



**BOROUGH OF NORTHVALE  
County of Bergen  
State of New Jersey**

**ORDINANCE #26-06**

**AN ORDINANCE TO AMEND CHAPTER 200 OF THE BOROUGH CODE ENTITLED  
“ZONING”**

**WHEREAS, the Governing Body of the Borough of Northvale believes it is in the best interest of the Borough to amend Chapter 200 of the Borough Code to increase the minimum affordable housing requirements for the Paris Avenue Inclusionary Overlay District.**

**WHEREAS, the Governing Body of the Borough of Northvale believes it is in the best interest of the Borough to amend Chapter 200 of the Borough Code to increase the minimum affordable housing requirements and permitted density for the Residential Multifamily Inclusionary Overlay District.**

**NOW, THEREFORE BE IT ORDAINED BY THE GOVERNING BODY OF THE BOROUGH OF NORTHVALE, that Chapter 200 of the Borough Code is hereby amended as follows:**

**Section 1 .**

**Section 200-19.1 – Paris Avenue Inclusionary Overlay District**

- A. Purpose. It is the purpose of this overlay zone to provide opportunities for the creation of inclusionary housing developments which will provide a variety of housing types and affordability levels. Located on Block 909, Lots 1 through 7, 23 &24, Block 910, Lots 1 through 3, Block 911, Lots 1, 2, 3, 11, 12, and 13, Block 912, Lot 1, and Block 914 Lots 1 and 2.
- B. ~~Conditionally-Permitted~~ Principal Uses.
- (1) Multifamily dwelling unit buildings, subject to the following conditions:
    - (a) The minimum lot area shall be 22,000 square feet.
    - (b) The maximum density shall be 30 units to the acre.
    - (c) Parking for the residential units shall be in accordance with residential site improvement standards.
    - (d) Where the property abuts a single-family detached home, a solid screen comprised of either a six-foot-tall fence or evergreen shrubs six feet in height shall be installed.
    - (e) No dumpster or trash facilities shall be located within 15 feet of a property line shared with an existing single-family detached home.



(f) A minimum of ~~15%~~ **20%** of the residential units shall be reserved for affordable households if the tenure is rental. A minimum of 20% of the residential units shall be reserved for affordable households if the tenure is sale.

(g) The following bulk standards are required, but any deviations shall be treated as "c" bulk variances:

- [1] Minimum lot width: 100 feet.
- [2] Minimum lot depth: 100 feet.
- [3] Minimum front yard setback: five feet.
- [4] Minimum side yard setback: 10 feet.
- [5] Minimum rear yard setback: 40 feet. [6]
- [6] Maximum lot coverage: 75%. [7]
- [7] Minimum green area: 10%. [8]
- [8] Maximum height: 40 feet and three stories.

C. Permitted accessory uses.

- (1) Signs as regulated.
- (2) Off-street parking.
- (3) Garages under or incorporated into the building design.
- (4) Fences and walls.
- (5) Tenant amenities including mail rooms. [Amended 11-10-2020 by Ord. No. 1025-2020]
- (6) Roof -mounted solar energy systems are permitted provided that solar panels mounted on a sloped roof shall not exceed a height of 12 inches above the roof surface and that solar panels mounted on a flat roof shall be screened by a parapet or other screening measure so that the panels are not visible from any street or adjacent property. [Added 12-29-2020 by Ord. No. 1028-2020]

D. Affordable housing requirements.

- (1) Affordable units in the PAI Overlay District shall be deed-restricted affordable units complying with the Uniform Housing Affordability Controls and Article IX, Affordable Housing Regulations, of Chapter 200, Zoning.
- (2) The affordable units shall be deed restricted for at least 30 years.
- (3) The units shall be family affordable units.
- (4) The developer shall be responsible for the costs associated with marketing the units.

E. Landscaping.

- (1) Street trees shall be provided along the street frontage at an interval of 40 to 50 feet on center. Said trees shall be a minimum of three inches caliper at installation.
- (2) The front building wall foundation area shall be planted with a variety of shrubs with an installation height of at least three feet.



- (3) Surface parking areas shall be landscaped at a rate of one tree per 15 parking spaces. Said tree shall be a minimum three inches caliper in a pervious area of at least 162 square feet.
- (4) Required green areas shall be landscaped with low ground cover and grass.

F. Lighting.

- (1) All off-street parking areas shall provide a minimum average 0.5 footcandle of illumination.
- (2) Building entrances shall be well lit.
- (3) Footcandles at the property line shall not exceed one footcandle, except where there are driveways.

G. Fences. Fences and walls shall comply with § 200-15A.

H. Architectural standards.

- (1) Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. Building wall offsets, including projections and recesses shall be used in order to add architectural interest and variety and to relieve the visual effect of a simple, long wall. Similarly, roofline offsets, dormers or gables shall be provided in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.
- (2) The maximum spacing between building wall offsets shall be 40 feet.
- (3) The minimum projection or depth of any individual vertical offset shall be 1.5 feet.
- (4) All entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, etc.
- (5) Heating, ventilating and air-conditioning systems, utility meters and regulators, exhaust pipes and stacks, satellite dishes and other telecommunications receiving devices shall be screened or otherwise specially treated to be, as much as possible, inconspicuous as viewed from the public right-of-way and adjacent properties.
- (6) All rooftop mechanical equipment shall be screened from view from all vantage points at or below the level of the roof.

I. Trash.

- (1) Trash enclosures shall be located to the rear or side of the building.
- (2) All trash enclosures shall be screened by a solid masonry wall on three sides and a heavy-duty gate on the fourth.

J. Utilities. All utilities shall be underground.

K. Signage.

- (1) One wall sign per street frontage shall be permitted to identify the development.
- (2) Said sign shall be a maximum of 20 square feet.
- (3) The sign may be internally illuminated.

**Section 200-19.2 – Residential Multifamily Inclusionary Overlay District**



- A. Purpose. It is the purpose of this overlay zone to provide opportunities for the creation of inclusionary housing developments which will provide a variety of housing types and affordability levels. Located on Block 302 Lots 1, 2, 3, 4, and 6, Block 602, Lots 1, 3, and 5, Block 603, Lots 1, 3, 4, and 5, Block 608, Lots 1 through 4, Block 915, Lots 1 through 6, Block 1011, Lots 1, 3, 5.02, 25, and 27, Block 1101, Lots 1 through 14, and Block 1102, Lots 1 through 12.
- B. ~~Conditionally~~ Permitted Principal Uses.
- (1) Multifamily dwelling unit buildings, subject to the following requirements:
    - (a) Minimum lot area: ~~three acres.~~ **22,000 square feet**
    - (b) Maximum building height: 40 feet and three stories.
    - (c) Maximum density: ~~14~~ **30** units per acre.
    - (d) A minimum of ~~15%~~ **20%** of the residential units shall be reserved for affordable households if the tenure is rental. A minimum of 20% of the residential units shall be reserved for affordable households if the tenure is sale.
- C. Permitted accessory uses.
- (1) Signs as regulated.
  - (2) Private garages and off-street parking.
  - (3) Garages under or incorporated into the building design.
  - (4) Fences and walls.
  - (5) Tenant amenities, including, but not limited to, recreational and fitness facilities, lobbies, leasing and management offices and mail rooms.
  - (6) Roof-mounted solar energy systems are permitted provided that solar panels mounted on a sloped roof shall not exceed a height of 12 inches above the roof surface and that solar panels mounted on a flat roof shall be screened by a parapet or other screening measure so that the panels are not visible from any street or adjacent property. [Added 12-29-2020 by Ord. No. 1028-2020]
- D. Area, bulk and yard requirements.
- (1) Minimum lot frontage: 100 feet.
  - (2) Minimum front yard setback: ~~40~~ **5** feet.
  - (3) Minimum side yard setback: ~~20~~ **10** feet.
  - (4) Minimum rear yard setback: 30 feet.
  - (5) Minimum landscape perimeter buffer: 15 feet.
  - (6) Minimum green area: ~~30%~~ **10%**
  - (7) Maximum lot coverage: ~~60%~~ **75%**
  - (8) Accessory building setbacks:
    - (a) Minimum setback to principal building: 15 feet.



- (b) Minimum setback to property line: 10 feet.
  - (c) All accessory buildings shall be located in the rear or side yard.
- E. Parking. Off-street parking shall comply with the residential site improvements standards.
- F. Affordable housing requirements.
- (1) Affordable units in the RMI Overlay District shall be deed-restricted affordable units complying with the Uniform Housing Affordability Controls and Article IX, Affordable Housing Regulations, of Chapter 200, Zoning.
  - (2) The affordable units shall be deed restricted for at least 30 years.
  - (3) The units shall be family affordable units.
  - (4) The developer shall be responsible for the costs associated with marketing the units.
- G. Landscaping.
- (1) Street trees shall be provided along the street frontage at an interval of 40 to 50 feet on center. Said trees shall be a minimum of three inches caliper at installation.
  - (2) The front building wall foundation area shall be planted with a variety of shrubs with an installation height of at least three feet.
  - (3) Surface parking areas shall be landscaped at a rate of one tree per 15 parking spaces. Said tree shall be a minimum three inches caliper in a pervious area of at least 162 square feet.
  - (4) The minimum landscape perimeter buffer shall surround the site except where driveways and utilities cross the lot line. The following standards shall apply:
    - (a) Plants shall consist of a combination of shade trees, evergreen trees and shrubs.
    - (b) One shade tree shall be provided for every 50 linear feet. Said tree shall be a minimum of three inches caliper.
    - (c) Two evergreen trees shall be provided for every 50 linear feet. Said trees shall be a minimum of six feet in height at installation.
    - (d) Fifteen shrubs shall be provided for every 25 linear feet of buffer. Said shrubs shall be a minimum of three feet at installation.
    - (e) Buffer plantings shall be arranged in a natural staggered pattern and shall not be lined up in straight, single rows.
  - (5) Pervious area shall be landscaped with low ground cover or grass.
- H. Lighting.
- (1) All off-street parking areas shall provide a minimum average 0.5 footcandle of illumination.
  - (2) Building entrances shall be well lit.
  - (3) Footcandles at the property line shall not exceed one footcandle, except where there are driveways.
- I. Fences. Fences and walls shall comply with § 200-15A.



J. Architectural standards.

- (1) Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. Building wall offsets, including projections and recesses shall be used in order to add architectural interest and variety and to relieve the visual effect of a simple, long wall. Similarly, roofline offsets, dormers or gables shall be provided in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.
- (2) The maximum spacing between building wall offsets shall be 40 feet.
- (3) The minimum projection or depth of any individual vertical offset shall be 1.5 feet.
- (4) All entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, etc.
- (5) Heating, ventilating and air-conditioning systems, utility meters and regulators, exhaust pipes and stacks, satellite dishes and other telecommunications receiving devices shall be screened or otherwise specially treated to be, as much as possible, inconspicuous as viewed from the public right-of-way and adjacent properties.
- (6) All rooftop mechanical equipment shall be screened from view from all vantage points at or below the level of the roof.

K. Trash.

- (1) Trash enclosures shall be located to the rear or side of the building or they may be incorporated into the building design.
- (2) Freestanding trash enclosures shall be screened by a solid masonry wall on three sides and a heavy-duty gate on the fourth.

L. Utilities. All utilities shall be underground.

M. Signage.

- (1) One monument sign shall be permitted to identify the development.
- (2) Said sign shall be a maximum of 40 square feet.
- (3) The sign shall be a maximum of five feet above grade.
- (4) Said sign shall be set back a minimum of 10 feet from any property line.
- (5) The sign may be externally illuminated.

**Section 2. This Ordinance shall take effect immediately upon passage.**

**Section 3. All prior ordinances that are inconsistent with this ordinance are repealed.**

*Joseph E. McGuire*

Joseph E. McGuire, Mayor



Attest:

*Frances M. Weston*

Frances Weston  
Municipal Clerk

Introduced: February 11, 2026

2<sup>nd</sup> Reading: March 11, 2026

Effective: March 11, 2026