

**BOROUGH OF HILLSDALE
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO. 26-03
(ADOPTION)**

**AN ORDINANCE AMENDING CHAPTER 310 “LAND USE”,
ARTICLE XIII “USE SCHEDULE”, SECTION 53.2 “MIXED-USE 2
DISTRICT” OF THE BOROUGH CODE TO AMEND THE
PERMITTED RESIDENTIAL DENSITY TO ADDRESS THE
BOROUGH’S AFFORDABLE HOUSING OBLIGATION**

WHEREAS, the Borough of Hillsdale has a constitutionally mandated requirement to provide affordable housing; and

WHEREAS, the Borough Council desires to create opportunities for the creation of affordable housing within the Borough; and

WHEREAS, the Borough agreed to rezone Block 1102, Lots 2, 3, and 4, which are bound by Park Avenue, Broadway, and Orchard Street, for mixed-use inclusionary development (MU-2 District) as part of its Third Round affordable housing settlement; and

WHEREAS, the legislature adopted widespread amendments to the Fair Housing Act in 2024, which required the submission of a new Housing Element and Fair Share Plan to address a municipality’s Fourth Round obligation; and

WHEREAS, the Borough prepared and adopted a new 2025 Housing Element & Fair Share Plan (“2025 HEFSP”) on June 24, 2025; and

WHEREAS, one challenge was filed by Fair Share Housing Center (“FSHC”) during the permitted challenge window; and

WHEREAS, the Borough and FSHC participated in mediation to resolve the concerns raised in the FSHC challenge; and

WHEREAS, the Borough has entered into a Mediation Agreement with FSHC to address their issues and said Mediation Agreement requires the Borough to increase the density within the MU-2 District from 20 to 25 units per acre.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of Hillsdale, County of Bergen, State of New Jersey as follows:

Chapter 310 “Land Use”, Article XIII “Use Schedule”, Section 53.2 “Mixed-Use 2 District” of the Borough Code shall hereby be amended and supplemented by inserting the following underlined text and eliminating text in ~~strikeout~~ as follows:

Article XIII Use Schedule

§310-53.2 Mixed-Use 2 District.

C. Bulk requirements.

(10) Residential density (maximum) – ~~2520~~ units per acre.

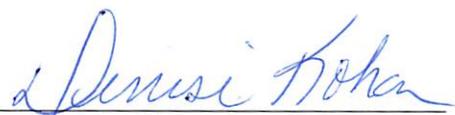
In the event that any word, phrase, clause, section or provision of this Ordinance is found by any Court of competent jurisdiction to be unenforceable, illegal or unconstitutional, such word, phrase, clause or provision shall be severable from the balance of this Ordinance and the remainder of this Ordinance shall remain in full force and effect.

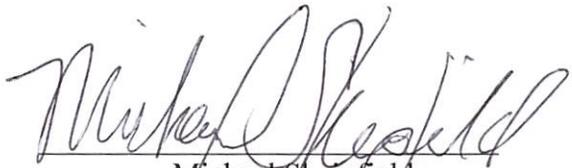
All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed as to such inconsistencies only.

This Ordinance shall take effect upon passage and publication as provided by Law.

Council member	Motion	Second	Yes	No	Absent	Abstain	Recuse
Camp, Christopher			X				
Colletti, Robert		X	X				
DeRosa, Anthony	X		X				
Mazza-Chiong, Melissa			X				
Osso, Clemente			X				
Ruocco, John				X			
Sheinfield, Michael							

Adoption: February 3, 2026

Attest: 
 Denise Kohan
 Municipal Clerk


 Michael Sheinfield
 Mayor