

Park Ridge Ordinance No. 2021-019 Summary

The Borough has a constitutional obligation to provide affordable housing.

In November 2020, the Borough entered into a Settlement Agreement with Fair Share Housing Center (non-profit affordable housing advocacy group) to settle its affordable housing litigation.

This ordinance amends the zoning on Block 206 Lots 1 and 2 (at Spring Valley Road and Brae Blvd) as required per the Settlement.

It maintains the AH-2 Zone designation on Lot 2 and rezones Lot 1 so that it is entirely in the AH-2 Zone.

It also amends the AH-2 Zone regulations to allow for a 50-unit 100% affordable development, which will include a mix of special needs housing, family rental housing, age-restricted housing and/or veteran's housing, on Lot 2 and the preservation of open space on Lot 1.

The objective of this rezoning is to generate additional affordable units in the Borough to help address its affordable housing obligations.

Additional changes in this ordinance include:

- Rezoning of Block 103 Lot 3 (Bear's Nest townhouse development) and Block 303 Lot 1 (1 Maynard Dr) so that they are no longer partially within the AH-2 Zone.
- Rezoning of Block 1602 Lot 5 (24 Wampum Road) from the AH-2 Zone to the AH-1 Zone in order to keep the density, area and bulk requirements for this site consistent with the Borough's prior round and third round Housing Plan documents.