

**Legal Notice of February 24, 2026 Public Hearing
Regarding Ordinance No. 2026-005 Amending the AH Affordable Housing Zones
Mayor & Council - Borough of Park Ridge, New Jersey**

**Introduced 2/10/2026: Ordinance No. 2026-005 -An Ordinance to Amend, Supplement and Revise Ch. 101
Zoning - As it Relates to the Affordable Housing Zones**

PLEASE TAKE NOTICE that, in accordance with the Municipal Land Use Law (N.J.S.A.40:55D-15 and N.J.S.A.40:55D-62.1) and N.J.S.A. 40:49-2, notice is hereby given that the Mayor and Council of the Borough of Park Ridge will hold a meeting at 8:00 p.m. on Tuesday, February 24, 2026, at 53 Park Avenue, Park Ridge, New Jersey, 07656, to conduct a public hearing to consider the adoption of an ordinance of the Borough of Park Ridge amending Chapter 101, "Zoning", of the Park Ridge Borough Code to amend the standards within the AH-1 and AH-2 Affordable Housing Zones, as well as to establish a new AH-3 Affordable Housing Zone.

The proposed ordinance amends the existing AH-1 Zone along Hawthorne Avenue (inclusive of Block 1401 Lots 4, 5 and 6 and Block 1403 Lot 1 as identified on municipal tax records) to increase the permitted density from 12 units per acre to 19 units per acre and adjusts the area and bulk standards to accommodate such density. In addition, the proposed ordinance amends the existing AH-2 Zone at Spring Valley Road and Brae Boulevard (inclusive of Block 206 Lots 1 and 2 as identified on municipal tax records) to allow for inclusionary development with an affordable housing set-aside of 20%, as opposed to 100% affordable development, as is currently required. Lastly, the proposed ordinance amends the zoning for those parcels identified on municipal tax records as Block 1602 Lots 5, 6 and 19 (at Wampum Road and Sulak Lane) to a new AH-3 Zone, which will permit densities of 14 units per acre and require an affordable housing set-aside of 20%. The ordinance creates additional opportunity for the construction of low- and moderate-income housing in the Borough of Park Ridge and thereby addresses the fair share housing obligation of the Borough of Park Ridge under the New Jersey Fair Housing Act.

PLEASE TAKE FURTHER NOTICE that the Mayor and Council may take official action on the proposed ordinance at the public hearing. Copies of the proposed ordinance shall be on file with the Borough Clerk's office no less than ten (10) days prior to the public hearing. All such documents shall be available for inspection in the Borough of Park Ridge Municipal Building, 53 Park Avenue, Park Ridge, New Jersey, 07656, during normal business hours, Monday through Friday from 8:30 am to 4:30 pm.