

# BOROUGH OF BLOOMINGDALE



OFFICE OF:  
BREEANNA SMITH, RMC/CMR  
MUNICIPAL CLERK

PHONE: (973) 838-0778 x-239  
FAX (973) 838-5115  
[bsmith@bloomingdalenj.net](mailto:bsmith@bloomingdalenj.net)

MUNICIPAL OFFICE  
101 HAMBURG TURNPIKE  
BLOOMINGDALE, NEW JERSEY 07403

## LEGAL NOTICE

### ORDINANCE NO. 4-2026 OF THE GOVERNING BODY OF THE BOROUGH OF BLOOMINGDALE

**AN ORDINANCE REPEALING EXISTING CHAPTER 12, AFFORDABLE HOUSING, OF THE CODE OF THE BOROUGH OF BLOOMINGDALE, IN ITS ENTIRETY AND REPLACING IT WITH A NEW CHAPTER 12, AFFORDABLE HOUSING, PROVIDING COMPREHENSIVE REGULATIONS FOR THE ADMINISTRATION OF AFFORDABLE HOUSING AND ADDRESSING THE CURRENT REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) REGARDING BLOOMINGDALE BOROUGH'S AFFORDABLE HOUSING FAIR SHARE OBLIGATION**

**NOTICE IS HEREBY GIVEN**, that the above Ordinance was introduced and passed on first reading at an Official Meeting of the Governing Body of the Borough of Bloomingdale, County of Passaic, State of New Jersey held in the Municipal Building on February 17, 2026, and the same shall come up for final passage at an Official Meeting of the Governing Body to be held on March 3, 2026 at 7PM, at which time any persons interested shall be given the opportunity to be heard concerning said Ordinance. Copies of this Ordinance are available in the Clerk's Office located at 101 Hamburg Turnpike, Bloomingdale, New Jersey.

#### **Purpose/Summary of Ordinance No. 4-2026:**

WHEREAS, the Borough of Bloomingdale adopted a Round 4 Housing Element and Fair Share Plan in June 2025 that addressed the Round 4 affordable housing obligation. The Borough of Bloomingdale entered into a Mediation Agreement with Fair Share Housing Center on December 24, 2025 that requires the Borough to take several actions, including updating the regulations implementing the Round 4 Housing Element and Fair Share Plan. The Borough's affordable housing regulations, Chapter 12, do not reflect the recently adopted amended Fair Housing Act ("FHA") at N.J.S.A. 52:27D-301 et seq., the Fair Housing Act Regulations of the Department of Community Affairs, Division of Local Planning Services ("LPS") at N.J.A.C. 5:99 et seq., or the Uniform Housing Affordability Controls ("UHAC") at N.J.A.C. 5:80-26.1 et seq. Therefore the Code needs to be amended to repeal existing Chapter 12, Affordable Housing, and replace it with a new Chapter 12, Affordable Housing.

Breeanna Smith, RMC  
Municipal Clerk

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