

BOROUGH OF CRESSKILL  
ORDINANCE NO. 18-21-1503A

AN ORDINANCE TO REZONE BLOCK 181, LOT 1 AND AMEND THE ZONING MAP OF  
THE BOROUGH OF CRESSKILL, BERGEN COUNTY, NJ

BE IT ORDAINED by the Mayor and Council of the Borough of Cresskill in the County of Bergen and State of New Jersey, as follows:

SECTION I

Cresskill, as a municipality that received Substantive Certification from COAH, has been determined to be a “participating municipality” pursuant to In re Adoption of the N.J.A.C.5:96 & 5:97 by N.J. Council on Affordable Housing, 221 N.J. 1 (2015) (Mount Laurel IV).

Cresskill is desirous of securing a Judgment of Compliance and Repose through 2025 and has prepared a Housing Element and Fair Share Plan (“FSP”) to achieve this goal. Cresskill lacks adequate land resources to fully satisfy its estimated affordable housing obligation of 230 affordable housing units. According to the FSP’s Vacant Land Analysis, the Borough’s Realistic Development Potential is 41 affordable housing units and its Unmet Need obligation is 189 affordable housing units.

SECTION II

Cresskill is constitutionally obligated to provide a reasonable opportunity to comply with its affordable housing obligation. Rezoning Block 181, Lot 1 to the Townhouse Residence Zone (“TR”) creates a reasonable opportunity for the construction of affordable housing in the Borough.

SECTION III

The Zoning Map of the Borough of Cresskill is and shall be amended to depict and reflect Block 181, Lot 1 as being in the Townhouse Residence Zone.

SECTION IV

All ordinances of the Borough of Cresskill which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION V

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 VI

This Ordinance shall take effect immediately upon final passage, approval and publication according to law.