

**BOROUGH OF ENGLISHTOWN
COUNTY OF MONMOUTH
STATE OF NEW JERSEY**

ORDINANCE NO. 2026-03

**AN ORDINANCE TO IMPLEMENT THE THIRD ROUND HOUSING
ELEMENT AND FAIR SHARE PLAN AND MEDIATION AGREEMENT § 620
Third Round Affordable Housing Overlay Zone.**

§ 620-. AHOZ-3 Third Round Carry-In Affordable Housing Overlay Zone.

A. Purpose and intent.

The Third Round Carry-In Affordable Housing Overlay Zone (AHOZ-3) is established to provide a realistic opportunity to address the Borough's remaining Third Round affordable housing unmet need carry-in obligation of eighty-four (84) units through inclusionary redevelopment and municipally sponsored affordable housing.

This Overlay Zone supplements, but does not replace, the underlying zoning district.

B. Applicability and obligation finding.

1. The provisions of this Overlay Zone shall apply to the Park Avenue / Conover Street Intersection Cluster, including Block 22, Lot 1, and Block 23, Lot 7.
2. The Overlay Zone encompasses approximately 6.65 acres of land.
3. Redevelopment of this area at the densities permitted herein provides a realistic opportunity to yield approximately seventy-five (75) to one hundred (100) total dwelling units, resulting in approximately fifteen (15) to twenty (20) affordable housing units.
4. Affordable housing units produced pursuant to this Overlay shall be credited first toward satisfaction of the Borough's Third Round carry-in obligation, consistent with the Borough's Housing Element and Fair Share Plan and applicable law.

C. Permitted principal uses.

1. Multifamily residential dwellings.
2. Mixed-use buildings with residential units above nonresidential ground floor space.
3. Municipally sponsored or nonprofit-developed one hundred percent (100%) affordable housing developments.

D. Affordable housing requirements.

1. Market-rate residential development shall provide:
 - a. Fifteen percent (15%) affordable units for rental developments;
 - b. Twenty percent (20%) affordable units for sale developments.
2. All affordable units shall comply with the Uniform Housing Affordability Controls (UHAC), including:
 - a. A minimum of thirteen percent (13%) very-low-income units;
 - b. Required bedroom distribution;
 - c. Deed restrictions and affordability control periods.

E. Bulk standards.

1. Density.
 - a. Base density: twelve (12) to sixteen (16) dwelling units per acre.
 - b. Bonus density: up to eighteen (18) dwelling units per acre where at least twenty percent (20%) of affordable units are affordable to very-low-income households ($\leq 30\%$ AMI).
2. Height.
 - a. Two (2) to three (3) stories permitted by right.
 - b. A fourth (4th) story permitted where bonus affordability standards are satisfied and stepbacks are provided.
3. Floor area ratio. Maximum FAR of 1.8.
4. Lot coverage. Maximum lot coverage of seventy percent (70%).
5. Setbacks. Minimum front, side, and rear yard setbacks shall be as required in the underlying zoning district, except where modified herein, and may be reduced by the Planning Board as part of site plan approval where necessary to accommodate building articulation, pedestrian-oriented design, or mixed-use configuration, provided that such reductions do not result in undue adverse impacts on adjoining properties.
6. Open space. A minimum of fifteen percent (15%) of the gross tract area shall be devoted to usable open space. Usable open space may be provided in a flexible manner and may include, but is not limited to, courtyards, rooftop amenity areas, landscaped plazas, pedestrian greens, landscaped buffers, and stormwater management features designed as accessible or visually integrated amenities, as approved by the Planning Board. The Planning Board shall determine compliance based on overall site design, functionality, and contribution to resident livability, rather than the specific form or location of the open space.

F. Parking standards.

1. Shared or pooled parking facilities permitted.

2. Parking reductions allowed for mixed-use or downtown-adjacent development.
3. Additional reductions may be granted upon submission of a professional parking demand analysis.

G. Design standards.

1. Building massing shall transition sensitively to adjacent residential neighborhoods.
2. Pedestrian connections to downtown and Main Street shall be incorporated.
3. Façade articulation, varied materials, and stepbacks shall be required to reduce perceived bulk.
4. Landscaped buffers shall be provided along site edges abutting residential zoning districts.

H. Incentives and administration.

1. Density and height bonuses permitted for developments providing deeper affordability.
2. Development fees may be reduced or waived for municipally sponsored or nonprofit-developed one hundred percent (100%) affordable housing.
3. Developments utilizing the AHOZ-3 shall receive priority docketing before the Planning Board.

Date of Introduction: February 24, 2026

<u>Council Member</u>	<u>Motion/Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Alite	x	x			
Atterbury		x			
Fierro		x			
Leonardis		x			
Sarti		x			
Sharkey		x			
Mayor Francisco	tie vote only				

Kim Humphrey, Acting Municipal Clerk



Date of Adoption: March 11, 2026

<u>Council Member</u>	<u>Motion/Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Alite		x			
Atterbury		x			
Fierro		x			
Leonardis	x	x			
Sarti	x	x			
Sharkey				x	
Mayor Francisco	tie vote only				

I do hereby certify the above to be a true copy of an ordinance adopted by the Governing Body of the Borough of Englishtown at a regular meeting held on March 11, 2026.

Kim Humphrey, Acting Municipal Clerk



CERTIFICATE OF INTRODUCTION

I, the undersigned Acting Clerk of the Borough of Englishtown, in the County of Monmouth, State of New Jersey, DO HEREBY CERTIFY that the foregoing is an extract from the Minutes of a meeting of the governing body of the Borough duly called and held on February 24, 2026 at 5:30 p.m. at the Borough Municipal Building, 15 Main Street, Englishtown, New Jersey and that the following was the roll call:

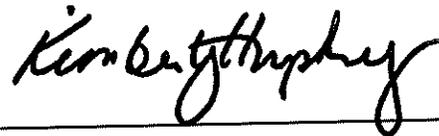
Present: C/Alite, C/Atterbury, C/Fierro, C/Leonardis, C/Sarti, C/Sharkey

Absent: none

I FURTHER CERTIFY that the foregoing extract has been compared by me with the original minutes as officially recorded in my office in the Minute Book of the governing body and is a true, complete and correct copy thereof and of the whole of the original minutes so far as they relate to the subject matters referred to in the extract.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Borough this 24 day of February, 2026.

(SEAL)



KIMBERLY HUMPHREY,

Acting Clerk of the Borough of Englishtown

CERTIFICATE OF FINAL ADOPTION

I, the undersigned Acting Clerk of the Borough of Englishtown, in the County of Monmouth, State of New Jersey, DO HEREBY CERTIFY that the foregoing is an extract from the Minutes of a meeting of the governing body of the Borough duly called and held on March 11, 2026, at 5:30 p.m. at the Borough Municipal Building, 15 Main Street, Englishtown, New Jersey and that the following was the roll call:

Present: C/Alite, C/Atterbury, C/Fierro, C/Leonardis, C/Sarti, C/Sharkey

Absent: none

I FURTHER CERTIFY that the foregoing extract has been compared by me with the original minutes as officially recorded in my office in the Minute Book of the governing body and is a true, complete and correct copy thereof and of the whole of the original minutes so far as they relate to the subject matters referred to in the extract.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Borough this 11th day of March, 2026.

(SEAL)



KIMBERLY HUMPHREY,

Acting Clerk of the Borough of Englishtown