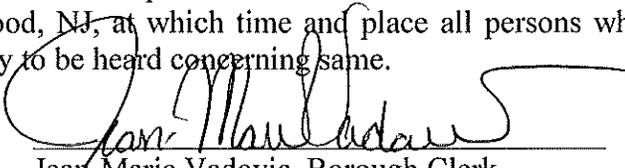


NOTICE IS HEREBY GIVEN that Ordinance #26-7 was introduced and passed on first reading at the regular meeting of the Mayor and Council on the 17th day of February, 2026, and that said Ordinance will be taken up for further consideration for final passage at a regular meeting of the Mayor and Council to be held on the 3rd day of March, 2026 at 7:30 p.m. or as soon thereafter as said matter can be reached, at 101 Washington Avenue, Westwood, NJ, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same.


 Jean-Marie Vadovic, Borough Clerk
 Borough of Westwood

**BOROUGH OF WESTWOOD
 ORDINANCE #26-7**

AN ORDINANCE IMPLEMENTING THE BOROUGH'S FOURTH ROUND HOUSING PLAN ELEMENT AND FAIR SHARE PLAN IN ACCORDANCE WITH THE NEW JERSEY FAIR HOUSING ACT AND RELEVANT REGULATIONS AND POLICIES ADOPTED BY THE NEW JERSEY COUNCIL ON AFFORDABLE HOUSING AND TO AMEND, SUPPLEMENT AND REVISE THE CODE OF THE BOROUGH OF WESTWOOD, CHAPTER 195 "LAND USE AND DEVELOPMENT" TO AMEND THE RW-RM RETAIL/WHOLESALE - RESIDENTIAL MULTIFAMILY AFFORDABLE HOUSING OVERLAY ZONE (RW-RM).

WHEREAS, the Borough of Westwood (the "Borough" or "Westwood") having 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") on January 28, 2025; and

WHEREAS, the Court entered an order on May 13, 2025 setting the Borough's Fourth Round fair share obligations as a Present Need of 19 units and a Prospective Need of 235 units, which no party appealed, and ordering the Borough to file a Housing Element and Fair Share Plan ("HEFSP") by June 30, 2025; and

WHEREAS, the Borough having approved its HEFSP on June 12, 2025 ("Adopted HEFSP"); and

WHEREAS, the Borough Mayor and Council endorsed the HEFSP on June 17, 2025 for review with the Program for review with the Program; and

WHEREAS, Fair Share Housing Center ("FSHC") filed challenges to the Borough's application for approval of its Housing Element and Fair Share Plan; and

WHEREAS, the dispute resolution program ("Program") created by the Fair Housing Act having appointed Judge Toskos as the program judge and Sanyogita S. Chavan, AICP, PP as the adjudicator to help mediate the disputes; and

WHEREAS, while mediation did not result in a final agreement, the Borough is amending the Fourth Round HEFSP to include additional overlay zoning to further address unmet need; and

WHEREAS, the Borough is committed to fulfilling this additional effort and implementing amendments to its Housing Element and Fair Share Plan and referral to the Mount Laurel judge pursuant

to N.J.S.A. 52:27D-304.1(f)(2)(b) and Administrative Directive #14-24, which if approved will result in a compliance certification for the Borough for the Fourth Round; and

WHEREAS, the Governing Body of the Borough of Westwood seeks to promote a realistic opportunity by increasing the required affordable housing set-aside in the Retail/Wholesale — Residential Multifamily Affordable Housing Overlay Zone RW-RM zone.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Westwood, County of Bergen, and State of New Jersey that Chapter 195 Land Use and Development Ordinance of the Borough of Westwood is and shall be amended to revise the following particulars only:

Section 1. Article XIV Zone Districts and Permitted Uses is hereby amended to revise the following particulars only:

§195-121.1 D.(1) (a) is replaced in its entirety as follows

- (a) Twenty (20) percent of total number of housing units generated in a development in this district shall be reserved as affordable housing. The developer/property owner shall round the fractional number of affordable units upward to provide one additional whole unit.

Section 2

All Ordinances of the Borough of Westwood which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

Section 3

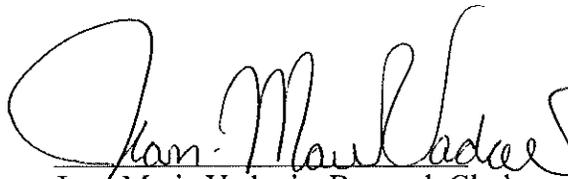
If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

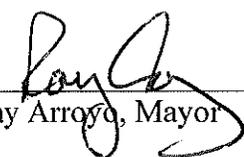
Section 4

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

ATTEST: 3/3/26

BOROUGH OF WESTWOOD
COUNTY OF BERGEN
STATE OF NEW JERSEY


Jean-Marie Vadovic, Borough Clerk

By: 
Ray Arroyo, Mayor