITH THE BOROUGH’S AFFORDABLE HOUSING OBLIGATIONS

WHEREAS, the Borough of Norwood filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the “Program”) and a declaratory judgment action pursuant to N.J.S.A. 52:27D-301 et. seq. (the “Fair Housing Act”), entitled “In the Matter of the Application of the Borough of Norwood,” Docket No. BER-L-543-25 on January 33, 2025; and

WHEREAS, the Borough of Norwood is in the process of entering into a consent order with Fair Share Housing Center, to carry out Norwood’s affordable housing obligation, whereby the Code of the Borough of Norwood is to be amended to include provisions addressing Norwood’ constitutional obligation to provide for its fair share of low- and moderate-income housing, as directed by the Superior Court and consistent with N.J.A.C. 5:93-1, et seq., as amended and supplemented, N.J.A.C. 5:80-26.1, et seq., as amended and supplemented, and the New Jersey Fair Housing Act of 1985, as amended and supplemented; and

WHEREAS, this Ordinance is intended to provide assurances that low- and moderate-income units ("affordable units") are created with controls on affordability over time and that low- and moderate-income households shall occupy those units; and

WHEREAS, this Ordinance shall apply except where inconsistent with applicable law; and

WHEREAS, the Borough of Norwood Planning Board has adopted a Housing Element and Fair Share Plan on June 4, 2025 pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, et seq.; and

WHEREAS, the Housing Element and Fair Share Plan have been endorsed by the Borough Council by Resolution Number 2025:121 on June 11, 2025; and

WHEREAS, this Ordinance implements and incorporates the adopted and endorsed Housing Element and Fair Share Plan and addresses the requirements of N.J.A.C. 5:93-1, et seq., as amended and supplemented, N.J.A.C.5:80-26.1, et seq. as amended and supplemented, and the New Jersey Fair Housing Act of 1985, as amended and supplemented;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Norwood as follows:

SECTION 1. Chapter 233 of the Code of the Borough of Norwood is hereby amended by repealing in their entirety Article XI, entitled “Affordable Housing Requirements,” and Article XII, entitled “Affordable Housing Development Fees and Trust Fund.”

SECTION 2: A new Article XI of Chapter 233, entitled “Affordable Housing Ordinance,” is hereby established as follows, to set forth the Borough’s affordable housing regulations in accordance with the Fair Housing Act (FHA), as amended, and the Uniform Housing Affordability Controls (UHAC), as amended, for the purpose of implementing and ensuring compliance with the Borough’s affordable housing obligations:

A. Introduction & Applicability

1. This section of the Code sets forth regulations regarding the very low-, low- and moderate-income housing units in the Borough of Norwood consistent with the provisions outlined in P.L 2024, Chapter 2, including the amended Fair Housing Act (“FHA”) at N.J.S.A. 52:27D-301 et seq., as well as the Department of Community Affairs, Division of Local Planning Services (“LPS”) at N.J.A.C. 5:99 et seq., statutorily upheld existing regulations of the now-defunct Council on Affordable Housing (“COAH”) at N.J.A.C. 5:93 and 5:97, the Uniform Housing Affordability Controls (“UHAC”) at N.J.A.C. 5:80-26.1 et seq., and as reflected in the adopted municipal Fourth Round Housing Element and Fair Share Plan (“HEFSP”).
2. This Ordinance is intended to ensure that very low-, low- and moderate-income units (“affordable units”) are created with controls on affordability over time and that very low-, low- and moderate-income households shall occupy these units pursuant to statutory requirements. This Ordinance shall apply to all inclusionary developments, individual affordable units, and 100% affordable housing developments except where inconsistent with applicable law. Low-Income Housing Tax Credit financed developments shall adhere to the provisions set forth below in item 5.c. below.
3. The Borough of Norwood Planning Board has adopted a HEFSP pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, et seq. The Fair Share Plan describes the ways the municipality shall address its fair share of very low-, low- and moderate-income housing as approved by the Superior Court and documented in the Housing Element.
4. This Ordinance implements and incorporates the relevant provisions of the HEFSP and addresses the requirements of P.L 2024, Chapter 2, the FHA, N.J.A.C. 5:99, NJ Supreme Court upheld COAH regulations at N.J.A.C. 5:93 and 5:97, and UHAC at N.J.A.C. 5:80-26.1, as may be amended and supplemented.
5. Applicability
 - a. The provisions of this Ordinance shall apply to all affordable housing developments and affordable housing units that currently exist and that are proposed to be created pursuant to the municipality’s most recently adopted HEFSP.
 - b. This Ordinance shall apply to all developments that contain very low-, low- and moderate-income housing units included in the Municipal HEFSP, including any unanticipated future developments that will provide very low-, low- and moderate-income housing units.
 - c. Projects receiving federal Low Income Housing Tax Credit financing and are proposed for credit shall comply with the low/moderate split and bedroom distribution requirements, maximum initial rents and sales prices requirements, affirmative fair marketing requirements of UHAC at N.J.A.C. 5:80-26.16 and the length of the affordability controls applicable to such projects shall be not less than a 30-year

compliance period plus a 15-year extended-use period, for a total of not less than 45 years.

B. Definitions

As used herein the following terms shall have the following meanings:

“Accessory apartments” means a residential dwelling unit that provides complete independent living facilities with a private entrance for one or more persons, consisting of provisions for living, sleeping, eating, sanitation, and cooking, including a stove and refrigerator, and is located within a proposed preexisting primary dwelling, within an existing or proposed structure that is an accessory to a dwelling on the same lot, constructed in whole or part as an extension to a proposed or existing primary dwelling, or constructed as a separate detached structure on the same lot as the existing or proposed primary dwelling. Accessory apartments are also referred to as “accessory dwelling units”.

“Act” means the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq.

“Adaptable” means constructed in compliance with the technical design standards of the barrier free subcode adopted by the Commissioner of Community Affairs pursuant to the “State Uniform Construction Code Act,” P.L.1975, c. 217 (C.52:27D-119 et seq.) and in accordance with the provisions of section 5 of P.L.2005, c. 350 (C.52:27D-123.15).

“Administrative agent” means the entity approved by the Division responsible for the administration of affordable units, in accordance with N.J.A.C. 5:99-7, and UHAC at N.J.A.C. 5:80-26.15.

“Affirmative marketing” means a regional marketing strategy designed to attract buyers and/or renters of affordable units pursuant to N.J.A.C. 5:80-26.16.

“Affirmative Marketing Plan” means the municipally adopted plan of strategies from which the administrative agent will choose to implement as part of the Affirmative Marketing requirements.

“Affirmative Marketing Process” or “Program” means the actual undertaking of Affirmative Marketing activities in furtherance of each project with very low- low- and moderate-income units.

“Affordability assistance” means the use of funds to render housing units more affordable to low- and moderate-income households and includes, but is not limited to, down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowner’s association or condominium fees and special assessments, common maintenance expenses, and assistance with emergency repairs and rehabilitation to bring deed-restricted units up to code, pursuant to N.J.A.C. 5:99-2.5.

“Affordability average” means an average of the percentage of regional median income at which restricted units in an affordable development are affordable to low- and moderate-income households.

“Affordable” means, in the case of an ownership unit, that the sales price for the unit conforms to the standards set forth at N.J.A.C. 5:80-26.7 and, in the case of a rental unit, that the rent for the unit conforms to the standards set forth at N.J.A.C. 5:80-26.13.

“Affordable housing development” means a development included in a municipality’s housing element and fair share plan, and includes, but is not limited to, an inclusionary development, a municipally sponsored affordable housing project, or a 100 percent affordable development. This includes developments with affordable units on-site, off-site, or provided as a payment in-lieu of construction only if such a payment-in-lieu option has been previously approved by the Program or Superior Court as part of the HEFSP. Payments in lieu of construction were invalidated per P.L. 2024, c.2.

“Affordable Housing Dispute Resolution Program” or “the Program” refers to the dispute resolution program established pursuant to N.J.S.A. 52:27D-313.2.

“Affordable Housing Monitoring System” or “AHMS” means the Department’s cloud-based software application, which shall be the central repository for municipalities to use for reporting detailed information regarding affordable housing developments, affordable housing unit completions, and the collection and expenditures of funds deposited into the municipal affordable housing trust fund.

“Affordable Housing Trust Fund” or “AHTF” means that non-lapsing, revolving trust fund established in DCA pursuant to N.J.S.A. 52:27D-320 and N.J.A.C. 5:43 to be the repository of all State funds appropriated for affordable housing purposes. All references to the “Neighborhood Preservation Nonlapsing Revolving Fund” and “Balanced Housing” mean the AHTF.

“Affordable unit” means a housing unit proposed or developed pursuant to the Act, including units created with municipal affordable housing trust funds.

“Age-restricted housing” means a housing unit that is designed to meet the needs of, and is exclusively for, an age-restricted segment of the population such that: 1. All the residents of the development where the unit is situated are 62 years or older; 2. At least 80 percent of the units are occupied by one person that is 55 years or older; or 3. The development has been designated by the Secretary of HUD as “housing for older persons” as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. § 3607.

“Agency” means the New Jersey Housing and Mortgage Finance Agency established by P.L.1983, c. 530 (C.55:14K-1 et seq.).

“Assisted living residence” means a facility licensed by the New Jersey Department of Health to provide apartment-style housing and congregate dining and to ensure that assisted living services are available when needed for four or more adult persons unrelated to the proprietor. Apartment units must offer, at a minimum, one unfurnished room, a private bathroom, a kitchenette, and a lockable door on the unit entrance.

“Barrier-free escrow” means the holding of funds collected to adapt affordable unit entrances to be accessible in accordance with N.J.S.A. 52:27D-311a et seq. Such funds shall be held in a municipal affordable housing trust fund pursuant to N.J.A.C. 5:99-2.6.

“Builder’s remedy” means court-imposed site-specific relief for a litigant who seeks to build affordable housing for which the court requires a municipality to utilize zoning techniques, such as mandatory set-asides or density bonuses, including techniques which provide for the economic viability of a residential development by including housing that is not for low- and moderate-income households.

“Certified household” means a household that has been certified by an administrative agent as a very-low-income household, a low-income household, or a moderate-income household.

“CHOICE” means the no-longer-active Choices in Homeownership Incentives for Everyone Program, as it was authorized by the Agency.

“COAH” or the “Council” means the Council on Affordable Housing established in, but not of, DCA pursuant to the Act and that was abolished effective March 20, 2024, pursuant to section 3 at P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.1).

“Commissioner” means the Commissioner of the Department of Community Affairs.

“Compliance certification” means the certification obtained by a municipality pursuant to section 3 of P.L.2024, c. 2 (C.52:27D-304.1), that protects the municipality from exclusionary zoning litigation during the current round of present and prospective need and through July 1 of the year the next round begins, which is also known as a “judgment of compliance” or “judgment of repose.” The term “compliance certification” shall include a judgment of repose granted in an action filed pursuant to section 13 of P.L.1985, c. 222 (C.52:27D-313).

“Construction” means new construction and additions, but does not include alterations, reconstruction, renovations, conversion, relocation, or repairs, as those terms are defined in the State Uniform Construction Code promulgated pursuant to the State Uniform Construction Code Act, P.L. 1975, c. 217(N.J.S.A. 52:27D-119 et seq.).

“County-level housing judge” means a judge appointed pursuant to section 5 at P.L. 2024, c. 2, to resolve disputes over the compliance of municipal fair share affordable housing obligations and municipal Fair Share plans and housing elements with the Act.

“DCA” and “Department” mean the State of New Jersey Department of Community Affairs.

“Deficient housing unit” means a housing unit with health and safety code violations that require the repair or replacement of a major system. A major system includes weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement and/or load bearing structural systems.

“Department” means the New Jersey Department of Community Affairs.

“Developer” means the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land.

“Development” means the division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any building or other structure, or of any mining, excavation, or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission may be required pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.

“Development fee” means money paid by a developer for the improvement of residential and non-residential property as permitted pursuant to N.J.S.A. 52:27D-329.2 and 40:55D-8.1 through 40:55D-8.7 and N.J.A.C. 5:99-3.

“Dispute Resolution Program” means the Affordable Housing Dispute Resolution Program, established pursuant to section 5 at P.L. 2024, c. 2 (N.J.S.A. 52:27D-313.2).

“Division” means the Division of Local Planning Services within the Department of Community Affairs.

“Emergent opportunity” means a circumstance that has arisen whereby affordable housing will be able to be produced through a delivery mechanism not originally contemplated by or included in a fair share plan that has been the subject of a compliance certification.

“Equalized assessed value” or “EAV” means the assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the property is situated, as determined in accordance with sections 1, 5, and 6 at P.L. 1973, c. 123 (N.J.S.A. 54:1-35a, 54:1-35b, and 54:1-35c). Estimates at the time of building permit may be obtained by the tax assessor using construction cost estimates. Final EAV shall be determined at project completion by the municipal assessor.

“Equity share amount” means the product of the price differential and the equity share, with the equity share being the whole number of years that have elapsed since the last non-exempt sale of a restricted ownership unit, divided by 100, except that the equity share may not be less than five percent and may not exceed 30 percent.

“Exit sale” means the first authorized non-exempt sale of a restricted unit following the end of the control period, which sale terminates the affordability controls on the unit.

“Exclusionary zoning litigation” means litigation challenging the fair share plan, housing element, ordinances, or resolutions that implement the fair share plan or housing element of a municipality based on alleged noncompliance with the Act or the Mount Laurel doctrine, which litigation shall include, but shall not be limited to, litigation seeking a builder’s remedy.

“Extension of expiring controls” means extending the deed restriction period on units where the controls will expire in the current round of a housing obligation, so that the total years of a deed restriction is at least 60 years.

“Fair share obligation” means the total of the present need and prospective need, including prior rounds, as determined by the Affordable Housing Dispute Resolution Program, or a court of competent jurisdiction.

“Fair share plan” means the plan or proposal, with accompanying ordinances and resolutions, by which a municipality proposes to satisfy its constitutional obligation to create a realistic opportunity to meet its fair share of low- and moderate-income housing needs of its region and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low- and moderate-income housing, as provided in the municipal housing element, and which addresses the development regulations necessary to implement the housing element, including, but not limited to, inclusionary requirements and development fees, and the elimination of unnecessary housing cost-generating features from the municipal land use ordinances and regulations.

“FHA” means the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq.

“Green Building Strategies” means the strategies that minimize the impact of development on the environment, and enhance the health, safety and well-being of residents by producing durable, low-maintenance, resource-efficient housing while making optimum use of existing infrastructure and community services.

“HMFA” or “the Agency” means the New Jersey Housing and Mortgage Finance Agency established pursuant to P.L. 1983, c. 530 (N.J.S.A. 55:14K-1 et seq.).

“Household income” means a household’s gross annual income calculated in a manner consistent with the determination of annual income pursuant to section 8 of the United States Housing Act of 1937 (Section 8), not in accordance with the determination of gross income for Federal income tax liability.

“Housing element” means the portion of a municipality’s master plan adopted in accordance with the Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-28.b(3) and the Act consisting of reports, statements proposals, maps, diagrams, and text designed to meet the municipality’s fair share of its region’s present and prospective housing needs, particularly with regard to low- and moderate-income housing, which shall include the municipal present and prospective obligation for affordable housing, determined pursuant to subsection f. at N.J.S.A. 52:27D-304.1.

“Housing region” means a geographic area established pursuant to N.J.S.A. 52:27D-304.2b.

“Inclusionary development” means a residential housing development in which a substantial percentage of the housing units are provided for a reasonable income range of low- and moderate- income households.

“Judgment of compliance” or “judgment for repose” means a determination issued by the Superior Court approving a municipality’s fair share plan to satisfy its affordable housing obligation for a particular 10-year round.

“Low-income household” means a household with a household income equal to 50 percent or less of the regional median income.

“Low-income unit” means a restricted unit that is affordable to a low-income household.

“Major system” means the primary structural, mechanical, plumbing, electrical, fire protection, or occupant service components of a building which include but are not limited to, weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement or load bearing structural systems.

“Mixed use development” means any development that includes both a non-residential development component and a residential development component, and shall include developments for which: (1) there is a common developer for both the residential development component and the non-residential development component, provided that for purposes of this definition, multiple persons and entities may be considered a common developer if there is a contractual relationship among them obligating each entity to develop at least a portion of the residential or non-residential development, or both, or otherwise to contribute resources to the development; and (2) the residential and non-residential developments are located on the same lot or adjoining lots, including, but not limited to, lots separated by a street, a river, or another geographical feature.

“Moderate-income household” means a household with a household income in excess of 50 percent but less than 80 percent of the regional median income.

“Moderate-income unit” means a restricted unit that is affordable to a moderate-income household.

“MONI” means the no-longer-active Market Oriented Neighborhood Investment Program, as it was authorized by the Agency.

“Municipal housing liaison” or “MHL” means an appointed municipal employee who is, pursuant to N.J.A.C. 5:99-6, responsible for oversight and/or administration of the affordable units created within the municipality.

“Municipal affordable housing trust fund” means a separate, interest-bearing account held by a municipality for the deposit of development fees, payments in lieu of constructing affordable units on sites zoned for affordable housing previously approved prior to March 20, 2024 (per P.L. 2024, c.2), barrier-free escrow funds, recapture funds, proceeds from the sale of affordable units, rental income, repayments from affordable housing program loans, enforcement fines, unexpended RCA funds remaining from a completed RCA project, application fees, and any other funds collected by the municipality in connection with its affordable housing programs, which shall be used to address municipal low- and moderate-income housing obligations within the time frames established by the Legislature and this chapter.

“Municipal development fee ordinance” means an ordinance adopted by the governing body of a municipality that authorizes the collection of development fees.

“New construction” means the creation of a new housing unit under regulation by a code enforcement official regardless of the means by which the unit is created. Newly constructed units are evidenced by the issuance of a certificate of occupancy and may include new residences created through additions and alterations, adaptive reuse, subdivision, or conversion of existing space, and moving a structure from one location to another.

“New Jersey Affordable Housing Trust Fund” means an account established pursuant to N.J.S.A. 52:27D-320.

“New Jersey Housing Resource Center” or “Housing Resource Center” means the online affordable housing listing portal, or its successor, overseen by the Agency pursuant to N.J.S.A. 52:27D-321.3 et seq.

“95/5 restriction” means a deed restriction governing a restricted ownership unit that is part of a housing element that received substantive certification from COAH pursuant to N.J.A.C. 5:93, as it was in effect at the time of the receipt of substantive certification, before October 1, 2001, or any other deed restriction governing a restricted ownership unit with a seller repayment option requiring 95 percent of the price differential to be paid to the municipality or an instrument of the municipality at the closing of a sale at market price.

“Non-exempt sale” means any sale or transfer of ownership of a restricted unit to one’s self or to another individual other than the transfer of ownership between spouses or civil union partners; the transfer of ownership between former spouses or civil union partners ordered as a result of a judicial decree of divorce or judicial separation, but not including sales to third parties; the transfer of ownership between family members as a result of inheritance; the transfer of ownership through an executor’s deed to a class A beneficiary; and the transfer of ownership by court order.

“Nonprofit” means an organization granted nonprofit status in accordance with section 501(c)(3) of the Internal Revenue Code.

“Non-residential development” means:

Any building or structure, or portion thereof, including, but not limited to, any appurtenant improvements, which is designated to a use group other than a residential use group according to the State Uniform Construction Code, N.J.A.C. 5:23, promulgated to effectuate the State uniform Construction Code Act, N.J.S.A. 52:27D-119 et seq., including any subsequent amendments or revisions thereto;

Hotels, motels, vacation timeshares, and child-care facilities; and

The entirety of all continuing care facilities within a continuing care retirement community which is subject to the Continuing Care Retirement Community Regulation and Financial Disclosure Act, N.J.S.A.52:27D-330 et seq.

“Non-residential development fee” means the fee authorized to be imposed pursuant to N.J.S.A. 40:55D-8.1 through 40:55D-8.7.

“Order for repose” means the protection a municipality has from a builder’s remedy lawsuit for a period of time from the entry of a judgment of compliance by the Superior Court. A judgment of compliance often results in an order for repose.

“Payment in lieu of constructing affordable units” means the prior approval of the payment of funds to the municipality by a developer when affordable units were not produced on a site zoned for an inclusionary development. The statutory permission for payments in lieu of constructing affordable units was eliminated per P.L. 2024, c.2.

“Prospective need” means a projection of housing needs based on development and growth which is reasonably likely to occur in a region or a municipality, as the case may be, as a result of actual determination of public and private entities. Prospective need shall be determined by the methodology set forth pursuant to sections 6 and 7 of P.L.2024, c. 2 (C.52:27D-304.2 and C.52:27D-304.3) for the fourth round and all future rounds of housing obligations.

“Qualified Urban Aid Municipality” means a municipality that meets the criteria established pursuant to N.J.S.A. 52:27D-304.3.c(1).

“Person with a disability” means a person with a physical disability, infirmity, malformation, or disfigurement which is caused by bodily injury, birth defect, aging, or illness including epilepsy and other seizure disorders, and which shall include, but not be limited to, any degree of paralysis, amputation, lack of physical coordination, blindness or visual impairment, deafness or hearing impairment, the inability to speak or a speech impairment, or physical reliance on a service animal, wheelchair, or other remedial appliance or device.

“Price differential” means the difference between the controlled sale price of a restricted unit and the contract price at the exit sale of the unit, determined as of the date of a proposed contract of sale for the unit. If there is no proposed contract of sale, the price differential is the difference between the controlled sale price of a restricted unit and the appraised value of the unit as if it were not subject to UHAC, determined as of the date of the appraisal. If the controlled sale price exceeds the contract price or, in the absence of a contract price, the appraised value, the price differential is zero dollars.

“Prior round unit” means a housing unit that addresses a municipality’s fair share obligation from a round prior to the fourth round of affordable housing obligations, including any unit that: (1) received substantive certification from COAH; (2) is part of a third-round settlement agreement or judgment of compliance approved by a court of competent jurisdiction, inclusive

of units created pursuant to a zoning designation adopted as part of the settlement agreement or judgment of compliance to create a realistic opportunity for development; (3) is subject to a grant agreement or other contract with either the State or a political subdivision thereof entered into prior to July 1, 2025, pursuant to either item (1) or (2) above; or (4) otherwise addresses a municipality's fair share obligation from a round prior to the fourth round of affordable housing obligations. A unit created after the enactment of P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.1) on March 20, 2024, is not a prior round unit unless: (1) it is created pursuant to a prior round development plan or zoning designation that received COAH or court approval on or before the cutoff date of June 30, 2025, or the date that the municipality adopts the implementing ordinances and resolutions for the fourth round of affordable housing obligations, whichever occurs sooner; and (2) its siting and creation are consistent with the form of the prior round development plan or zoning designation in effect as of the cutoff date, without any amendment or variance.

"Program" means the Affordable Housing Dispute Resolution Program, established pursuant to section 5 of P.L.2024, c. 2 (C.52:27D-313.2).

"Random selection process" means a lottery process by which currently income-eligible applicant-households are selected, at random, for placement in affordable housing units such that no preference is given to one applicant over another, except in the case of a veterans' preference where such an agreement exists; for purposes of matching household income and size with an appropriately priced and sized affordable unit; or another purpose allowed pursuant to N.J.A.C. 5:80-26.7(k)3. This definition excludes any practices that would allow affordable housing units to be leased or sold on a first-come, first-served basis.

"RCA administrator" means an appointed municipal employee who is responsible for oversight and/or administration of affordable units and associated revenues and expenditures within the municipality that were funded through regional contribution agreements.

"RCA project plan" means a past application, submitted by a receiving municipality in an RCA, delineating the manner in which the receiving municipality intended to create or rehabilitate low- and moderate-income housing.

"Receiving municipality" means, for the purposes of an RCA, a municipality that contractually agreed to assume a portion of another municipality's fair share obligation.

"Reconstruction" means any project where the extent and nature of the work is such that the work area cannot be occupied while the work is in progress and where a new certificate of occupancy is required before the work area can be reoccupied, pursuant to the Rehabilitation Subcode of the uniform Construction Code, N.J.A.C. 5:23-6. Reconstruction shall not include projects comprised only of floor finish replacement, painting or wallpapering, or the replacement of equipment or furnishings. Asbestos hazard abatement and lead hazard abatement projects shall not be classified as reconstruction solely because occupancy of the work area is not permitted.

"Recreational facilities and community centers" means any indoor or outdoor buildings, spaces, structures, or improvements intended for active or passive recreation, including, but not limited to, ballfields, meeting halls, and classrooms, accommodating either organized or informal activity.

“Regional contribution agreement” or “RCA” means a contractual agreement, pursuant to the Act, into which two municipalities voluntarily entered into and was approved by COAH and/or Superior Court prior to July 18, 2008, to transfer a portion of a municipality’s affordable housing obligation to another municipality within its housing region.

“Regional median income” means the median income by household size for an applicable housing region, as calculated annually in accordance with N.J.A.C. 5:80-26.3.

“Rehabilitation” means the repair, renovation, alteration, or reconstruction of any building or structure, pursuant to the Rehabilitation Subcode, N.J.A.C. 5:23-6.

“Rent” means the gross monthly cost of a rental unit to the tenant, including the rent paid to the landlord, as well as an allowance for tenant-paid utilities computed in accordance with allowances published by DCA for its Section 8 program. With respect to units in assisted living residences, rent does not include charges for food and services.

“Residential development fee” means money paid by a developer for the improvement of residential property as permitted pursuant to N.J.S.A. 52:27D-329.2 and N.J.A.C. 5:99-3.2.

“Restricted unit” means a dwelling unit, whether a rental unit or ownership unit, that is subject to the affordability controls of this subchapter but does not include a market-rate unit that was financed pursuant to UHOP, MONI, or CHOICE.

“Spending plan” means a method of allocating funds contained in an affordable housing trust fund account, which includes, but is not limited to, development fees collected and to be collected pursuant to an approved municipal development fee ordinance, or pursuant to N.J.S.A. 52:27D-329.1 et seq., for the purpose of meeting the housing needs of low- and moderate-income individuals.

“State Development and Redevelopment Plan” or “State Plan” means the plan prepared pursuant to sections 1 through 12 of the “State Planning Act,” P.L.1985, c. 398 (C.52:18A-196 et al.), designed to represent a balance of development and conservation objectives best suited to meet the needs of the State, and for the purpose of coordinating planning activities and establishing Statewide planning objectives in the areas of land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination pursuant to subsection f. of section 5 of P.L.1985, c. 398 (C.52:18A-200).

“Supportive housing household” means a very low-, low- or moderate-income household certified as income eligible by an administrative agent in accordance with N.J.A.C. 5:80-26.14, in which at least one member is an individual who requires supportive services to maintain housing stability and independent living and who is part of a population identified by federal or state statute, regulation, or program guidance as eligible for supportive or special needs housing. Such populations include, but are not limited to: persons with intellectual or developmental disabilities, persons with serious mental illness, person with head injuries (as defined in Section 2 of P.L. 1977), persons with physical disabilities or chronic health conditions, persons who are homeless as defined by the U.S. Department of Housing and Urban Development at 24 C.F.R. Part 578, survivors of domestic violence, youth aging out of foster care, and other special needs populations recognized under programs administered by the U.S. Department of Housing and Urban Development, the Low-Income Housing Tax Credit

Program, the McKinney–Vento Act, or the New Jersey Department of Human Services. A supportive housing household may include family members, unrelated individuals, or live-in aides, provided that the household meets the income eligibility requirements of this subchapter, except that in the case of unrelated individuals not operating as a family unit, income eligibility shall be tested on an individual basis rather than in the aggregate; the unit is leased or sold subject to the affordability controls established herein; and the supportive services available to the household are designed to promote housing stability, independent living, and community integration. The determination of whether unrelated individuals are operating as a family unit shall be made based on the applicant’s self-identification of household members on the affordable housing application.

“Supportive housing sponsoring program” means grant or loan program which provided financial assistance to the development of the unit.

“Supportive housing unit” means a restricted rental unit, as defined by N.J.S.A. 34:1B-21.24, that is affordable to very low-, low- or moderate-income households and is reserved for occupancy by a supportive housing household. Supportive housing units are also referred to as permanent supportive housing units.

“Transitional housing” means temporary housing that: (1) includes, but is not limited to, single-room occupancy housing or shared living and supportive living arrangements; (2) provides access to on-site or off-site supportive services for very low-income households who have recently been homeless or lack stable housing; (3) is licensed by the department; and (4) allows households to remain for a minimum of six months.

“Treasurer” means the Treasurer of the State of New Jersey.

“UHAC” means the Uniform Housing Affordability Controls set forth at N.J.A.C. 5:80-26.

“UHORP” means the Agency’s Urban Homeownership Recovery Program, as it was authorized by the Agency Board.

“Unit type” means type of dwelling unit with various building standards including but not limited to single-family detached, single-family attached/townhouse, stacked townhouse (attached building containing 2 units each with separate entrances), duplex (detached building containing 2 units each with separate entrances), triplex (3 units each with separate entrance), quadplex (4 units each with separate entrance), multifamily / flat (2 or more units with a shared entrance). Inclusion of a garage, or not, shall not define the unit type.

“Very-low-income household” means a household with a household income less than or equal to 30 percent of the regional median income.

“Very-low-income housing” means housing affordable according to the Federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs and occupied or reserved for occupancy by households with a gross household income equal to 30 percent or less of the median gross household income for households of the same size within the housing region in which the housing is located.

“Very-low-income unit” means a restricted unit that is affordable to a very-low-income household.

“Veteran” means a veteran as defined at N.J.S.A. 54:4-8.10.

“Veterans’ preference” means the agreement between a municipality and a developer or residential development owner that allows for low- to moderate-income veterans to be given preference for up to 50 percent of rental units in relevant projects, as provided for at N.J.S.A. 52:27D-311.j.

“Weatherization” means building insulation (for attic, exterior walls and crawl space), siding to improve energy efficiency, replacement storm windows, replacement storm doors, replacement windows and replacement doors and is considered a major system for rehabilitation.

C. Monitoring and Reporting Requirements

1. The municipality shall comply with the following monitoring and reporting requirements regarding the status of the implementation of its court-approved Housing Element and Fair Share Plan:
 - a. The municipality shall provide electronic monitoring data with the Department pursuant to P.L. 2024, Chapter 2 and N.J.A.C. 5:99 through the Affordable Housing Monitoring System (AHMS). All monitoring information required to be made public by the FHA shall be available to the public on the Department’s website at <https://www.nj.gov/dca/dlps/hss/MuniStatusReporting.shtml>.
 - b. On or before February 15 of each year, the municipality shall provide annual reporting of its municipal Affordable Housing Trust Fund activity to the Department on the AHMS portal. The reporting shall include an accounting of all municipal Affordable Housing Trust Fund activity, including the sources and amounts of funds collected and the amounts and purposes for which any funds have been expended, for the previous year from January 1st to December 31st.
 - c. On or before February 15 of each year, the annual reporting of the status of all affordable housing activity shall be provided to the Department on the AHMS portal, for the previous year from January 1st to December 31st.

D. Municipality-wide Mandatory Set-Aside

1. A development, other than single-family detached, providing a minimum of five new housing units created through any municipal rezoning or Zoning Board action, use or density variance, redevelopment plan, or rehabilitation plan that provides for densities at or above six units per acre, is required to include an affordable housing set-aside of 20%.
2. Any affordable units generated through such mandatory set-aside shall be subject to all other provisions of this ordinance.
3. All such affordable units shall be governed by this ordinance, the controls on affordability, including bedroom distribution, and affirmatively marketed to the housing region in conformance with UHAC at N.J.A.C. 5:80-26.1 et seq., any successor regulation, and all other applicable laws.
4. No subdivision shall be permitted or approved for the purpose of avoiding compliance with this requirement. Developers cannot, for example, subdivide a project into two lots and then make each of them a number of units just below the threshold.

5. The mandatory set-aside requirements of this section do not give any developer the right to any rezoning, variance or other relief, or establish any obligation on the part of the municipality to grant such rezoning, variance or other relief.
 6. This municipality-wide mandatory set-aside requirement does not apply to any sites or specific zones otherwise identified in the HEFSP, for which density and set-aside requirements shall be governed by the specific standards as set forth therein.
 7. In the event that the inclusionary set-aside of 20% of the total number of residential units does not result in a full integer, the developer shall choose one of two options for addressing the fractional unit:
 - a. The developer may round the set-aside upward to construct a whole additional affordable unit; or
 - b. If the set-aside includes a fractional unit equal to 0.49 or less, the developer may round the set-aside downward and construct the lesser whole number of affordable units and shall also contribute the fractional subsidy payment ("fractional subsidy payment") to be made to the municipality and deposited in the municipal Affordable Housing Trust Fund. The fractional subsidy payment amount shall be calculated as the fractional unit multiplied by the base subsidy payment amount currently established by the municipality as the average subsidy reflected in financial pro formas for 100% affordable housing or subsidized developments in the municipality or region on file with the municipality. For example, if seven total units are developed at an inclusionary site, a 20% set-aside would require 1.4 affordable units. Per the requirements above:

The developer shall round up the 0.4 unit to one whole affordable unit so as to construct a total of two (2) affordable housing units; or The developer shall round the set-aside downward so as to construct only one affordable unit AND shall pay into the municipal affordable housing trust fund a fractional subsidy payment equal to the dollar amount established by the municipality multiplied by 0.4.
- E. New Construction (per N.J.A.C. 5:93 as may be updated per various sections in N.J.A.C. 5:97 and N.J.S.A. 52:27D-301 et seq.). Per the definition of "New Construction," this section governs the creation of new affordable housing units regardless of the means by which the units are created. Newly constructed units may include new residences constructed or created through other means.
1. The following requirements shall apply to all new or planned developments that contain very low-, low- and moderate-income housing units. To the extent possible, details related to the adherence to the requirements below shall be outlined in the resolution granting municipal subdivision or site plan approval of the project to assist municipal representatives, developers and Administrative Agents.
 2. Completion Schedule (previously known as phasing). Final site plan or subdivision approval shall be contingent upon the affordable housing development meeting the following completion schedule for very low-, low- and moderate-income units whether developed in a single-phase development, or in a multi-phase development:

Maximum Percentage of Market-Rate Units Issued a Temporary or Final Certificate of Occupancy	Minimum Percentage of Affordable Units Issued a Temporary or Final Certificate of Occupancy
25+1	10
50	50
75	75
90	100

3. Design. The following design requirements apply to affordable housing developments, excluding prior round units.
 - a. Design of 100 percent affordable developments:
 - i. Restricted units must meet the minimum square footage required for the number of inhabitants for which the unit is marketed and the minimum square footage required for each bedroom, as set forth in the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.
 - ii. Each bedroom in each restricted unit must have at least one window.
 - iii. Restricted units must include adequate air conditioning and heating.
 - b. Design of developments comprising market-rate rental units and restricted rental units. The following does not apply to prior round units, unless stated otherwise.
 - i. Restricted units must use the same building materials and architectural design elements (for example, plumbing, insulation, or siding) as market-rate units of the same unit type (for example, flat or townhome) within the same development, except that restricted units and market-rate units may use different interior finishes. This shall apply to prior round units.
 - ii. Restricted units and market-rate units within the same affordable development must be sited such that restricted units are not concentrated in less desirable locations.
 - iii. Restricted units may not be physically clustered so as to segregate restricted and market-rate units within the same development or within the same building, but must be interspersed throughout the development, except that age-restricted and supportive housing units may be physically clustered if the clustering facilitates the provision of on-site medical services or on-site social services. Prior round affordable units shall be integrated with market rate units to the extent feasible.
 - iv. Residents of restricted units must be offered the same access to communal amenities as residents of market-rate units within the same affordable development. Examples of communal amenities include, but are not limited to, community pools, fitness and recreation centers, playgrounds, common rooms and outdoor spaces, and building entrances and exits. This shall apply to prior round units.
 - v. Restricted units must include adequate air conditioning and heating and must use the same type of cooling and heating sources as market-rate units of the same unit type. This shall apply to prior round units.

- vi. Each bedroom in each restricted unit must have at least one window.
 - vii. Restricted units must be of the same unit type as market-rate units within the same building.
 - viii. Restricted units and bedrooms must be no less than 90 percent of the minimum size prescribed by the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.
- c. Design of developments containing for-sale units, including those with a mix of rental and for-sale units. Restricted rental units shall meet the requirements of section b above. Restricted sale units shall comply with the below:
- i. Restricted units must use the same building standards as market-rate units of the same unit type (for example, flat, townhome, or single-family home), except that restricted units and market-rate units may use different interior finishes. This shall apply to prior round units.
 - ii. Restricted units may be clustered, provided that the buildings or housing product types containing the restricted units are integrated throughout the development and are not concentrated in an undesirable location or in undesirable locations. Prior round affordable units shall be integrated with market rate units to the extent feasible.
 - iii. Restricted units may be of different unit housing product types than market-rate units, provided that there is a restricted option available for each market rate housing type. Developments containing market-rate duplexes, townhomes, and/or single-family homes shall offer restricted housing options that also include duplexes, townhomes, and/or single-family homes. Penthouses and higher priced end townhouses may be exempt from this requirement. The proper ratio for restricted to market-rate unit type shall be subject to municipal ordinance or, if not specified, shall be determined at the time of site plan approval.
 - iv. Restricted units must meet the minimum square footage required for the number of inhabitants for which the unit is marketed and the minimum square footage required for each bedroom, as set forth in the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.
 - v. Penthouse and end units may be reserved for market-rate sale, provided that the overall number, value, and distribution of affordable units across the development is not negatively impacted by such reservation(s).
 - vi. Residents of restricted units must be offered the same access to communal amenities as residents of market-rate units within the same affordable development. Examples of communal amenities include, but are not limited to, community pools, fitness and recreation centers, playgrounds, common rooms and outdoor spaces, and building entrances and exits. This shall apply to prior round units.
 - vii. Each bedroom in each restricted unit must have at least one window; and
 - viii. Restricted units must include adequate air conditioning and heating.
4. Utilities.

- a. Affordable units shall utilize the same type of cooling and heating source as market-rate units within the affordable housing development.
 - b. Tenant-paid utilities that are included in the utility allowance shall be so stated in the lease and shall be consistent with the utility allowance in accordance with N.J.AC 5:80-26.13(e).
5. Low/moderate split and bedroom distribution.
- a. Affordable units shall be divided equally between low- and moderate-income units, except that where there is an odd number of affordable housing units, the extra unit shall be a low-income unit.
 - b. In each affordable housing development, at least 50% of the restricted units within each bedroom distribution rounded up to the nearest whole number shall be very low- or low-income units. The municipality has chosen to allow rounding.
 - c. Within rental developments, of the total number of affordable rental units, at least 13%, rounded up to the nearest whole number, shall be affordable to very low-income households. The very low-income units shall be distributed between each bedroom count as proportionally as possible, to the nearest whole unit, to the total number of restricted units within each bedroom count, and counted as part of the required number of low-income units within the development.
 - d. Affordable housing developments that are not age-restricted or supportive housing shall be structured such that:
 - i. At a minimum, the number of bedrooms within the restricted units equals twice the number of restricted units;
 - ii. Two-bedroom and/or three-bedroom units compose at least 50 percent of all restricted units;
 - iii. The combined number of efficiency and one-bedroom units shall be no greater than 20%, rounded down, of the total number of low- and moderate-income units. The municipality has chosen to allow rounding.
 - iv. At least 30% of all low- and moderate-income units rounded up shall be two-bedroom units. The municipality has chosen to allow rounding.
 - v. At least 20% of all low- and moderate-income units rounded up shall be three-bedroom units. The municipality has chosen to allow rounding.
 - vi. The remaining units may be allocated among two- and three- bedroom units at the discretion of the developer.
 - e. Affordable housing developments that are age-restricted or supportive housing, except those supportive housing units whose sponsoring program determines the unit arrangements, shall be structured such that, at a minimum, the number of bedrooms shall equal the number of age-restricted or supportive housing low- and moderate-income units within the inclusionary development. Supportive housing units whose sponsoring program determines the unit arrangement shall comply with all requirements of the sponsoring program. The standard may be met by having all one-bedroom units or by having a two-bedroom unit for each efficiency unit. In affordable

housing developments with 20 or more restricted units that are age-restricted or supportive housing, two-bedroom units must comprise at least 5% of those restricted units.

6. Accessibility requirements.

- a. Any new construction shall be adaptable; however, elevators shall not be required in any building or within any dwelling unit for the purpose of compliance with this section. In buildings without elevator service, only ground floor dwelling units shall be required to be constructed to conform with the technical design standards of the barrier free subcode. "Ground floor" means the first floor with a dwelling unit or portion of a dwelling unit, regardless of whether that floor is at grade. A building may have more than one ground floor.
- b. Notwithstanding the exemption for townhouse dwelling units in the barrier free subcode, the first floor of all townhouse dwelling units and of all other multifloor dwelling units that are attached to at least one other dwelling unit shall be subject to the technical design standards of the barrier free subcode and shall include the following features:
 - i. An adaptable toilet and bathing facility on the first floor;
 - ii. An adaptable kitchen on the first floor;
 - iii. An interior accessible route of travel however an interior accessible route of travel shall not be required between stories;
 - iv. An adaptable room that can be used as a bedroom, with a door, or the casing for the installation of a door that is compliant with the Barrier Free Subcode, on the first floor;
 - v. If not all of the foregoing requirements in b.i. through b.iv. can be satisfied, then an interior accessible route of travel shall be provided between stories within an individual unit; and
 - vi. An accessible entranceway as set forth in P.L. 2005, c. 350 (N.J.S.A. 52:27D-311a et seq.) and the Barrier Free Subcode, N.J.A.C. 5:23-7, or evidence that the municipality has collected funds from the developer sufficient to make 10% of the adaptable entrances in the development accessible:
 - (a) Where a unit has been constructed with an adaptable entrance, upon the request of a disabled person who is purchasing or will reside in the dwelling unit, an accessible entrance shall be installed.
 - (b) To this end, the builder of restricted units shall deposit funds within the Affordable Housing Trust Fund sufficient to install accessible entrances in 10% of the affordable units that have been constructed with adaptable entrances.
 - (c) The funds deposited shall be expended for the sole purpose of making the adaptable entrance of an affordable unit accessible when requested to do so by a person with a disability who occupies or intends to occupy the unit and requires an accessible entrance.

- (d) The developer of the restricted units shall submit to the Construction Official a design plan and cost estimate for the conversion from adaptable to accessible entrances.
- (e) Once the Construction Official has determined that the design plan to convert the unit entrances from adaptable to accessible meets the requirements of the Barrier Free Subcode, N.J.A.C. 5:23-7, and that the cost estimate of such conversion is reasonable, payment shall be made to the Affordable Housing Trust Fund and earmarked appropriately.
- vii. Full compliance with the foregoing provisions shall not be required where an entity can demonstrate that it is “site-impracticable” to meet the requirements. If full compliance with this section would be site impracticable, compliance with this section for any portion of the dwelling shall be required to the extent that it is not site impracticable. Determinations of site impracticability shall comply with the Barrier Free Subcode at N.J.A.C. 5:23-7.

F. Affordable Housing Programs

1. Pursuant to amended UHAC regulations at N.J.A.C. 5:80-26.1 et seq. and, in addition, pursuant to P.L. 2024, c.2 and specifically to the amended FHA at N.J.S.A. 52:27D-311.m, “All parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by the Council on Affordable Housing unless those regulations are contradicted by statute, including but not limited to P.L. 2024, c.2, or binding court decisions.” The following are many of the main provisions of the COAH regulations at either N.J.A.C. 5:93 or 5:97 that have been upheld by the NJ Supreme Court. Municipalities should consult the cited full COAH regulations when preparing the HEFSP for required documentation, etc. Additional compliance details may also be included in the specific municipal program manual.
2. Rehabilitation Programs (per N.J.A.C. 5:93-5.2 with updated provisions herein per N.J.A.C. 5:97-6.2 related to credit towards a municipal present need obligation).
 - a. The rehabilitation program shall be designed to renovate deficient housing units occupied or intended to be occupied by very low-, low- and moderate-income households such that, after rehabilitation, these units will comply with the New Jersey State Housing Code pursuant to N.J.A.C. 5:28-1.1 et seq or the Rehabilitation Subcode, N.J.A.C. 5:23-6 to the extent applicable.
 - b. Both ownership and rental units shall be eligible for rehabilitation funds.
 - c. All rehabilitated units shall remain affordable to very low-, low- and moderate-income households for a period of 10 years (the control period). For owner-occupied units, the control period shall be enforced with a mortgage and note and for renter-occupied units the control period will be enforced with a deed restriction.
 - d. The municipality shall dedicate a minimum average hard cost of \$10,000 for each unit to be rehabilitated through this program and in addition shall dedicate associated rehabilitation program soft costs such as case management, inspection fees and work write-ups.

- e. The municipality shall designate, subject to the approval of the Department, one or more Administrative Agents to administer the rehabilitation program in accordance with P.L. 2024, Chapter 2. The Administrative Agent(s) shall provide rehabilitation manuals for ownership and rental rehabilitation programs. Manuals shall be adopted by resolution of the governing body. Both rehabilitation manuals shall be available for public inspection in the Office of the Municipal Clerk and on the municipal affordable housing web page.
 - f. Households determined to be very low-, low-, or moderate-income may participate in a rehabilitation program. Rehabilitated units shall be exempt from the very low-income requirements, low/mod split, and bedroom distribution requirements of UHAC, but shall be administered in accordance with the following:
 - i. If a unit is vacant at the time of rehabilitation, or if a rehabilitated unit becomes vacant and is re-rented before the expiration of the affordability controls, the deed restriction shall require that the unit be rented to a low- or moderate-income household at an affordable rent.
 - ii. If a rental unit is occupied by a tenant at the time rehabilitation is completed, the rent charged after rehabilitation shall not exceed the lesser of the tenant's current rent or the maximum rent permitted under UHAC.
 - iii. Rents in rehabilitated units may increase annually based on the standards in UHAC.
 - iv. At the time of application, applicant households and/or tenant households shall be subject to income eligibility determinations in accordance with UHAC.
3. Accessory Apartment program (per N.J.A.C. 5:93-5.9 as may be updated per various sections in N.J.A.C. 5:97-6.8).
- a. An accessory apartment program shall provide low- and moderate-income units or may be limited to only low- or only moderate-income units .
 - b. Per N.J.A.C. 5:97-6.8(c)1, at the time of initial occupancy of the unit and for at least ten years thereafter, the accessory apartment shall be rented only to income eligible households consistent with the income category and rent structure of the unit.
 - c. Rents of accessory apartments shall be established using the same methodology of affordable rental units discussed herein.
 - d. There shall be a recorded deed or declaration of covenants and restrictions applied to the property upon which the accessory apartment is located running with the land and limiting its subsequent rental for the duration of the control period.
 - e. The municipal accessory apartment program shall not restrict the number of bedrooms in any accessory apartment.
 - f. Per N.J.A.C. 5:97-6.8(b)2, the municipality shall provide a minimum of \$25,000 per unit to subsidize the creation of each low-income accessory apartment or \$20,000 per unit to subsidize the creation of each moderate-income accessory apartment. Subsidy may be used to fund actual construction costs and/or to provide compensation for reduced rental rates.
4. Market to Affordable program (per N.J.A.C. 5:97-6.9).

- a. The market to affordable program permits the purchase or subsidization of unrestricted units through a mortgage write-down provided to an income-certified buyer or through a sale or rental as a low- or moderate-income unit to an income-eligible household. The market to affordable program may produce both low- and moderate-income units.
 - b. At the time they are offered for sale or rental, eligible units may be new, pre-owned or vacant.
 - c. The units shall be certified to be in sound condition as a result of an inspection performed by a licensed building inspector.
 - d. A minimum subsidy of \$25,000 per moderate-income unit and/or \$30,000 per low-income unit shall be provided, with additional subsidy depending on the market prices or rents in a municipality.
 - e. The units shall comply with UHAC with the following exceptions:
 - i. Bedroom distribution (N.J.A.C. 5:80-26.4).
 - ii. Low/moderate income split (N.J.A.C. 5:80-26.4).
 - f. Affordability average (N.J.A.C. 5:80-26.4); however:
 - i. The maximum rent for a moderate-income unit shall be affordable to households earning no more than 60 percent of median income and the maximum rent for a low-income unit shall be affordable to households earning no more than 44 percent of median income; and
 - ii. The maximum sales price for a moderate-income unit shall be affordable to households earning no more than 70 percent of median income and the maximum sales price for a low-income unit shall be affordable to households earning no more than 40 percent of median income.
5. Extension of Controls Program (for ownership units per N.J.A.C. 5:97-6.14 and UHAC at N.J.A.C. 5:80-26.6(h) through (k) and (m); and for rental units per N.J.A.C. 5:97-6.14 and N.J.A.C. 5:80-26.12(h) through (k)).
- a. An extension of affordability controls program is established to maintain and extend the affordability of deed restricted units scheduled to come out of their affordability control period, subject to N.J.A.C. 5:97-6.14 and UHAC, including the following:
 - i. The affordable unit meets the criteria for prior cycle (April 1, 1980 - December 15, 1986) or post December 15, 1986 credits set forth in N.J.A.C. 5:97.
 - ii. The affordability controls for the unit are scheduled to expire in the current round; or in the next round of housing obligations if the municipal election to extend controls is made no earlier than one year before the end of the current round;
 - iii. The municipality shall obtain a continuing certificate of occupancy or a certified statement from the municipal building inspector stating that the restricted unit meets all code standards.
 - iv. If a unit requires repair and/or rehabilitation work in order to receive a continuing certificate of occupancy or certified statement from the municipal building inspector, the municipality shall fund and complete the work.

- v. The municipality shall adhere to the process for extending controls pursuant to UHAC for extending ownership units and rental units, either inclusionary or 100% affordable developments.
 - vi. The deed restriction for the extended control period shall be filed with the County Clerk.
- 6. Assisted Living Residence (per N.J.A.C. 5:97-6.11).
 - a. An assisted living residence is a facility licensed by the New Jersey Department of Health to provide apartment-style housing and congregate dining and to assure that assisted living services are available. All or a designated number of apartments in the facility shall be restricted to low- and moderate-income households.
 - b. The unit of credit shall be the apartment. However, a two-bedroom apartment shall be eligible for two units of credit if it is restricted to two unrelated individuals.
 - c. A recipient of a Medicaid waiver shall automatically qualify as a low- or moderate-income household.
 - d. Assisted living units are considered age-restricted housing in a HEFSP and shall be included with the maximum number of units that may be age-restricted.
 - e. Low- and moderate-income residents cannot be charged any upfront fees.
 - f. The units shall comply with UHAC with the following exceptions:
 - i. Affirmative marketing (N.J.A.C. 5:80-26.16); provided that the units are restricted to recipients of Medicaid waivers;
 - ii. The deed restriction may be on the facility, rather than individual apartments or rooms;
 - iii. Low/moderate income split and affordability average (N.J.A.C. 5:80-26.4); only if all of the affordable units are affordable to households at a maximum of 60 percent of median income; and
 - g. Tenant income eligibility (N.J.A.C. 5:80-26.14); up to 80 percent of an applicant's gross income may be used for rent, food and services based on occupancy type and the affordable unit must receive the same basic services as required by the Agency's underwriting guidelines and financing policies. The cost of non-housing related services shall not exceed one and two-thirds times the rent established for each unit.
- 7. Supportive Housing and Group Homes (per N.J.A.C. 5:97-6.10).
 - a. The following provisions shall apply to group homes, residential health care facilities, and supportive shared living housing:
 - i. Units are subject to Affirmative Marketing requirements, household certification, and administrative agent oversight; and may, with the approval of the municipal housing liaison and the administrative agent, be leased either by the bedroom or to a single household in the case of multi-bedroom configurations, provided such arrangement is consistent with the Federal Fair Housing Act (Title VIII of the Civil Rights Act of 1968).

- ii. Units may, with the approval of the administrative agent, be subject to a master lease by an approved supportive housing operator, provided that all subleases are to be certified supportive housing households and remain fully subject to the affordability controls of this subchapter. Rents for supportive housing units shall not exceed the rent standards established and published by the New Jersey Department of Human Services.
- iii. The unit of credit shall be the bedroom. However, the unit of credit shall be the unit if occupied by a single person or household.
- iv. Housing that is age-restricted shall be included with the maximum number of units that may be age-restricted pursuant to the Act.
- v. Occupancy shall not be restricted to youth under 18 years of age.
- vi. In affordable developments with 20 or more restricted units that are supportive housing, two-bedroom units must compose at least five percent of those restricted units.
- vii. The bedrooms and/or units shall comply with UHAC with the following exceptions:
 - (a) Affirmative marketing; however, group homes, residential health care facilities, permanent supportive housing, and supportive shared living housing shall be affirmatively marketed to broadest possible population of qualified individuals with special needs in accordance with a plan approved by the sponsoring program;
 - (b) Affordability average and bedroom distribution (N.J.A.C. 5:80-26.4).
- viii. With the exception of units established with capital funding through a 20-year operating contract with the Department of Human Services, Division of Developmental Disabilities, group homes, residential health care facilities, supportive shared living housing and permanent supportive housing shall have the appropriate controls on affordability in accordance with the Act. In the event that a supportive housing provider is unable to record or execute a long-term deed restriction, the units shall be subject to annual recertification by the Municipal Housing Liaison to confirm continued occupancy and compliance with this Section.
- ix. Objective standards shall be applied in the selection of tenants for supportive housing units and shall be designed to ensure that individuals are not excluded in an arbitrary or capricious manner.
- x. The following documentation shall be submitted by the sponsor to the municipality prior to marketing the completed units or facility:
 - (a) An Affirmative Marketing Plan in accordance with D1 above; and
 - (b) If applicable, proof that the supportive and/or special needs housing is regulated by the New Jersey Department of Health and Senior Services, the New Jersey Department of Human Services or another State agency in accordance with the requirements of this section, which includes validation of the number of bedrooms or units in which low- or moderate-income occupants reside.

xi. The sponsor/owner shall complete annual monitoring as directed by the MHL.

G. Regional Income Limits.

1. Administrative agents shall use the current regional income limits for the purpose of pricing affordable units and determining income eligibility of households.
2. Regional income limits are based on regional median income, which is established by a regional weighted average of the "median family incomes" published by HUD. The procedure for computing the regional median income is detailed in N.J.A.C. 5:80-26.3.
3. Updated regional income limits are effective as of the effective date of the regional Section 8 income limits for the year, as published by HUD, or 45 days after HUD publishes the regional Section 8 income limits for the year, whichever comes later. The new income limits may not be less than those of the previous year.

H. Maximum Initial Rents And Sales Prices.

1. In establishing rents and sales prices of affordable housing units, the Administrative Agent shall follow the procedures set forth in UHAC N.J.A.C. 5:80-26.4.
2. The average rent for all restricted units within each affordable housing development shall be affordable to households earning no more than 52 percent of regional median income.
3. The maximum rent for restricted rental units within each affordable housing development shall be affordable to households earning no more than 60% of regional median income.
4. The developers and/or municipal sponsors of restricted rental units shall establish at least one rent for each bedroom type for both low-income and moderate-income units, provided that at least 13% of all low- and moderate-income rental units shall be affordable to households earning no more than 30% of median income. These very low-income units shall be part of the low-income requirement and very-low-income units should be distributed between each bedroom count as proportionally as possible, to the nearest whole unit, to the total number of restricted units within each bedroom count.
5. The maximum sales price of restricted ownership units within each affordable housing development shall be affordable to households earning no more than 70% of median income, and each affordable housing development must achieve an affordability average that does not exceed 55% for all restricted ownership units. In achieving this affordability average, moderate-income ownership units must be available for at least three different prices for each bedroom type, and low-income ownership units must be available for at least two different prices for each bedroom type when the number of low- and moderate-income units permits.
6. The master deeds and declarations of covenants and restrictions for affordable developments may not distinguish between restricted units and market-rate units in the calculation of any condominium or homeowner association fees and special assessments to be paid by low- and moderate-income purchasers and those to be paid by market-rate purchasers. Notwithstanding the foregoing sentence, condominium units subject to a municipal ordinance adopted before December 20, 2004, which ordinance provides for condominium

or homeowner association fees and/or assessments different from those provided for in this subsection are governed by the ordinance.

7. In determining the initial sales prices and rents for compliance with the affordability average requirements for restricted family units, the following standards shall be met:
 - a. A studio or efficiency unit shall be affordable to a one-person household;
 - b. A one-bedroom unit shall be affordable to a one and one-half person household;
 - c. A two-bedroom unit shall be affordable to a three-person household;
 - d. A three-bedroom unit shall be affordable to a four and one-half person household; and
 - e. A four-bedroom unit shall be affordable to a six-person household.
8. In determining the initial rents and sales prices for compliance with the affordability average requirements for restricted units in assisted living facilities and age-restricted and special needs and supportive housing developments, the following standards shall be met:
 - a. A studio or efficiency unit shall be affordable to a one-person household;
 - b. A one-bedroom unit shall be affordable to a one and one-half person household; and
 - c. A two-bedroom unit shall be affordable to a two-person household or to two one-person households. Where pricing is based on two one-person households, the developer shall provide a list of units so priced to the Municipal Housing Liaison and the Administrative Agent.
9. The initial purchase price for all restricted ownership units shall be calculated so that the monthly carrying cost of the unit, including principal and interest (based on a mortgage loan equal to 95 percent of the purchase price and the FreddieMac 30-Year Fixed Rate-Mortgage rate of interest), property taxes, homeowner and private mortgage insurance and condominium or homeowner association fees do not exceed 30 percent of the eligible monthly income of the appropriate size household as determined pursuant to N.J.A.C. 5:80-26.7, as may be amended and supplemented; provided, however, that the price shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.4, as may be amended and supplemented.
10. The initial rent for a restricted rental unit shall be calculated so that the total monthly housing expense, including an allowance for tenant-paid utilities, does not exceed 30 percent of the gross monthly income of a household of the appropriate size whose income is targeted to the applicable percentage of median income for the unit, as determined pursuant to N.J.A.C. 5:80-26.3, as may be amended and supplemented. The rent shall also comply with the affordability average requirement of N.J.A.C. 5:80-26.4, as may be amended and supplemented. The initial rent for a restricted rental unit shall be calculated so the eligible monthly housing expenses/income, including an allowance for tenant-paid utilities does not exceed 30 percent of gross income of and the appropriate household size as determined pursuant to N.J.A.C. 5:80-26.3, as may be amended and supplemented.
11. At the anniversary date of the tenancy of the certified household occupying a restricted rental unit, following proper notice provided to the occupant household pursuant to N.J.S.A. 2A:18-61.1.f, the rent may be increased to an amount commensurate with the annual percentage increase in the Consumer Price Index for All Urban Consumers (CPI-

U), specifically U.S. Bureau of Labor Statistics Series CUUR0100SAH, titled "Housing in Northeast urban, all urban consumers, not seasonally adjusted." Rent increases for units constructed pursuant to Low-Income Housing Tax Credit regulations shall be indexed pursuant to the regulations governing Low-Income Housing Tax Credits.

I. Affirmative Marketing.

1. The municipality shall adopt, by resolution, an Affirmative Marketing Plan, subject to approval of the Superior Court, compliant with N.J.A.C. 5:80-26.16, as may be amended and supplemented.
2. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age, or number of children, to housing units which are being marketed by a developer, sponsor or owner of affordable housing. The Affirmative Marketing Plan is intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward Housing Region 1 and is required to be followed throughout the period of deed restriction.
3. The Affirmative Marketing Plan provides the following preferences, provided that units that remain unoccupied after these preferences are exhausted may be offered to households without regard to these preferences.
 - a. Where the municipality has entered into an agreement with a developer or residential development owner to provide a preference for very-low-, low-, and moderate-income veterans who served in time of war or other emergency, pursuant to N.J.S.A. 52:27D-311.j, there shall be a preference for veterans for up to 50 percent of the restricted rental units in a particular project.
 - b. There shall be a regional preference for all households that live and/or work in Housing Region 1 comprising Bergen, Hudson, Passaic, and Sussex Counties.
 - c. Subordinate to the regional preference, there shall be a preference for households that live and/or work in New Jersey.
 - d. With respect to existing restricted units undergoing approved rehabilitation for the purpose of preservation or to restricted units newly created to replace existing restricted units undergoing demolition, a preference for the very-low-, low-, and moderate-income households that are displaced by the rehabilitation or demolition and replacement.
4. The municipality has the ultimate responsibility for adopting the Affirmative Marketing Plan and for the proper administration of the Affirmative Marketing Process, including the marketing of initial sales and rentals and resales and re-rentals. The Administrative Agent designated by the municipality shall implement the Affirmative Marketing Process to ensure the Affirmative Marketing of all affordable units, with the exception of affordable programs that are exempt from Affirmative Marketing as noted herein.
5. The Affirmative Marketing Process shall describe the media to be used in advertising and publicizing the availability of housing. In implementing the Affirmative Marketing

Process, the Administrative Agent shall consider the use of language translations where appropriate.

6. Applications for affordable housing or notices thereof, if offered online, shall be available in several locations, including, at a minimum, the County Administration Building and/or the County Library for each county within the housing region; the municipal administration building and municipal library in the municipality in which the units are located; and the developer's rental or sales office. The developer shall mail applications to prospective applicants upon request and shall make applications available through a secure online website address.
7. In addition to other Affirmative Marketing strategies, the Administrative Agent shall provide specific notice of the availability of affordable housing units on the New Jersey Housing Resource Center website. Any other entities, including developers or persons or companies retained to implement the Affirmative Marketing Process, shall comply with this paragraph
8. In implementing the Affirmative Marketing Process, the Administrative Agent shall provide a list of counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.
9. The Affirmative Marketing Process for available affordable units shall begin at least four months (120 days) prior to the expected date of occupancy.

J. Selection of Occupants of Affordable Housing Units.

1. The Administrative Agent shall use a random selection process to select occupants of very low-, low- and moderate-income housing.
2. A pool of interested households will be maintained in accordance with the provisions of N.J.A.C. 5:80-26.16.

K. Occupancy Standards.

1. In referring certified households to specific restricted units, to the extent feasible, and without causing an undue delay in occupying the unit, the Administrative Agent shall strive to:
 - a. Ensure each bedroom is occupied by at least one person, except for age-restricted and supportive and special needs housing units;
 - b. Provide a bedroom for every two adult occupants;
 - c. With regard to occupants under the age of 18, accommodate the household's requested arrangement, except that such arrangement may not result in more than two occupants under the age of 18 occupying any bedroom; and
 - d. Avoid placing a one-person household into a unit with more than one bedroom.

L. Control Periods for Restricted Ownership Units and Enforcement Mechanisms.

1. Control periods for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.6, as may be amended and supplemented, and each restricted ownership unit shall

remain subject to the controls on affordability for a period of at least 30 years subject to the requirements of N.J.A.C. 5:80-26.6, as may be amended and supplemented.

2. Rehabilitated housing units that are improved to code standards shall be subject to affordability controls for a period of not less than 10 years (crediting towards present need only).
3. The affordability control period for a restricted ownership unit shall commence on the date the initial certified household takes title to the unit. The date of commencement shall be identified in the deed restriction.
4. If existing affordability controls are being extended, the extended control period for a restricted ownership unit commences on the effective date of the extension, which is the end of the original control period.
5. After the end of any control period, the restricted ownership unit remains subject to the affordability controls set forth in this subchapter until the owner gives notice of their intent to make an exit sale, at which point:
 - a. If the municipality exercises the right to extend the affordability controls on the unit, no exit sale occurs and a new control period commences; or
 - b. If the municipality does not exercise the right to extend the affordability controls on the unit, the affordability controls terminate following the exit sale.
6. Prior to the issuance of any building permit for the construction/rehabilitation of restricted ownership units, the developer/owner and the municipality shall record a preliminary instrument provided by the Administrative Agent.
7. Prior to the issuance of the initial certificate of occupancy for a restricted ownership unit and upon each successive sale during the period of restricted ownership, the Administrative Agent shall determine the restricted price for the unit and shall also determine the nonrestricted, fair market value of the unit based on either an appraisal or the unit's equalized assessed value without the restrictions in place.
8. At the time of the initial sale of the unit and upon each successive price-restricted sale, the initial purchaser shall execute and deliver to the Administrative Agent a recapture note obliging the purchaser, as well as the purchaser's heirs, successors, and assigns, to repay, upon the first non-exempt sale after the unit's release from the restrictions set forth in this Ordinance, an amount equal to the difference between the unit's non-restricted fair market value and its restricted price, and the recapture note shall be secured by a recapture lien evidenced by a duly recorded mortgage on the unit.
9. The affordability controls set forth in this Ordinance shall remain in effect despite the entry and enforcement of any judgment of foreclosure with respect to price-restricted ownership units.

M. Price Restrictions for Restricted Ownership Units and Resale Prices.

1. Price restrictions for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.7, as may be amended and supplemented, including:
 - a. The initial purchase price and affordability percentage for a restricted ownership unit shall be set by the Administrative Agent.

- b. The Administrative Agent shall approve all resale prices, in writing and in advance of the resale, to assure compliance with the standards set forth in N.J.A.C 5:80-26.7.
 - i. If the resale occurs prior to the one-year anniversary of the date on which title to the unit was transferred to a certified household, the maximum resale price for a is the most recent non-exempt purchase price.
 - ii. If the resale occurs on or after such anniversary date, the maximum resale price is the most recent non-exempt purchase price increased to reflect the cumulative annual percentage increases to the regional median income, effective as of the same date as the regional median income calculated pursuant to N.J.A.C. 5:80-26.3
 - c. The owners of restricted ownership units may apply to the Administrative Agent to increase the maximum sales price for the unit on the basis of anticipated capital improvements. Eligible capital improvements shall be:
 - i. those that render the unit suitable for a larger household or the addition of a bathroom.
 - ii. The maximum resale price may be further increased by an amount up to the cumulative dollar value of approved capital improvements made after the last non-exempt sale for improvements and/or upgrades to the unit, excluding capital improvements paid for by the entity favored on the recapture note and recapture lien described at N.J.A.C. 5:80-26.6(d);
 - d. No increase for capital improvements is permitted if the maximum resale price prior to adjusting for capital improvements already exceeds whatever initial purchase price the unit would have if it were being offered for purchase for the first time at the initial affordability percentage. All adjustments for capital improvements are subject to 10-year, straight-line depreciation.
2. Upon the resale of a restricted ownership unit, all items of property that are permanently affixed to the unit or were included when the unit was initially restricted (for example, refrigerator, range, washer, dryer, dishwasher, wall-to-wall carpeting) shall be included in the maximum allowable resale price. Other items may be sold to the purchaser at a reasonable price that has been approved by the Administrative Agent at the time of the signing of the agreement to purchase but shall be separate and apart from any contract of sale for the underlying real estate. The purchase of central air conditioning installed subsequent to the initial sale of the unit and not included in the base price may be made a condition of the unit resale provided the price of the air conditioning equipment, which shall be subject to 10-year, straight-line depreciation, has been approved by the Administrative Agent. Unless otherwise approved by the Administrative Agent, the purchase of any property other than central air conditioning shall not be made a condition of the unit resale. The seller and the purchaser must personally certify at the time of closing that no unapproved transfer of funds for the purpose of selling and receiving property has taken place at the time of or as a condition of resale.

N. Buyer Income Eligibility.

- 1. Buyer income eligibility for restricted ownership units shall be established pursuant to N.J.A.C. 5:80-26.17, as may be amended and supplemented, such that very low-income ownership units shall be reserved for occupancy by households with a gross household

income less than or equal to 30% of median income, low-income ownership units shall be reserved for occupancy by households with a gross household income less than or equal to 50% of median income and moderate-income ownership units shall be reserved for occupancy by households with a gross household income less than 80% of median income.

2. Notwithstanding the foregoing, the Administrative Agent may, upon approval by the municipality, and subject to the Division's approval, permit a moderate-income purchaser to buy a low-income unit if and only if the Administrative Agent can demonstrate that there is an insufficient number of eligible low-income purchasers in the housing region to permit prompt occupancy of the unit and all other reasonable efforts to attract a low-income purchaser, including pricing and financing incentives, have failed. Any such low-income unit that is sold to a moderate-income household shall retain the required pricing and pricing restrictions for a low-income unit. Similarly, the administrative agent may permit low-income purchasers to buy very-low-income units in housing markets where, as determined by the Division, units are reserved for very-low-income purchasers, but there is an insufficient number of very-low-income purchasers to permit prompt occupancy of the units. In such instances, the purchased unit must be maintained as a very-low-income unit and sold at a very-low-income price point such that on the next resale the unit will still be affordable to very-low-income households and able to be purchased by a very-low-income household. A very-low-income unit that is seeking bonus credit pursuant to N.J.S.A. 52:27D-311.k(9) must first be advertised exclusively as a very-low-income unit according to the Affirmative Marketing requirements at N.J.A.C. 5:80-26.16, then advertised as a very-low-income or low-income unit for at least 30 additional days prior to referring any low-income household to the unit.
3. A certified household that purchases a restricted ownership unit must occupy it as the certified household's principal residence and shall not lease the unit; provided, however, that the Administrative Agent may permit the owner of a restricted ownership unit, upon application and a showing of hardship, to lease the restricted unit to another certified household for a period not to exceed one year.
4. The Administrative Agent shall certify a household as eligible for a restricted ownership unit when the household is a low-income household or a moderate-income household, as applicable to the unit, and the estimated monthly housing cost for the particular unit (including principal, interest, property taxes, homeowner and private mortgage insurance and condominium or homeowner association fees, as applicable) does not exceed 35 percent of the household's eligible monthly income; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:
 - a. The household currently pays more than 35% (40% for households eligible for age-restricted units) of its gross household income for housing expenses, and the proposed housing expenses will reduce its housing costs;
 - b. The household has consistently paid more than 35% (40% for households eligible for age-restricted units) of eligible monthly income for housing expenses in the past and has proven its ability to pay; or
 - c. The household is currently in substandard or overcrowded living conditions;

- d. The household documents the existence of assets, within the asset limitation otherwise applicable, with which the household proposes to supplement the rent payments

O. Limitations on Indebtedness Secured by Ownership Unit; Subordination.

1. Prior to incurring any indebtedness to be secured by a restricted ownership unit, the owner shall apply to the Administrative Agent for a determination in writing that the proposed indebtedness complies with the provisions of this Section, and the Administrative Agent shall issue such determination prior to the owner incurring such indebtedness.
2. With the exception of original purchase money mortgages, neither an owner nor a lender shall at any time during the control period cause or permit the total indebtedness secured by a restricted ownership unit to exceed 95% of the maximum allowable resale price of that unit, as such price is determined by the Administrative Agent in accordance with N.J.A.C. 5:80-26.7(c).

P. Control Periods for Restricted Rental Units.

1. Control periods for units that meet the definition of prior round units shall be pursuant to the 2001 UHAC rules originally adopted October 1, 2001, 33 N.J.R. 3432, and amended December 20, 2004, 36 N.J.R. 5713 and shall remain subject to the requirements of this ordinance for a period of at least 30 years as applicable unless otherwise indicated.
2. Other than for prior round units, control periods for restricted rental units shall be in accordance with N.J.A.C. 5:80-26.12, as may be amended and supplemented, and each restricted rental unit shall remain subject to the requirements of this Ordinance for a period of at least 40 years. Restricted rental units created as part of developments receiving 9% Low-Income Housing Tax Credits must comply with a control period of not less than a 30-year compliance period plus a 15-year extended use period for a total of 45 years.
3. The affordability control period for a restricted rental unit shall commence on the first date that a unit is issued a certificate of occupancy following the execution of the deed restriction or, if affordability controls are being extended, on the effective date of the extension, which is the end of the original control period.
4. Rehabilitated renter-occupied housing units that are improved to code standards shall be subject to affordability controls for a period of not less than 10 years.
5. Prior to the issuance of any building permit for the construction/rehabilitation of restricted rental units, the developer/owner and the municipality shall record a preliminary instrument provided by the Administrative Agent.
6. Deeds of all real property that include restricted rental units shall contain deed restriction language. The deed restriction shall have priority over all mortgages on the property. The deed restriction shall be recorded by the developer with the county records office, and provided as filed and recorded, to the Administrative Agent within 30 days of the receipt of a certificate of occupancy.
7. A restricted rental unit shall remain subject to the affordability controls of this Ordinance despite the occurrence of any of the following events:
 - a. Sublease or assignment of the lease of the unit;
 - b. Sale or other voluntary transfer of the ownership of the unit;

- c. The entry and enforcement of any judgment of foreclosure on the property containing the unit; or
- d. The end of the control period, until the occupant household vacates the unit, or is certified as over-income and the controls are released in accordance with UHAC.

Q. Rent Restrictions for Rental Units; Leases and Fees.

1. The initial rent for a restricted rental unit shall be set by the Administrative Agent.
2. A written lease shall be required for all restricted rental units, except for units in an assisted living residence, and tenants shall be responsible for security deposits and the full amount of the rent as stated on the lease. A copy of the current lease for each restricted rental unit shall be retained on file by the Administrative Agent.
3. No additional fees, operating costs, or charges shall be added to the approved rent (except, in the case of units in an assisted living residence, to cover the customary charges for food and services) without the express written approval of the Administrative Agent.
 - a. Operating costs, for the purposes of this section, include certificate of occupancy fees, move-in fees, move-out fees, mandatory internet fees, mandatory cable fees, mandatory utility submetering fees, and for developments with more than one and a half off-street parking spaces per unit, parking fees for one parking space per household.
4. Any fee structure that would remove or limit affordable unit occupant access to any amenities or services that are required or included for market-rate unit occupants is prohibited. Application fees (including the charge for any credit check) shall not exceed 5% of the monthly rent of the applicable restricted unit to be applied to the costs of administering the controls applicable to the unit as set forth in this Ordinance.
5. Fees for unit-specific, non-communal items that are charged to market-rate unit tenants on an optional basis, such as pet fees for tenants with pets, storage spaces, bicycle-share programs, or one-time rentals of party or media rooms, may also be charged to affordable unit tenants, if applicable.
6. Pet fees may not exceed \$30.00 per month and associated one-time payments for optional fees pertaining to pets, such as a pet cleaning fee, are prohibited.
7. Fees charged to affordable unit tenants for other optional, unit-specific, non-communal items shall not exceed the amounts charged to market-rate tenants.
8. For any prior round rental unit leased before December 20, 2024, elements of the existing fee structure that are consistent with prior rules, but inconsistent with 5:80-26.13(c)1, may continue until the occupant household's current lease term expires or that occupant household vacates the unit, whichever occurs later.

R. Tenant Income Eligibility.

1. Tenant income eligibility shall be determined pursuant to N.J.A.C. 5:80-26.14, as may be amended and supplemented, and shall be determined as follows:
 - a. Very low-income rental units shall be reserved for households with a gross household income less than or equal to 30% of the regional median income by household size.

- b. Low-income rental units shall be reserved for households with a gross household income less than or equal to 50% of the regional median income by household size.
 - c. Moderate-income rental units shall be reserved for households with a gross household income less than 80% of the regional median income by household size.
 - 2. The Administrative Agent shall certify a household as eligible for a restricted rental unit when the household is a very low-income, low-income or moderate-income household, as applicable to the unit, and the rent proposed for the unit does not exceed 35% (40% for age-restricted units) of the household's eligible monthly income as determined pursuant to N.J.A.C. 5:80-26.17, as may be amended and supplemented; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:
 - a. The household currently pays more than 35% (40% for households eligible for age-restricted units) of its gross household income for rent, and the proposed rent will reduce its housing costs;
 - b. The household has consistently paid more than 35% (40% for households eligible for age-restricted units) of eligible monthly income for rent in the past and has proven its ability to pay;
 - c. The household is currently in substandard or overcrowded living conditions;
 - d. The household documents the existence of assets with which the household proposes to supplement the rent payments; or
 - e. The household documents reliable anticipated third-party assistance from an outside source such as a family member in a form acceptable to the Administrative Agent and the owner of the unit.
 - 3. The applicant shall file documentation sufficient to establish the existence of any of the circumstances in 2.a. through 2.e. above with the Administrative Agent, who shall counsel the household on budgeting.
- S. Municipal Housing Liaison.
- 1. The Municipal Housing Liaison shall be approved by municipal resolution.
 - 2. The Municipal Housing Liaison shall be approved by the Division, or is in the process of getting approval, and fully or conditionally meets the requirements for qualifications, including initial and periodic training as set forth in N.J.A.C. 5:99-1 et seq.
 - 3. The Municipal Housing Liaison shall be responsible for oversight and administration of the affordable housing program, including the following responsibilities, which may not be contracted out to the Administrative Agent:
 - a. Serving as the primary point of contact for all inquiries from the Affordable Housing Dispute Resolution Program, the State, affordable housing providers, administrative agents and interested households.
 - b. The oversight of the Affirmative Marketing Plan and affordability controls.
 - c. When applicable, overseeing and monitoring any contracting Administrative Agent.
 - d. Overseeing the monitoring of the status of all restricted units listed in the Fair Share Plan.

- e. Verifying, certifying and providing annual information within AHMS at such time and in such form as required by the Division.
- f. Coordinating meetings with affordable housing providers and administrative agents, as needed.
- g. Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by the Division.
- h. Overseeing the recording of a preliminary instrument in the form set forth at N.J.A.C. 5:80-26.1 for each affordable housing development.
- i. Coordinating with the Administrative Agent, municipal attorney and municipal Construction Code Official to ensure that permits are not issued unless the document required in C.8. above has been duly recorded.
- j. Listing on the municipal website contact information for the MHL and Administrative Agents.

T. Administrative Agent.

- 1. All municipalities that have created or will create affordable housing programs and/or affordable units shall designate or approve, for each project within its HEFSP, an administrative agent to administer the affordable housing program and/or affordable housing units in accordance with the requirements of the FHA, NJAC 5:99-1 et seq. and UHAC.
- 2. The fees for administrative agents shall be paid as follows:
 - a. Administrative agent fees related to rental units shall be paid by the developer/owner.
 - b. Administrative agent fees related to initial sale of units shall be paid by the developer.
 - c. Administrative agent fees related to resales shall be paid by the seller of the affordable home.
 - d. Administrative agent fees related to ongoing administration and enforcement shall be paid by the municipality.
- 3. An Operating Manual for each affordable housing program shall be provided by the Administrative Agent(s). The Operating Manual(s) shall be available for public inspection in the Office of the Clerk and in the office(s) of the Administrative Agent(s). Operating manuals shall be adopted by resolution of the Governing Body.
- 4. Subject to the role of the Administrative Agent(s), the duties and responsibilities as are set forth in N.J.A.C. 5:99-7 and which are described in full detail in the Operating Manual, including those set forth in UHAC, include:
 - a. Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by the Division;
 - b. Affirmative marketing:
 - i. Conducting an outreach process to affirmatively market affordable housing units in accordance with the Affirmative Marketing Plan of the municipality and the provisions of N.J.A.C. 5:80-26.16.

- ii. Providing counseling, or contracting to provide counseling services, to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements; and landlord/tenant law.
- c. Household certification.
 - i. Soliciting, scheduling, conducting and following up on interviews with interested households.
 - ii. Conducting interviews and obtaining sufficient documentation of gross income and assets upon which to base a determination of income eligibility for a low- or moderate-income unit;
 - iii. Providing written notification to each applicant as to the determination of eligibility or non-eligibility within 5 days of the determination thereof.
 - iv. Requiring that all certified applicants for restricted units execute a certificate substantially in the form, as applicable, of either the ownership or rental certificates set forth in the Appendices J and K of N.J.A.C. 5:80-26.1 et seq.
 - v. Creating and maintaining a referral list of eligible applicant households living in the housing region, and eligible applicant households with members working in the housing region, where the units are located.
 - vi. Employing a random selection process as provided in the Affirmative Marketing Plan when referring households for certification to affordable units.
- d. Affordability controls.
 - i. Furnishing to attorneys or closing agents forms of deed restrictions and mortgages for the recording at the time of conveyance of title of each restricted unit.
 - ii. Ensuring that the removal of the deed restrictions and cancellation of the mortgage note are effectuated and filed properly with the County Register of Deeds or County Clerk's office after the termination of the affordability controls for each restricted unit in accordance with UHAC.
 - iii. Communicating with lenders and the Municipal Housing Liaison regarding foreclosures.
 - iv. Ensuring the issuance of Continuing Certificates of Occupancy or certifications pursuant to N.J.A.C. 5:80-26.11.
- e. Records retention.
 - i. Creating and maintaining a file on each restricted unit for its control period, including the recorded deed with restrictions, recorded recapture mortgage, and note, as appropriate.
 - ii. Records received, retained, retrieved, or transmitted in furtherance of crediting affordable units of a municipality constitute public records of the municipality as defined by N.J.S.A. 47:3-16, and are legal property of the municipality.
- f. Resales and re-rentals.

- i. Instituting and maintaining an effective means of communicating information between owners and the Administrative Agent regarding the availability of restricted units for resale or re-rental.
 - ii. Instituting and maintaining an effective means of communicating information to very low-, low-, or moderate-income households regarding the availability of restricted units for resale or re-rental.
 - g. Processing requests from unit owners.
 - i. Reviewing and approving requests from owners of restricted units who wish to refinance or take out home equity loans during the term of their ownership to determine that the amount of indebtedness to be incurred will not violate the terms of this ordinance.
 - ii. Reviewing and approving requests to increase sales prices from owners of restricted units who wish to make capital improvements to the units that would affect the selling price, such authorizations to be limited to those improvements resulting in additional bedrooms or bathrooms and the depreciated cost of central air conditioning systems.
 - iii. Notifying the municipality of an owner's intent to sell a restricted unit.
 - iv. Making determinations on requests by owners of restricted units for hardship waivers.
 - h. Enforcement.
 - i. Securing annually from the municipality a list of all affordable ownership units for which property tax bills are mailed to absentee owners, and notifying all such owners that they must either move back to their unit or sell it;
 - ii. Securing from all developers and sponsors of restricted units, at the earliest point of contact in the processing of the project or development, written acknowledgement of the requirement that no restricted unit can be offered, or in any other way committed, to any person, other than a household duly certified to the unit by the Administrative Agent;
 - iii. Sending annual mailings to all owners of affordable dwelling units reminding them of the notices and requirements outlined in N.J.A.C. 5:80-26.19(d)4;
 - iv. Establishing a program for diverting unlawful rent payments to the municipal Affordable Housing Trust Fund; and
 - v. Creating and publishing a written operating manual for each affordable housing program administered by the Administrative Agent setting forth procedures for administering the affordability controls.
 - i. The Administrative Agent(s) shall, as delegated by the municipality, have the authority to take all actions necessary and appropriate to carry out its/their responsibilities, herein.
- U. Responsibilities of The Owner of a development containing affordable units.

1. The owner of all developments containing affordable units subject to this subchapter or the assigned management company thereof shall provide to the administrative agent:
 - a. Site plan, architectural plan, or other plan that identifies the location of each affordable unit, if subject to the site plan approval, settlement agreement, or other applicable document regulating the location of affordable units. The administrative agent shall determine the location of affordable units if not set forth in the site plan approval, settlement agreement, or other applicable document.
 - b. The total number of units in the project and the number of affordable units.
 - c. The breakdown of the affordable units by or identification of affordable unit locations by bedroom count and income level, including street addresses / unit numbers, if subject to the site plan approval, settlement agreement, or other applicable document regulating the breakdown of affordable units. The administrative agent shall determine the bedroom and income distribution if not set forth in the site plan approval, settlement agreement, or other applicable document.
 - d. Floor plans of all affordable units, including complete and accurate identification of all rooms and the dimensions thereof.
 - e. A projected construction schedule.
 - f. The location of any common areas and elevators.
 - g. The name of the person who will be responsible for official contact with the administrative agent for the duration of the project, which must be updated if the contact changes.
2. In addition to A above, the owner of rental developments containing affordable rental units subject to this subchapter or the assigned management company thereof shall:
 - a. Send to all current tenants in all restricted rental units an annual mailing containing a notice as to the maximum permitted rent and a reminder of the requirement that the unit must remain their principal place of residence, which is defined as residing in the unit at least 260 days out of each calendar year, together with the telephone number, mailing address, and email address of the administrative agent to whom complaints of excess rent can be issued.
 - b. Provide to the administrative agent a description of any applicable fees.
 - c. Provide to the administrative agent a description of the types of utilities and which utilities will be included in the rent.
 - d. Agree and ensure that the utility configuration established at the start of the rent-up process not be altered at any time throughout the restricted period.
 - e. Provide to the administrative agent a proposed form of lease for any rental units.
 - f. Ensure that the tenant selection criteria for the applicants for affordable units not be more restrictive than the tenant selection criteria for applicants for non-restricted units.
 - g. Strive to maintain the continued occupancy of the affordable units during the entire restricted period.

3. In addition to A, above, the owner of affordable for-sale developments containing affordable for-sale units subject to this subchapter or the assigned management company thereof shall provide the administrative agent:
 - a. Proposed pricing for all units, including any purchaser options and add-on items.
 - b. Condominium or homeowner association fees and any other applicable fees.
 - c. Estimated real property taxes.
 - d. Sewer, water, trash disposal, and any other utility assessments.
 - e. Flood insurance requirement, if applicable.
 - f. The State-approved planned real estate development public offering statement and/or master deed, where applicable, as well as the full build-out budget.

V. Enforcement of Affordable Housing Regulations

1. Upon the occurrence of a breach of any of the regulations governing the affordable unit by an owner, developer or tenant, the municipality shall have all remedies provided at law or equity, including but not limited to foreclosure, tenant eviction, municipal fines, a requirement for household recertification, acceleration of all sums due under a mortgage, recoupment of any funds from a sale in the violation of the regulations, injunctive relief to prevent further violation of the regulations, entry on the premises, and specific performance.
2. After providing written notice of a violation to an owner, developer or tenant of an affordable unit and advising the owner, developer or tenant of the penalties for such violations, the municipality may take the following action against the owner, developer or tenant for any violation that remains uncured for a period of 60 days after service of the written notice:
 - a. The municipality may file a court action pursuant to N.J.S.A. 2A:58-11 alleging a violation, or violations, of the regulations governing the affordable housing unit. If the owner, developer or tenant is found by the Court to have violated any provision of the regulations governing affordable housing units the owner, developer or tenant shall be subject to one or more of the following penalties, at the discretion of the Court:
 - i. A fine of not more than \$1,000 or imprisonment for a period not to exceed 90 days, or both, unless otherwise specified below, provided that each and every day that the violation continues or exists shall be considered a separate and specific violation of these provisions and not a continuation of the initial offense;
 - ii. In the case of an owner who has rented his or her low- or moderate-income unit in violation of the regulations governing affordable housing units, payment into the Affordable Housing Trust Fund of the gross amount of rent illegally collected;
 - iii. In the case of an owner who has rented his or her affordable unit in violation of the regulations governing affordable housing units, payment of an innocent tenant's reasonable relocation costs, as determined by the Court.
3. The municipality shall have the authority to levy fines against the owner of the development for instances of noncompliance with NJHRC advertising requirements

(N.J.S.A. 52:27D-321.6.e.(2)), following written notice to the owner. The fine for the first offense of noncompliance shall be \$5,000, the fine for the second offense of noncompliance shall be \$10,000, and the fine for each subsequent offense of noncompliance shall be \$15,000.

4. The municipality may file a court action in the Superior Court seeking a judgment, which would result in the termination of the owner's equity or other interest in the unit, in the nature of a mortgage foreclosure. Any judgment shall be enforceable as if the same were a judgment of default of the first purchase money mortgage and shall constitute a lien against the low- or moderate-income unit.
 - a. Such judgment shall be enforceable, at the option of the municipality, by means of an execution sale by the Sheriff, at which time the affordable unit of the violating owner shall be sold at a sale price which is not less than the amount necessary to fully satisfy and pay off any first purchase money mortgage and prior liens and the costs of the enforcement proceedings incurred by the municipality, including attorney's fees. The violating owner shall have the right to possession terminated as well as the title conveyed pursuant to the Sheriff's sale.
 - b. The proceeds of the Sheriff's sale shall first be applied to satisfy the first purchase money mortgage lien and any prior liens upon the low- or moderate-income unit. The excess, if any, shall be applied to reimburse the municipality for any and all costs and expenses incurred in connection with either the court action resulting in the judgment of violation or the Sheriff's sale. In the event that the proceeds from the Sheriff's sale are insufficient to reimburse the municipality in full as aforesaid, the violating owner shall be personally responsible for the full extent of such deficiency, in addition to any and all costs incurred by the municipality in connection with collecting such deficiency. In the event that a surplus remains after satisfying all of the above, such surplus shall be placed in escrow by the municipality for the owner and shall be held in such escrow for a maximum period of two years or until such earlier time as the owner shall make a claim with the municipality for such. Failure of the owner to claim such balance within the two year period shall automatically result in a forfeiture of such balance to the municipality. Any interest accrued or earned on such balance while being held in escrow shall belong to and shall be paid to the municipality, whether such balance shall be paid to the owner or forfeited to the municipality.
 - c. Foreclosure due to violation of the regulations governing affordable housing units shall not extinguish the restrictions of the regulations governing affordable housing units as they apply to the low- and moderate-income unit. Title shall be conveyed to the purchaser at the Sheriff's sale, subject to the restrictions and provisions of the regulations governing the affordable housing unit. The owner determined to be in violation of the provisions of this plan and from whom title and possession were taken by means of the Sheriff's sale shall not be entitled to any right of redemption.
 - d. If there are no bidders at the Sheriff's sale, or if insufficient amounts are bid to satisfy the first purchase money mortgage and any prior liens, the municipality may acquire title to the affordable unit by satisfying the first purchase money mortgage and any prior liens and crediting the violating owner with an amount equal to the difference between the first purchase money mortgage and any prior liens and costs of the

enforcement proceedings, including legal fees and the maximum resale price for which the affordable unit could have been sold under the terms of the regulations governing affordable housing units. This excess shall be treated in the same manner as the excess that would have been realized from an actual sale as previously described.

- e. Failure of the low- or moderate-income unit to be either sold at the Sheriff's sale or acquired by the municipality shall obligate the owner to accept an offer to purchase from any qualified purchaser that may be referred to the owner by the municipality, with such offer to purchase being equal to the maximum resale price of the low- or moderate-income unit as permitted by the regulations governing affordable housing units.
 - f. The affordable unit owner shall remain fully obligated, responsible and liable for complying with the terms and restrictions of governing affordable housing units until such time as title is conveyed from the owner.
5. It is the responsibility of the municipal housing liaison and the administrative agent(s) to ensure that affordable housing units are administered properly. All affordable units must be occupied within a reasonable amount of time and be re-leased within a reasonable amount of time upon the vacating of the unit by a tenant. If an administrative agent or municipal housing liaison becomes aware of or suspects that a developer, landlord, or property manager has not complied with these regulations, it shall report this activity to the Division. The Division must notify the developer, landlord, or property manager, in writing, of any violation of these regulations and provide a 30-day cure period. If, after the 30-day cure period, the developer, landlord, or property manager remains in violation of any terms of this subchapter, including by keeping a unit vacant, the developer, landlord, or property manager may be fined up to the amount required to construct a comparable affordable unit of the same size and the deed-restricted control period will be extended for the length of the time the unit was out of compliance, in addition to the remedies provided for in this section. For the purposes of this subsection, a reasonable amount of time shall presumptively be 60 days, unless a longer period of time is required due to demonstrable market conditions and/or failure of the municipal housing liaison or the administrative agent to refer a certified tenant.
6. Banks and other lending institutions are prohibited from issuing any loan secured by owner occupied real property subject to the affordability controls set forth in this subchapter if such loan would be in excess of amounts permitted by the restriction documents recorded in the deed or mortgage book in the county in which the property is located. Any loan issued in violation of this subsection is void as against public policy.
7. The Agency and the Department hereby reserve, for themselves and for each administrative agent appointed pursuant to this subchapter, all of the rights and remedies available at law and in equity for the enforcement of this subchapter, including, but not limited to, fines, evictions, and foreclosures as approved by a county-level housing judge.
8. Appeals
- a. Appeals from all decisions of an administrative agent appointed pursuant to this subchapter must be filed, in writing, with the municipal housing liaison. A decision by the municipal housing liaison may be appealed to the Division. A written decision of

the Division Director upholding, modifying, or reversing an administrative agent's decision is a final administrative action.

W. Development Fees.

1. Purpose

- a. This section establishes standards for the collection, maintenance, and expenditure of development fees that are consistent with the amended Fair Housing Act (P.L.2024, c.2), N.J.A.C. 5:99, and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7). Fees collected pursuant to this Ordinance shall be used for the sole purpose of providing very low-, low- and moderate-income housing in accordance with a Court-approved Spending Plan.

2. Basic Requirements

- a. The municipality previously adopted a development fee ordinance, which established the Municipal Affordable Housing Trust Fund.
- b. The municipality shall not spend development fees until the court has approved a plan for spending such fees.

3. Residential Development Fees

a. Imposed fees

- i. Residential developers, except for developers of the types of development specifically exempted below, shall pay a fee of 1.5% of the equalized assessed value for residential development, provided no increased density is permitted. Development fees shall also be imposed and collected when an additional dwelling unit is added to an existing residential structure; in such cases, the fee shall be calculated based on the increase in the equalized assessed value of the property due to the additional dwelling unit.
- ii. When an increase in residential density is permitted pursuant to a "d" variance granted under N.J.S.A. 40:55D-70d(5), developers shall be required to pay a "bonus" development fee of 6.0% of the equalized assessed value for each additional unit that may be realized, except that this provision shall not be applicable to a development that will include affordable housing. If the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.

Example: If an approval allows four units to be constructed on a site that was zoned for two units, the fees could equal 1.5% of the equalized assessed value on the first two units; and the specified higher percentage of 6% of the equalized assessed value for the two additional units, provided zoning on the site has not changed during the two-year period preceding the filing of such a variance application.

b. Eligible exactions, ineligible exactions and exemptions for residential development

- i. Affordable housing developments, developments where the developer is providing for the construction of affordable units elsewhere in the municipality, and

developments where the developer has made an eligible payment in lieu of on-site construction of affordable units, if permitted by ordinance, or by agreement with the municipality and if approved by a municipality prior to the statutory elimination of payments in-lieu on March 20, 2024 per P.L.2024, c.2, shall be exempt from development fees.

- ii. Developments that have received preliminary or final site plan approval prior to the adoption of this ordinance and any preceding ordinance permitting the collection of development fees shall be exempt from the payment of development fees, unless the developer seeks a substantial change in the original approval. Where a site plan approval does not apply, the issuance of a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for the purpose of determining the right to an exemption. In all cases, the applicable fee percentage shall be determined based upon the development fee ordinance in effect on the date that the construction permit is issued.
 - iii. Development fees shall be imposed and collected when an existing structure undergoes a change to a more intense use, is demolished and replaced, or is expanded, if the expansion is not otherwise exempt from the development fee requirement. The development fee shall be calculated on the increase in the equalized assessed value of the improved structure.
 - iv. No development fee shall be collected for the demolition and replacement of a residential building resulting from a fire or natural disaster.
4. Non-Residential Development Fees
- a. Imposition of fees
 - i. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to 2.5% of the equalized assessed value of the land and improvements, for all new non-residential construction on an unimproved lot or lots.
 - ii. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to 2.5% of the increase in equalized assessed value resulting from any additions to existing structures to be used for non-residential purposes.
 - iii. Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of 2.5% shall be calculated on the difference between the equalized assessed value of the pre-existing land and improvements and the equalized assessed value of the newly improved structure; i.e., land and improvements; and such calculation shall be made at the time a final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the non-residential development fee shall be zero.
 - b. Eligible exactions, ineligible exactions and exemptions for non-residential development

- i. The non-residential portion of a mixed-use inclusionary or market-rate development shall be subject to a 2.5% development fee, unless otherwise exempted below.
- ii. The 2.5% fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.
- c. Non-residential developments shall be exempt from the payment of non-residential development fees in accordance with the exemptions required pursuant to the Statewide Non-Residential Development Fee Act (N.J.S.A. 40:55D-8.1 through 8.7), as specified in Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption." Any exemption claimed by a developer shall be substantiated by that developer.
- d. A developer of a non-residential development exempted from the non-residential development fee pursuant to the Statewide Non-Residential Development Fee Act shall be subject to the fee at such time as the basis for the exemption no longer applies, and shall make the payment of the non-residential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the non-residential development, whichever is later.
- e. If a property that was exempted from the collection of a non-residential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within 45 days of the termination of the property tax exemption. Unpaid non-residential development fees under these circumstances may be enforceable by the municipality as a lien against the real property of the owner.

5. Collection Procedures

- a. Upon the granting of a preliminary, final or other applicable approval for a development, the applicable approving authority shall direct its staff to notify the construction official responsible for the issuance of a building permit.
- b. For non-residential developments only, the developer shall also be provided with a copy of Form N-RDF, "State of New Jersey Non-Residential Development Certification/Exemption," to be completed by the developer as per the instructions provided in the Form N-RDF. The construction official shall verify the information submitted by the non-residential developer as per the instructions provided on Form N-RDF. The tax assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.
- c. The construction official responsible for the issuance of a building permit shall notify the tax assessor of the issuance of the first construction permit for a development that is subject to a development fee.
- d. Within 90 days of receipt of that notice, the tax assessor shall provide an estimate, based on the plans filed, of the equalized assessed value of the development.

- e. The construction official responsible for the issuance of a final certificate of occupancy shall notify the tax assessor of any and all requests for the scheduling of a final inspection on property that is subject to a development fee.
 - f. Within 10 business days of a request for the scheduling of a final inspection, the tax assessor shall confirm or modify the previously estimated equalized assessed value of the improvements associated with the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.
 - g. Should the municipality fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in Subsection b. of section 37 of P.L.2008, c.46 (N.J.S.A. 40:55D-8.6).
 - h. Fifty percent (50%) of the development fee shall be collected at the time of issuance of the construction permit. The remaining portion shall be collected at the time of issuance of the certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at the time of issuance of the construction permit and that determined at the time of issuance of certificate of occupancy.
6. Appeal of development fees
- a. A developer may challenge residential development fees imposed by filing a challenge with the County Board of Taxation. Pending a review and determination by that board, collected fees shall be placed in an interest-bearing escrow account by the municipality. Appeals from a determination of the board may be made to the Tax Court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.
 - b. A developer may challenge non-residential development fees imposed by filing a challenge with the director of the Division of Taxation. Pending a review and determination by the director, which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest-bearing escrow account by the municipality. Appeals from a determination of the director may be made to the Tax Court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.
7. Affordable Housing Trust Fund
- a. A separate, interest-bearing Municipal Affordable Housing Trust Fund shall be maintained by the chief financial officer of the municipality for the purpose of depositing development fees collected from residential and non-residential developers and proceeds from the sale of units with extinguished controls.
 - b. The following additional funds shall be deposited in the Municipal Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:
 - i. Payments in lieu of on-site construction of an affordable unit, where previously permitted by ordinance or by agreement with the municipality and if approved by

a municipality prior to the statutory elimination of payments in-lieu on March 20, 2024 per P.L.2024, c.2;

- ii. Funds contributed by developers to make 10% of the adaptable entrances in a townhouse or other multistory attached dwelling unit development accessible;
 - iii. Rental income from municipally operated units;
 - iv. Repayments from affordable housing program loans;
 - v. Recapture funds;
 - vi. Proceeds from the sale of affordable units; and
 - vii. Any other funds collected in connection with the municipal affordable housing program including but not limited to interest earned on fund deposits.
- c. The municipality shall provide the Division with written authorization, in the form of a tri-party escrow agreement(s) between the municipality, the Division and the financial institution in which the municipal affordable housing trust fund has been established to permit the Division to direct the disbursement of the funds as provided for in N.J.A.C. 5:99-2.1 et seq.
- d. Occurrence of any of the following deficiencies may result in the Division requiring the forfeiture of all or a portion of the funds in the municipal Affordable Housing Trust Fund:
- i. Failure to meet deadlines for information required by the Division in its review of a development fee ordinance;
 - ii. Failure to commit or expend development fees within four years of the date of collection in accordance with N.J.A.C. 5:99-5.5;
 - iii. Failure to comply with the requirements of the Non-Residential Development Fee Act and N.J.A.C. 5:99-3;
 - iv. Failure to submit accurate monitoring reports pursuant to this subchapter within the time limits imposed by the Act, this chapter, and/or the Division;
 - v. Expenditure of funds on activities not approved by the Superior Court or otherwise permitted by law;
 - vi. Revocation of compliance certification or a judgment of compliance and repose;
 - vii. Failure of a municipal housing liaison or administrative agent to comply with the requirements set forth at N.J.A.C. 5:99-6, 7, and 8;
 - viii. Other good cause demonstrating that municipal affordable housing funds are not being used for an approved purpose.
- e. All interest accrued in the housing trust fund shall only be used on eligible affordable housing purposes approved by the Court.
8. Use of Funds
- a. The expenditure of all funds shall conform to a Spending Plan approved by Superior Court. Funds deposited in the municipal Affordable Housing Trust Fund may be used

for any activity approved by the Court to address the fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to: preservation or purchase of housing for the purpose of maintaining or implementing affordability controls; housing rehabilitation; new construction of affordable housing units and related costs; accessory apartments; a market-to-affordable program; conversion of existing non-residential buildings to create new affordable units; green building strategies designed to be cost-saving and in accordance with accepted national or state standards; purchase of land for affordable housing; improvement of land to be used for affordable housing; extensions or improvements of roads and infrastructure to affordable housing sites; financial assistance designed to increase affordability; administration necessary for implementation of the Housing Element and Fair Share Plan; and/or any other activity permitted by Superior Court and specified in the approved Spending Plan.

- b. Funds shall not be expended to reimburse the municipality or activities that occurred prior to the authorization of a municipality to collect development fees.
- c. At least a portion of all development fees collected and interest earned shall be used to provide affordability assistance to very low-, low- and moderate-income households in affordable units included in the municipal Fair Share Plan. A portion of the development fees which provide affordability assistance shall be used to provide affordability assistance to very low-income households.
 - i. Affordability assistance programs may include down payment assistance, security deposit assistance, low-interest loans, rental assistance, assistance with homeowners association or condominium fees and special assessments, infrastructure assistance, and assistance with emergency repairs. The specific programs to be used for affordability assistance shall be identified and described within the Spending Plan.
 - ii. Affordability assistance for very low income households may include producing very low-income units or buying down the cost of low- or moderate-income units in the municipal Fair Share Plan to make them affordable to households earning 30% or less of median income.
- d. No more than 20% of all affordable housing trust funds, exclusive of those collected to fund an RCA prior to July 17, 2008, shall be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultants' fees necessary to develop or implement a new construction program, prepare and implement a Housing Element and Fair Share Plan, administer an Affirmative Marketing Program and for compliance with the Superior Court and the Program including the costs to the municipality of resolving a challenge.

9. Monitoring

- a. On or before February 15 of each year, the municipality shall provide annual electronic data reporting of trust fund activity for the previous year from January 1st to December 31st through the AHMS Reporting System. This reporting shall include an accounting of all Municipal Affordable Housing Trust Fund activity, including the sources and amounts of all funds collected and the amounts and purposes for which any funds have

been expended. Such reporting shall include an accounting of development fees collected from residential and non-residential developers, previously eligible payments in lieu of constructing affordable units on site (if permitted by ordinance or by agreement with the municipality prior to the March 20, 2024 statutory elimination per P.L. 2024, c.4), funds from the sale of units with extinguished controls, barrier-free escrow funds, rental income from municipally-owned affordable housing units, repayments from affordable housing program loans, interest and any other funds collected in connection with municipal housing programs, as well as an accounting of the expenditures of revenues and implementation of the Spending Plan approved by the Court.

10. Ongoing Collection of Fees

- a. The ability to impose, collect and expend development fees shall continue so long as the municipality retains authorization from the Court in the form of Compliance Certification or the good faith effort to obtain it.
- b. If the municipality fails to renew its ability to impose and collect development fees prior to the expiration of its Judgment of Compliance, it may be subject to forfeiture of any or all funds remaining within its Affordable Housing Trust Fund. Any funds so forfeited shall be deposited into the New Jersey Affordable Housing Trust Fund established pursuant to section 20 of P.L.1985, c.222 (C. 52:27D-320).

11. Emergent Affordable Housing Opportunities. Requests to expend affordable housing trust funds on emergent affordable housing opportunities not included in the municipal fair share plan shall be made to the Division and shall be in the form of a governing body resolution. Any request shall be consistent with N.J.A.C. 5:99-4.1.

Section 3: All ordinances or code provisions or parts thereof inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 4: In the event of any inconsistency between the provisions of this Ordinance and the Uniform Housing Affordability Controls (UHAC, N.J.A.C. 5:80-26.1 et seq.), as may be amended and supplemented, UHAC shall govern and preempt the provisions of this Ordinance to the extent of such inconsistency.

Section 5: All sections of Chapter 233 not amended by this Ordinance shall remain in full force and effect.

Section 6: If any section, subsection, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid by any court or competent jurisdiction, such decision shall not affect the remaining portion of this ordinance.

Section 7: The amendments set forth herein shall take effect immediately upon passage and publication, as required by law.

ATTEST

BOROUGH OF NORWOOD

Jordan Padovano, Borough Clerk

James Barsa, Mayor

BOROUGH OF NORWOOD

Resolution #2026:63

A RESOLUTION OF NORWOOD ADOPTING THE BERGEN COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN

WHEREAS the Norwood Council recognizes the threat that natural hazards pose to people and property within Norwood; and

WHEREAS the County of Bergen has prepared a multi-hazard mitigation plan, hereby known as Bergen County Multi-Jurisdictional Hazard Mitigation Plan 2026, in accordance with federal and state laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and New Jersey P.L. 2023, CHAPTER 313 approved January 16, 2024.

WHEREAS the Bergen County Multi-Jurisdictional Hazard Mitigation Plan 2026, identifies current and future natural hazard risks, and assesses the vulnerability of facilities, infrastructure, and populations, and defines mitigation goals and actions to reduce or eliminate long term risk to people and property in Norwood from the impacts of future natural hazards and disasters; and

WHEREAS adoption by the Norwood Council demonstrates its commitment to hazard mitigation and achieving the goals outlined in the Bergen County Multi-Jurisdictional Hazard Mitigation Plan 2026.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF NORWOOD, NJ THAT:

Section 1. The Norwood Council adopts the Bergen County Multi-Jurisdictional Hazard Mitigation Plan 2026. While content related to Norwood may require revisions to meet the plan approval requirements, changes occurring after adoption will not require Norwood to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Ascolese						
Brizzolara						
DeBiasa						
Foschino						
Hausmann						
Kim						

CERTIFICATION

I, Jordan Padovano, Borough Clerk of the Borough of Norwood, County of Bergen, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the Mayor and Council at their meeting held on February 25, 2026.

Borough Clerk

BOROUGH OF NORWOOD

Resolution #2026:64

**A RESOLUTION AUTHORIZING PAYMENT FOR THE 2025 STIPEND PROGRAM FOR THE
NORWOOD FIRE COMPANY NO. 1**

WHEREAS, the Borough of Norwood provides stipends for Active Members of the Norwood Fire Department for services rendered beginning July 1, 2025, through December 31, 2025; and

WHEREAS, the Mayor and Council has recommended the stipend program to encourage recruitment, retention, and participation of firefighters for the Borough of Norwood.

NOW, THEREFOR, BE IT RESOLVED by the Mayor and Council of the Borough of Norwood, County of Bergen, and the State of New Jersey as follows:

STIPEND PROGRAM

- a. For members to receive the stipend, the member must have attended a minimum of 50% of fire calls by the end of December during the year and a minimum of 50% of calls by November of that same year
- b. The following individuals are qualified members for the 2025 stipend program. Three members have met the qualifications of the stipend program and are to be paid \$3,333.00 each:

- Michael Congiusti
 - Richard Hess
 - Nicholas Varni

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Ascolese						
Brizzolara						
DeBiasa						
Foschino						
Hausmann						
Kim						

CERTIFICATION

I, Jordan Padovano, Borough Clerk of the Borough of Norwood, County of Bergen, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the Mayor and Council at their meeting held on February 25, 2026.

Borough Clerk

BOROUGH OF NORWOOD

RESOLUTION AUTHORIZING PAYMENT OF BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD THROUGH FEBRUARY 25, 2026 IN THE TOTAL AMOUNT OF \$477,267.31.

WHEREAS, certain bills which are contained on the bills list which is annexed hereto and incorporated herein have been submitted to the Borough of Norwood for payment, and

WHEREAS, pursuant to N.J.S.A. 40A:5:16, it has been certified to the governing body that the goods or services for which said bills were submitted have been received by or rendered to the Borough of Norwood and;

WHEREAS, the Chief Financial Officer of the Borough of Norwood has certified to the governing body that there are funds legally appropriated and available in the budget for the payment of said bills and that the said payment will not result in the disbursement of public monies or in the encumbering of same in excess of the appropriation for said purpose;

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Norwood that it hereby authorizes the Chief Financial Officer and the Clerk to sign checks in payment of the bills set forth in the annexed schedule.

#

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Ascolese						
Brizzolara						
DeBiasa						
Foschino						
Hausmann						
Kim						

CERTIFICATION

I, Jordan Padovano, Borough Clerk of the Borough of Norwood, County of Bergen, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the Mayor & Council at their meeting held on February 25, 2026.

Borough Clerk

BOROUGH OF NORWOOD

RESOLUTION AUTHORIZING PAYMENT OF BILLS AND THE ISSUANCE OF CHECKS FOR THE PERIOD THROUGH FEBRUARY 25, 2026 IN THE TOTAL AMOUNT OF \$477,267.31.

WHEREAS, certain bills which are contained on the bills list which is annexed hereto and incorporated herein have been submitted to the Borough of Norwood for payment, and

WHEREAS, pursuant to N.J.S.A. 40A:5:16, it has been certified to the governing body that the goods or services for which said bills were submitted have been received by or rendered to the Borough of Norwood and;

WHEREAS, the Chief Financial Officer of the Borough of Norwood has certified to the governing body that there are funds legally appropriated and available in the budget for the payment of said bills and that the said payment will not result in the disbursement of public monies or in the encumbering of same in excess of the appropriation for said purpose;

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Norwood that it hereby authorizes the Chief Financial Officer and the Clerk to sign checks in payment of the bills set forth in the annexed schedule.

#

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Ascolese						
Brizzolara						
DeBiasa						
Foschino						
Hausmann						
Kim						

CERTIFICATION

I, Jordan Padovano, Borough Clerk of the Borough of Norwood, County of Bergen, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the Mayor & Council at their meeting held on February 25, 2026.

Borough Clerk

February 20, 2026
10:16 AM

BOROUGH OF NORWOOD
Purchase Order Listing By Budget Account

Page No: 1

P.O. Type: All Print Alpha, Revenue, & G/L Accounts: Y Open: N Void: N Paid: Y
Format: Condensed Range: 5-First to 6-zz-zz-zzzz-zzz Bid: Y State: Y Other: Y Exempt: Y
Rcvd Batch Id Range: First to Last Received Date Range: 02/07/26 to 02/20/26 Include Non-Budgeted: Y
Vendors: All
Dept Page Break: No Subtotal CAFR: No Subtotal Dept: No

Budget Account	Description	P.O. Id	P.O. Description	Amount	Void Amount	PO Type
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Fund: Current Fund Appropriations

5-01-20-0135-228	Other Professional Services					
WIELK005 WIELKOTZ & COMPANY LLC	26-00207 2025 UNADUIT FIN & DEBT STMENT	6,950.00		0.00		
5-01-25-0260-230	Materials And Supplies					
4ACOM005 4A COMMUNICATION SOLUTIONS INC	25-02081 MOTOROLA APX7500 VHF/7-800MHZ	795.00		0.00		
VERAL005 V.E. RALPH & SON, INC.	25-02083 INV #488972 9/29/25 EXTRICATOR	46.40		0.00		
GPGEN005 GPG ENTERPRISES	25-02153 INV #251226A 12/26/25 AED	2,000.00		0.00		
		2,841.40				
5-01-25-0260-232	Uniforms					
MTEMB005 MT EMBROIDERY & PROMOTIONS, LL	25-02118 INV #17862 12/11/2025	985.50		0.00		
5-01-26-0290-220	Contractual Services					
NEWY0015 NEW YORK STATE THRUWAY	26-00258 VIOLATION NO. T117334933252	55.00		0.00		
5-01-26-0310-230	Materials & Supplies					
WBMA005 W.B. MASON CO., INC.	25-02190 HON MOD L-STATION DESK	948.99		0.00		
5-01-26-0315-221	Streets & Roads					
CLOST010 CLOSTER CAR WASH	26-00166 INV #11800 11/30/2025	100.00		0.00		
5-01-27-0330-221	Legal Advertising					
GANNE005 GANNETT NEW YORK-NEW JERSEY LO	26-00255 ORDER #11913886 12/29/2025	22.00		0.00		
	Fund Total: Current Fund Appropriations	11,902.89				
	Year Total:	11,902.89				

Fund: Current Fund Appropriations

6-01-20-0100-220	Contractural					
GCSIM005 GCS IMAGING LEASING A PROGRAM	26-00237 INV #595778623 03/01/2026	257.36		0.00		
AACOM005 AACOM, INC	26-00270 INV #23756 02/15/2026	423.00		0.00		
		680.36				
6-01-20-0100-229	Other Contractual Items					
VALLE010 VALLEY PHYSICIAN SERVICES PC	26-00231 2026 Q1 DOT TESTING	166.50		0.00		
6-01-20-0120-221	Legal Advertising					
USATO010 USA TODAY MEDIA CORP.	26-00252 ORDER #12044981 02/04/2026	124.16		0.00		
6-01-20-0120-229	Other Contractual Items					
DEWET005 DEWET LTD. LIABILITY COMPANY	26-00198 INV #62641 2/2/2026	60.00		0.00		

February 20, 2026
10:16 AM

BOROUGH OF NORWOOD
Purchase Order Listing By Budget Account

Page No: 2

Budget Account Vendor	Description	P.O. Id	P.O. Description	Amount	Void Amount	PO Type
6-01-20-0130-236 WBMA005 W.B. MASON CO., INC.	Office Supplies	26-00140	INV #259806863 02/03/2026	165.64	0.00	
6-01-20-0140-220 GREAT010 GREAT AMERICAN FINANCIAL SERVI	Contractual Services	26-00233	INV #41248929 02/09/2026	189.00	0.00	
6-01-20-0155-220 ANDR0010 ARCHER & GREINER, PC	Contractual Services	26-00228	INVOICE DATE: 02/03/26	82.00	0.00	
6-01-20-0165-220 NEGLI005 NEGLIA ENGINEERING INC	Contractual	26-00268	NORWADM26.001 GEN ENGINEERING	1,950.00	0.00	B
6-01-23-0210-201 VICFA005 VIC FADINI	Wk.Comp Fire/Library	26-00131	FIRE/AMBULANCE 2/4/26 - 2/4/27	4,145.00	0.00	
6-01-23-0210-300 ALLA0020 ALLAN BRITWAY ELECTRICAL CONT	JIF DEDUCTIBLES	26-00093	MVA BROADWAY & TAPPAN RD	17,114.74	0.00	
6-01-23-0220-292 SNJHE005 SNJ HEALTH BENEFITS PROGRAM	Medical Insurance	26-00200	2026 FEB HEALTH	87,174.28	0.00	
DIVIS015 DIVISION OF PENSIONS & BENEFIT		26-00254	CLAIM EXPERIENCE REPORT	2,000.00	0.00	
MATTH010 MATTHEW ROONEY		26-00272	2026 EYEWEAR ALLOWANCE	72.93	0.00	
				89,247.21		
6-01-23-0220-293 TOMSC005 THOMAS SCHOPPE	Medical-Inactive Empl	26-00229	2026 FEB HEALTH BENEFITS	4,356.32	0.00	
6-01-23-0220-299 GUARD005 GUARDIAN	Dental	26-00280	CURRENT PREMIUM 3/1 - 3/31/26	4,834.05	0.00	
6-01-25-0240-230 WBMA005 W.B. MASON CO., INC.	Materials & Supplies	26-00247	INV #260040911 2/12/26	171.07	0.00	
6-01-25-0240-238 BOROU005 BOROUGH OF CLOSTER	Other Contractual Items	26-00133	2026 SHARE SRVCS FIREARM TRAIN	5,100.00	0.00	
TRANS010 TRANS UNION RISK & ALTERNATIVE		26-00192	JAN ONLINE INVESTIGATIVE SRV	118.20	0.00	
CANO0010 CANON FINANCIAL SERVICES, INC.		26-00248	INV #42657634 02/09/2026	238.86	0.00	
VERIZ010 VERIZON		26-00277	BILL DATE: FEB 9, 2026	63.44	0.00	
CABLE005 OPTIMUM		26-00281	CABLE BOX 2/16/26 - 3/2/26	10.41	0.00	
				5,530.91		
6-01-25-0256-230 ARIST005 ARISTA TROPHIES & AWARDS	Materials & Supplies	26-00194	NAME TAGS & CLIPS W/RINGS	489.45	0.00	
6-01-25-0265-273 VEOLI020 VEOLIA WATER NEW JERSEY	Fire Hydrants Charges	26-00236	377 HIGH ST 1/31 - 2/28/26	10,020.05	0.00	
6-01-26-0290-220 PLESC005 PLESCIA ROOFING INC	Contractual Services	26-00213	RENT 1 LOADER FOR SNOW REMOVAL	3,000.00	0.00	
AGLWE005 AGL WELDING INC		26-00220	INV #0010199066 01/31/2026	142.54	0.00	
NEGLI005 NEGLIA ENGINEERING INC		26-00269	NORWADM26.002 CPWM SERVICES	3,500.00	0.00	B
				6,642.54		

Budget Account Vendor	Description	P.O. Id	P.O. Description	Amount	Void Amount	PO Type
6-01-26-0290-226	Maintenance Of Equipment					
JESCO005 JESCO INC		26-00161	INV #033171 1/28/26	452.17	0.00	
TRAFF005 TRAFFIC SAFETY & EQUIPMENT CO		26-00167	INV #249438 1/21/26 PLOW BOLTS	50.00	0.00	
DURIE005 DURIE LAWN MOWER & EQUIPMENT		26-00196	INV #H013694 1/30/26 BATTERY	114.95	0.00	
BORO0095 BOROUGH OF OLD TAPPAN		26-00241	INV #5415 1/23/26 TRUCK #380	315.50	0.00	
AGLWE005 AGL WELDING INC		26-00263	INV #0002277787 02/13/26	50.30	0.00	
				982.92		
6-01-26-0290-230	Materials & Supplies					
ATLA0010 ATLANTIC SALT, INC.		26-00121	INV108295 1/28/26 ROAD SALT	6,170.89	0.00	
REEDS005 REED SYSTEMS, LTD.		26-00122	ENVIROBRINE LIQUID CALCIUM	4,354.90	0.00	
HOME0010 HOMETOWN HARDWARE		26-00251	TRANS #44665 02/06/2026	479.88	0.00	
				11,005.67		
6-01-26-0290-232	Clothing And Uniforms					
RUGGE005 RUGGED OUTFITTERS		26-00249	#9-2157 2/10/26 R. TRACY	99.99	0.00	
RUGGE005 RUGGED OUTFITTERS		26-00261	#7-1965 2/12/26 SAFFIOTI	400.93	0.00	
				500.92		
6-01-26-0290-240	Personnel Expenses & Training					
TRIST015 TRI-STATE SAFETY SOLUTIONS, LL		26-00126	CHAINSAW SAFETY TRAINING COURS	995.00	0.00	
MATHI005 MATHIEU PAYRAUDEAU		26-00240	RUTGERS CLASS 2/11 & 2/12	295.00	0.00	
MATHI005 MATHIEU PAYRAUDEAU		26-00260	RUTGERS CLASSES	440.00	0.00	
NJLAB005 NJ LABOR LAW POSTER SERVICE		26-00271	2026 STATE & FEDERAL POSTERS	109.50	0.00	
				1,839.50		
6-01-26-0310-220	Contractual Services					
IMCLE005 I-M CLEANING, INC.		26-00223	2026 JANITORIAL SERVICES	1,896.00	0.00	B
REDIC005 REDICARE LLC		26-00285	INV #4202998 02-18-2026	168.00	0.00	
				2,064.00		
6-01-26-0310-238	General Hardware					
HOME0010 HOMETOWN HARDWARE		26-00250	TRANS #44821 02/05/2026	30.98	0.00	
6-01-26-0315-220	Police					
CLOST010 CLOSTER CAR WASH		26-00139	INV #11806 12/31/2025	124.56	0.00	
6-01-26-0315-221	Streets & Roads					
MICH0055 MICHAEL CONGIUSTI		26-00274	TITLE & RGSTR (2) FORD F-750	120.00	0.00	
6-01-26-0315-222	Volunteer Fire					
BORO0095 BOROUGH OF OLD TAPPAN		26-00244	INV #1443 1/16/26 CHIEF'S CAR	446.50	0.00	
6-01-27-0330-221	Legal Advertising					
NJADV005 NJ ADVANCE MEDIA		26-00284	ORDER #0011060070 & 0011062463	111.37	0.00	
6-01-31-0440-000	Telephone					
VERIZ040 VERIZON		26-00234	BILL DATE: JAN 28, 2026	57.22	0.00	
VERIZ045 VERIZON		26-00235	FIOS INTERNET 2/3 - 3/2	149.00	0.00	
CABL0010 OPTIMUM		26-00242	INTERNET 02/08/26 - 03/07/26	172.95	0.00	
OPTIM010 OPTIMUM		26-00243	INTERNET 02/08/26 - 03/07/26	15.00	0.00	
VERI0015 VERIZON		26-00245	FIOS INTERNET 2/4 - 3/3	416.47	0.00	

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BOROUGH OF NORWOOD
Purchase Order Listing By Budget Account

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Budget Account Vendor	Description	P.O. Id	P.O. Description	Amount	Void Amount	PO Type
6-01-31-0440-000	Telephone		Continued			
VERIZ020 VERIZON WIRELESS		26-00246	MONTHLY CHARGES JAN 2 - FEB 1	390.14	0.00	
				<u>1,200.78</u>		
6-01-31-0445-000	Water					
VEOLI030 VEOLIA WATER NEW JERSEY		26-00226	453 BDWY FIRE HYDT 1/1 - 1/29	287.46	0.00	
VEOLI050 VEOLIA WATER NEW JERSEY		26-00227	453 BROADWAY 1/2 - 1/30/26	417.25	0.00	
VEOLI055 VEOLIA WATER NEW JERSEY		26-00230	455 BROADWAY 1/2 - 1/30/26	62.48	0.00	
				<u>767.19</u>		
6-01-31-0446-000	Natural Gas					
PSEGC005 PSE&G CO.		26-00282	NORWOOD DPW 1/13 -2/11/26	5,109.94	0.00	
PSEGC005 PSE&G CO.		26-00286	NORWOOD BORO 1/13 - 2/11/13	2,215.18	0.00	
PSEGC005 PSE&G CO.		26-00287	FIRE CO 1 1/13 - 2/11/26	3,924.17	0.00	
PSEGC005 PSE&G CO.		26-00288	VOLUN AMB CORP 1/13 - 2/11/26	1,025.95	0.00	
				<u>12,275.24</u>		
6-01-31-0460-000	Gasoline					
RACHL005 RACHLES/MICHELE'S OIL CO.		26-00256	INV #447579 01/22/26	1,203.13	0.00	
RACHL005 RACHLES/MICHELE'S OIL CO.		26-00257	INV #447918 01/21/26	716.82	0.00	
				<u>1,919.95</u>		
6-01-42-0491-200	Shared Service - Haworth Court Admin					
BOROU035 BOROUGH OF HAWORTH		26-00224	MUNI COURT SHARED SRVC AGREEME	5,214.20	0.00	
6-01-55-1060-000	REFUND CY TAX OVERPAYMENT					
BOGYU005 BOGYUN KIM		26-00253	BLOCK 97 LOT 23 REFUND TAX O/P	4,751.00	0.00	
	Fund Total: Current Fund Appropriations			189,323.78		
	Year Total:			189,323.78		
Fund:	General Capital					
C-04-55-1711-006	ORD 17:11 BROAD ST BRIDGE/BOROUGH ROOF					
NEGLI005 NEGLIA ENGINEERING INC		24-01790	NORWMUN24.015 BROAD ST BRIDGE	4,037.50	0.00	B
C-04-55-2204-090	I. INFRASTRUCTURE IMPROVEMENTS					
NEGLI005 NEGLIA ENGINEERING INC		23-01232	NORWMUN23.014 INFRASTRUCT IMPR	5,101.97	0.00	B
C-04-55-2508-100	DPW - 2 DUMP TRUCKS WITH EQUIPMENT					
SCHUL005 SCHULTZ FORD LINCOLN, INC.		25-01682	(2) FORD F-750 TRUCKS	191,646.00	0.00	
C-04-55-2508-300	FIRE - VARIOUS GEAR, TOOLS & EQUIPMENT					
FIRE0025 FIREFIGHTER ONE LLC		25-02059	FIRE HOSE FOR NEW TRUCK	64,218.35	0.00	
C-04-55-2508-401	RESURFACING SUMMIT STREET					
NEGLI005 NEGLIA ENGINEERING INC		25-01414	NORWMUN25.014 SUMMIT ST RDWAY	1,477.50	0.00	B
C-04-55-2508-500	RESURFACING MILLS AVENUE					
NEGLI005 NEGLIA ENGINEERING INC		26-00138	NORWMUN26.011 MILLS AVE ROADWY	4,557.05	0.00	B
	Fund Total: General Capital			271,038.37		
	Year Total:			271,038.37		

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BOROUGH OF NORWOOD
Purchase Order Listing By Budget Account

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Budget Account Vendor	Description	P.O. Id	P.O. Description	Amount	Void Amount	PO Type
T-16-00-2860-000 NEGLI005 NEGLIA ENGINEERING INC	Reserve Affordable Housing	25-01415	NORWMUN23.013 AFFORDAB HOUSING	5,002.27	0.00	B
	Fund Total:			5,002.27		
	Year Total:			5,002.27		
Total Charged Lines: 129	Total List Amount:	477,267.31	Total Void Amount:	0.00		

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
Current Fund Appropriations	5-01	11,902.89	0.00	0.00	11,902.89
Current Fund Appropriations	6-01	189,323.78	0.00	0.00	189,323.78
General Capital	C-04	271,038.37	0.00	0.00	271,038.37
	T-16	5,002.27	0.00	0.00	5,002.27
Total of All Funds:		<u>477,267.31</u>	<u>0.00</u>	<u>0.00</u>	<u>477,267.31</u>

BOROUGH OF NORWOOD

Resolution #2026-66

**APPROVING MEMBER APPOINTMENT TO NORWOOD FIRE CO. NO. 1
ROCCO VARNI**

BE IT RESOLVED that the appointment of Rocco Varni of 194 High Street Apt 2 Northvale, New Jersey as a Fireman for Norwood Fire Co. No. 1, is hereby approved by the Mayor and Council.

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Ascolese						
Brizzolara						
DeBiasa						
Foschino						
Hausmann						
Kim						

CERTIFICATION

I, Jordan Padovano, Borough Clerk of the Borough of Norwood, County of Bergen, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the Mayor and Council at their meeting held on February 25, 2026

Borough Clerk

BOROUGH OF NORWOOD

Resolution #2026-67

RESOLUTION AUTHORIZING REQUESTS FOR PROPOSALS

WHEREAS, there exists in the Borough of Norwood a need for Professional Engineering Services for Preliminary Engineering for Borough's Broad Street Bridge Replacement Project (federally funded), and

WHEREAS, such professional services involve qualified services and knowledge that specifications cannot reasonably be formulated, and public bidding is not feasible; and

WHEREAS, N.J.S.A:11-5(1) (a) of the Local Public Contracts Law exempts professional services from public bidding; and

WHEREAS, it has been determined that it is in the best interest of the Borough that said aforementioned professionals should be appointed under a fair and open process, pursuant to the New Jersey Local Unit Pay to Play law, N.J.S.A. 19:44A-20.4, et. seq. ("Pay to Play Law").

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Norwood, New Jersey, as follows:

1. For the reasons above stated, the Borough Clerk is authorized to issue Requests for Proposals ("RFPs"), for Professional Engineering Services for Preliminary Engineering for Borough's Broad Street Bridge Replacement Project (federally funded), notice of which shall be publicly advertised as required in the Pay to Play Law.
2. Responses to such RFP must be submitted no later than 10:00am. on March 17, 2026, at the Borough Clerk's Office at the Municipal Building, 455 Broadway, Norwood, New Jersey.
3. The Mayor shall be authorized to appoint the borough administrator / clerk and Norwood's engineer, Neglia Engineering, who shall review the responses submitted to the RFQs with respect to each appointment, and make a determination whether there has been compliance with all specifications and requirements thereof, and make a recommendation for each appointment to the governing body.
4. Such appointments shall be subject to the preparation and execution of an agreement, or memoranda of understanding.
5. A copy of this Resolution shall be published in the *Record*, the official newspaper of the Borough of Norwood, within ten (10) days, according to law.

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Ascolese						
Brizzolara						
Debiasa						
Foschino						
Hausmann						
Kim						

CERTIFICATION

I, Jordan Padovano, Borough Clerk of the Borough of Norwood, County of Bergen, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the Mayor and Council at their meeting held on February 25, 2026.

Borough Clerk

BROAD STREET BRIDGE REPLACEMENT					
BOROUGH OF NORWOOD, BERGEN COUNTY, NEW JERSEY					
NEA PROJECT No.: NORWMUN24.001 - FEBRUARY 18, 2022, LAST REVISED JANUARY 28, 2026					
PRELIMINARY ENGINEER'S ESTIMATE					
Item	Item Description	Unit of	Quantity	Unit Price	Total Price
1	Mobilization	L.S.	1	\$ 60,000.00	\$ 60,000.00
2	Soil Erosion and Sediment Control Measures	L.S.	1	\$ 15,000.00	\$ 15,000.00
3	Pollution Liability Insurance	ALLOW	1	\$ 15,000.00	\$ 15,000.00
4	Traffic Cone	UNIT	50	\$ 20.00	\$ 1,000.00
5	Drum	UNIT	20	\$ 50.00	\$ 1,000.00
6	Breakaway Barricade	UNIT	15	\$ 50.00	\$ 750.00
7	Construction Signs	S.F.	215	\$ 20.00	\$ 4,300.00
8	Construction Barrier Curb	L.F.	300	\$ 60.00	\$ 18,000.00
9	Traffic Director, Flagger	HOURL	250	\$ 90.08	\$ 22,520.00
10	Clearing Site	L.S.	1	\$ 60,000.00	\$ 60,000.00
11	Clearing Site, Bridge	L.S.	1	\$ 120,000.00	\$ 120,000.00
12	Excavation, Unclassified	C.Y.	1500	\$ 105.00	\$ 157,500.00
13	HMA Milling, 3" or Less	S.Y.	2520	\$ 20.00	\$ 50,400.00
14	Dense-Graded Aggregate Base Course, 6" Thick	S.Y.	380	\$ 20.00	\$ 7,600.00
15	Hot Mix Asphalt 12.5M64 Surface Course	Ton	290	\$ 180.00	\$ 52,200.00
16	Hot Mix Asphalt 19M64 Base Course	Ton	90	\$ 180.00	\$ 16,200.00
17	I-9 Soil Aggregate	C.Y.	300	\$ 85.00	\$ 25,500.00
18	Coarse Aggregate, #57	C.Y.	25	\$ 55.00	\$ 1,375.00
19	Dense-Graded Aggregate Base Course, Variable Thickness	C.Y.	25	\$ 45.00	\$ 1,125.00
20	Temporary Cofferdam	L.S.	1	\$ 160,000.00	\$ 160,000.00
21	Misc. Reinforcement Steel Components	L.S.	1	\$ 200,000.00	\$ 200,000.00
22	Misc. Concrete Replacements (Headwall, Wing Wall, Footings)	L.S.	1	\$ 700,000.00	\$ 700,000.00
23	Misc. Drainage Improvements (Inlets, Rip Rap)	L.S.	1	\$ 150,000.00	\$ 150,000.00
24	Misc. Beam & Tangent Guide Rail Components	L.S.	1	\$ 75,000.00	\$ 75,000.00
25	9" x 18" Concrete Vertical Curb	L.F.	400	\$ 55.00	\$ 22,000.00
26	Concrete Sidewalk, 4" Thick	S.Y.	50	\$ 100.00	\$ 5,000.00
27	Traffic Stripes, 4"	L.F.	100	\$ 10.00	\$ 1,000.00
28	Traffic Stripes, 6"	L.F.	340	\$ 12.00	\$ 4,080.00
29	Traffic Stripes, 24"	L.F.	35	\$ 15.00	\$ 525.00
30	Traffic Marking Symbols, Thermoplastic	SF	50	\$ 15.00	\$ 750.00
31	Inlet, Type B	UNIT	2	\$ 4,000.00	\$ 8,000.00
32	Curb Piece	UNIT	2	\$ 500.00	\$ 1,000.00
33	Bicycle Safe Gate	UNIT	2	\$ 600.00	\$ 1,200.00
34	Riprap Channel Protection, 36" Thick (D50 = 18")	L.S.	1	\$ 60,000.00	\$ 60,000.00
35	12" Ductile Iron Water Pipe, Class 56	L.F.	115	\$ 400.00	\$ 46,000.00
36	12" Ductile Iron Water Pipe Bridge, Class 56	L.F.	115	\$ 475.00	\$ 54,625.00
37	Reset Water Valve Box	UNIT	2	\$ 400.00	\$ 800.00
38	Contract Allowance for Landscaping Removal & Replacement	ALLOW	1	\$ 15,000.00	\$ 15,000.00
39	Contract Allowance for Utility Relocation	ALLOW	1	\$ 50,000.00	\$ 50,000.00
40	Contract Allowance for Unforeseen Conditions	ALLOW	1	\$ 15,000.00	\$ 15,000.00
				Subtotal	\$ 2,199,450.00
				30% Contingency	\$ 659,835.00
				Total Estimate	\$ 2,859,285.00
Scott Loverich, P.E. New Jersey Professional Engineer License No. 60099					
Notes 1. This engineer's estimate does not include costs related to drainage easements or land acquisitions, if required for project completion. 2. This estimate is preliminary and subject to final engineering design. 3. This engineer's estimate is valid for sixty (60) days from the date indicated hereon.					

ORDINANCE NO. 2025:13

Chapter 95. Bamboo

EXPLANATION: AN ORDINANCE TO PROHIBIT THE PLANTING AND SPREAD OF RUNNING BAMBOO IN THE BOROUGH OF NORWOOD

WHEREAS, the Borough of Norwood (hereinafter referred to as the "Borough") is a public body corporate and politic in the County of Bergen, State of New Jersey; and

WHEREAS, the planting of bamboo can have negative impacts on the environment by reducing biodiversity and altering wildlife habitats; and

WHEREAS, invasive bamboo species can have a negative impact on residential and commercial properties, affecting landscapes and causing damage to structures and infrastructure; and

WHEREAS, it is in the best interest of the health, safety, and welfare of the residents of the Borough of Norwood to regulate the planting and spread of bamboo.

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Norwood, in the County of Bergen, State of New Jersey that Chapter 95 ___ be added for the rules and regulations pertaining to bamboo.

SECTION I

§ _95-1 _____. Purpose.

The purpose of this chapter is to protect and promote the public health through the control of the growth of bamboo.

§ __95-2 _____.1. Definitions

As used in this section, the following terms shall have the meanings indicated:

BAMBOO — Any monopodial (running) woody grass from the genera of bamboos, including, but not limited to, Bambusa, Phyllostachys and Pseudosasa, as well as common bamboo, golden bamboo and arrow bamboo.

BUFFER ZONE — A distance of at least 10 feet from any property line or right-of- way, whether public or private, or from any neighboring property, whichever is more restrictive for the landowner or possessor.

§ _95-3 _____.2. Regulation of the planting, growing, or cultivating of bamboo.

Subject to certain exemptions set forth in this article, no persons, residents, citizens, property owners and/or tenants of the Borough shall plant, cultivate, or cause to grow any bamboo on any

lot and/or parcel of ground within the geographic boundaries of the Borough of Norwood, except for:

- A. Where the root system of such bamboo plants is entirely contained within an above- ground planter, barrel, or other above-ground vessel of such design, material, and location as to entirely prevent the spread of growth of the bamboo plants' root system beyond the container in which it is planted; and
- B. Whether planted or growing in a container, as described herein, all bamboo shall be located, trimmed, and maintained so that no part of the plant shall be closer than 10 feet from any property line.

§ __95-4____.3. Exemptions.

This article shall not apply to any landowner or possessor who, prior to the effective date (November 12, 2025) of this article, has planted or caused to grow bamboo on any property within the Borough limits unless the Health Department, Zoning Officer, or their designee, determines that any portion of such bamboo has been allowed to grow upon, extend roots across, or extend branches, stalks or leans over any public way or any private property not owned by or in the possession of such land owner, tenant, or any possessor of said land. In the event bamboo is located upon any property within the Borough of Norwood, the owner and occupant of said property shall jointly and severally be required to confine such species to prevent encroachment, spread, invasion or intrusion of same onto any other private or public property or public right-of-way. In lieu of confining the species, the property owner or occupant may elect to totally remove the bamboo from the property. Failure to properly confine such bamboo shall require removal as set forth below. The cost of said removal shall be at the bamboo property occupant and owner's expense.

§ __95-5____.4. Complaint notice; order for removal and compliance.

Whenever a complaint is received by the Borough of Norwood regarding the encroachment of any bamboo plant or root, or whenever the Borough, on its own observations and inspections, determines that there is an encroachment of bamboo plants or roots on the property of another landowner or tenant in possession of the property, or both, or any bamboo planting is found to lack appropriate physical barriers to prevent its spread or growth, or is found to have spread beyond the ten (10) foot buffer from boundaries of a property, the Borough shall cause notice to be served and the following actions to occur:

The notice shall be mailed by certified mail, return receipt requested, properly addressed and with sufficient postage, and by first class mail. Notice by certified mail shall be deemed complete on the date of personal delivery or the date the certified mail is marked refused or unclaimed or otherwise undeliverable by the United States Post Office. First class mail shall be deemed delivered within five calendar days of its being mailed by the Borough.

The notice shall specify the nature of the violation(s).

The notice shall state that the violation(s) must be corrected within forty-five (45) calendar days from the date of the received or returned mailing.

The notice shall state specifically what must be done by the responsible party to correct the violation(s).

§ 95-6.5. Violations.

- A. Any person, partnership, limited-liability company, corporation, or other entity determined by any court of competent jurisdiction to have violated this article shall be subject to pay a fine of not less than \$100 per day for each day the violation exists after the date for removal as set forth in the notice which was sent to the violator and received by the violator as defined above. Each day of a continuing violation shall constitute a separate offense for which an additional fine can be levied. The per-day fine will be in addition to a penalty for failure to comply with this article.
- B. In the event a property owner fails to correct a notice of violation within the time specified in the notice of violation, the Borough may, but is not obligated to, thereafter:
 - a. Borough personnel authorized by the Health Department and/or Zoning Officer may enter the property and are authorized to remove or have removed any encroaching bamboo and to take all reasonable steps to eradicate the regrowth of the bamboo on the public rights-of-way, including sidewalks, and to restore such land to its normal condition prior to such removal and eradication.
 - b. The cost of the corrective action together with any civil penalties, legal fees and other costs shall be recoverable from the responsible party.
 - c. The Borough may also place a municipal lien against the property for all costs incurred by the Borough in bringing the property into compliance. The amount of the lien shall be authorized by Resolution adopted by the Municipal Council, and shall be added to and become a part of the taxes next to be assessed and levied upon the property, shall bear interest at the same rate as taxes, and shall be collected and enforced by the same officer and in the same manner as taxes.

Any person violating the provisions of this chapter shall, upon conviction, be punishable by a fine of not more than one-thousand dollars (\$1,000.00) per violation and/or community service as determined by any court of competent jurisdiction.

The provisions of this article shall be overseen and enforced by the Health Department and/or the Zoning Officer or their designees.

SECTION II

SEVERABILITY. 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, which shall otherwise remain in full force and effect.

SECTION III

REPEALER. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION IV

EFFECTIVE DATE. This ordinance shall take effect immediately upon this passage and publication in accordance with the law.

FIRST READING October 8, 2025

FINAL READING November 12, 2025

ATTEST:



Jordan Padovano, Clerk

APPROVED BY:



James P. Barsa, Mayor

BOROUGH OF NORWOOD

Resolution #2026-68

PROVIDING FOR A MEETING NOT OPEN TO THE PUBLIC

WHEREAS, the Open Public Meeting Act, NJSA10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution; and

WHEREAS, it is necessary for the Mayor and Council of the Borough of Norwood to discuss in a session not open to the public certain matters relating to the item or items authorized by NJSA 10:4-12 (b) and designated below:

_____ 1. Matters which, by express provision of Federal Law, State statute, or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meeting Act.

_____ 2. Matters where the release of information would impair a right to receive funds from the Government of the United States.

_____ 3. Matters involving individual privacy: any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational training, social service, medical, health custodial, child protection, rehabilitation, legal defense, welfare, housing relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless, the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing the same be disclosed publicly.

_____ 4. Matters relating to collective bargaining agreements or the terms and conditions that are proposed for inclusion in any collective bargaining agreement, including the negotiations of the terms and conditions thereof with employees or representatives of employees of the public body.

_____ 5. Matters relating to the purchase, lease, or acquisition of real property or the investment of public funds, the setting of bank rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed.

_____ 6. Matters relating to public safety and property: any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection. Any investigations of violations or possible violations of the law.

_____ 7. Matters relating to litigation, negotiations, and the attorney-client privilege: Any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer.

 X 8. Matters relating to employment: Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotions, or disciplining of any specific prospective public officer or employee or current public officer or employees employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected

request in writing that such matter or matters be discussed at a public meeting.

_____ 9. Matters relating to the potential imposition of a penalty; any deliberations of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party bear's responsibility.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Norwood, assembled in public session on February 25, 2026, in the Borough Hall, 455 Broadway, Norwood, NJ, for the discussion of matters relating to the specific items designated above; and

BE IT FURTHER RESOLVED, that the matters so discussed will be disclosed to the public as soon as possible and to the extent that disclosure can be made without adversely affecting the public interest or without violation of the confidentiality of personnel.

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Ascolese						
Brizzolara						
DeBiasa						
Foschino						
Hausmann						
Kim						

CERTIFICATION

I, Jordan Padovano, Borough Clerk of the Borough of Norwood, County of Bergen, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the Mayor & Council at their meeting held on February 25, 2026.

Borough Clerk