

BOROUGH OF BLOOMINGDALE

OFFICE OF:
BREEANNA SMITH, RMC/CMR
MUNICIPAL CLERK



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

MUNICIPAL OFFICE
101 HAMBURG TURNPIKE
BLOOMINGDALE, NEW JERSEY 07403

LEGAL NOTICE

ORDINANCE NO. 5-2026 OF THE GOVERNING BODY OF THE BOROUGH OF BLOOMINGDALE

AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE BOROUGH OF BLOOMINGDALE TO AMEND CHAPTER 92 ZONING, ARTICLE XII SCHEDULE OF REGULATIONS TO AMEND THE BOROUGH'S INCLUSIONARY HOUSING DISTRICTS CONSISTENT WITH AND DESIGNED TO EFFECTUATE THE BOROUGH'S ADOPTED 2025 ROUND 4 HOUSING ELEMENT AND FAIR SHARE PLAN AND 2025 MEDIATION AGREEMENT WITH FAIR SHARE HOUSING CENTER

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. 5-2026:

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 entered into a Mediation Agreement with Fair Share Housing Center on December 24, 2025 in the Matter of the Application of the Borough of Bloomingdale's Housing Element and Fair Share Plan (Docket No.: PAS-L-283-25). The Mediation Agreement set forth that the affordable housing set-aside in the B-1, B-1-A, BCD, and R-M Zone districts shall be 20% regardless of tenure. WHEREAS the proposed ordinance is consistent with the Mediation Agreement with Fair Share Housing Center, as well as the 2025 Housing Element and Fair Share Plan. (Amendments to Ch. 92 Zoning)

Breeanna Smith, RMC
Municipal Clerk

Published in the Herald News & Borough Website

www.bloomingdalenj.net