

LEGAL NOTICE OF PENDING ORDINANCE

ORDINANCE 26-4

ORDINANCE AMENDING CHAPTER 245, "LAND USE AND ZONING", SECTIONS 245-82 AND 245-83 OF THE CODE OF THE BOROUGH OF MOUNTAIN LAKES, NEW JERSEY MODIFYING THE DENSITY AND AFFORDABLE HOUSING SET ASIDES IN EXISTING AFFORDABLE HOUSING OVERLAY ZONES

TAKE NOTICE that Ordinance 26-4 was introduced at a meeting of the Borough Council of the Borough of Mountain Lakes, in the County of Morris and State of New Jersey, held on February 9, 2026, and passed its first reading; and that said Ordinance will be considered for final passage at a meeting of the Borough Council of said Borough, to be held on March 9, 2026 at 7pm or soon thereafter, in the Municipal Building, 400 Boulevard, Mountain Lakes, New Jersey, 07046 at which time and place all persons who may be interested will be given an opportunity to be heard. Copies of said Ordinance are available at the office of the Borough Clerk during regular office hours or can be requested by emailing clerk@mtnlakes.org.

BE IT ORDAINED by the Borough Council of the Borough of Mountain Lakes, in the County of Morris and State of New Jersey, as follows:

SECTION 1. The Revised General Ordinances of the Borough of Mountain Lakes Chapter 245, Section 245- 82 entitled " Office and Light Industrial Zone OL-1/Multifamily Affordable Housing," shall be amended to read, in its entirety, as follows:

§ 245-82. Office and Light Industrial Zone OL-1/Multifamily Affordable Housing Overlay.

A. Permitted principal, accessory and conditional uses.

- (1) As set forth under § 245-79.
- (2) Multifamily inclusionary development consisting of townhouses and/or multifamily dwelling units as permitted principal uses with a required set-aside for low- and moderate-income households of 20%. Low- and moderate-income units shall comply with the provisions of Article XVII of this chapter (i.e., Affordable Housing Ordinance). Permitted accessory uses shall include uses which are customarily incidental to the permitted principal use, including, but not limited to, indoor and outdoor recreational facilities and related amenities for the exclusive use of residents and guests.

B. Bulk and development standards.

- (1) For permitted uses other than multifamily inclusionary development, as set forth in this chapter for the OL-1 Zone.
- (2) For multifamily inclusionary development, as set forth below.
 - (a) Minimum lot size: three acres.
 - (b) Minimum lot frontage: 250 feet.
 - (c) Maximum density: 16 units per gross acre.
 - (d) Maximum building height: three stories/40 feet.
 - (e) Minimum front yard setback: 75 feet.
 - (f) Minimum side yard setback: 50 feet.
 - (g) Minimum rear yard setback: 75 feet.
 - (h) Maximum building coverage: 25%.
 - (i) Maximum improved coverage: 50%.
 - (j) There shall be no more than eight townhouse units in any building.

- (k) There shall be no more than 16 units in any two-story multifamily building and no more than 24 units in any three-story building.
- (l) The minimum distance between buildings shall be as follows:
 - [1] Windowless wall to windowless wall: 25 feet.
 - [2] Window wall to windowless wall: 30 feet.
 - [3] Window wall to window wall:
 - [a] Front to front: 75 feet.
 - [b] Rear to rear: 50 feet.
 - [c] End to end: 35 feet.
- (m) Development shall maintain a minimum fifty-foot landscaped buffer to any residential zone boundary line which shall consist of either existing vegetation or new plantings, or where appropriate, a combination of existing vegetation and new plantings.
- (n) No parking area shall be located within 50 feet of a front lot line or within 25 feet of any other lot line.
- (o) Parking shall be provided in accordance with New Jersey Residential Site Improvement Standards (RSIS).

SECTION 2. The Revised General Ordinances of the Borough of Mountain Lakes Chapter 245, Section 245- 83 entitled " Office and Light Industrial Zone OL-2/Multifamily Affordable Housing," shall be amended to read, in its entirety, as follows:

§ 245-83. Office and Light Industrial OL-2/Multifamily Affordable Housing Overlay.

A. Permitted principal, accessory and conditional uses.

- (1) As set forth under § 245-79.
- (2) Multifamily inclusionary development consisting of townhouses and/or multifamily dwelling units as permitted principal uses with a required set-aside for low- and moderate-income households of 20%. Low- and moderate-income units shall comply with the provisions of Article XVII of this chapter (i.e., Affordable Housing Ordinance). Permitted accessory uses shall include uses which are customarily incidental to the permitted principal use, including, but not limited to, indoor and outdoor recreational facilities and related amenities for the exclusive use of residents and guests.

B. Bulk and development standards.

- (1) For permitted uses other than multifamily inclusionary development, as set forth this chapter for the OL-2 Zone.
- (2) For multifamily inclusionary development, as set forth below.
 - (a) Minimum lot size: three acres.
 - (b) Minimum lot frontage: 250 feet.
 - (c) Maximum density: 16 units per gross acre.
 - (d) Maximum building height: three stories/40 feet.

- (e) Minimum front yard setback: 75 feet.
- (f) Minimum side yard setback: 50 feet.
- (g) Minimum rear yard setback: 75 feet.
- (h) Maximum building coverage: 25%.
- (i) Maximum improved coverage: 50%.
- (j) There shall be no more than eight townhouse units in any building.
- (k) There shall be no more than 16 units in any two-story multifamily building and no more than 24 units in any three-story building.
- (l) The minimum distance between buildings shall be as follows:
 - [1] Windowless wall to windowless wall: 25 feet.
 - [2] Window wall to windowless wall: 30 feet.
 - [3] Window wall to window wall:
 - [a] Front to front: 75 feet.
 - [b] Rear to rear: 50 feet.
 - [c] End to end: 35 feet.
- (m) Development shall maintain a minimum fifty-foot landscaped buffer to any residential zone boundary line which shall consist of either existing vegetation or new plantings, or where appropriate, a combination of existing vegetation and new plantings.
- (n) No parking area shall be located within 50 feet of a front lot line or within 25 feet of any other lot line.
- (o) Parking shall be provided in accordance with New Jersey Residential Site Improvement Standards (RSIS).

SECTION 3. If any section or provision of this Ordinance shall be held invalid in any Court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

SECTION 4. All Ordinances or part of Ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 5. This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.

Cara Fox, Borough Clerk