

Memorandum

TO: BOROUGH OF LEONIA PLANNING BOARD
CC: DANIEL STEINHAGEN, ESQ., PLANNING BOARD ATTORNEY
FROM: SAN CHAVAN P.P., AICP
DATE: JUNE 22, 2023
RE: MASTER PLAN CONSISTENCY REVIEW OF ORDINANCE NO. 2023-10

Ordinance 2023-10 amends Article III Zoning Map and establishes Article XXII AH-2 Overlay Zone of Chapter 290 of the Leonia Municipal Code. These changes to the Zoning Code are intended to establish the Affordable Housing Overlay Zone (AH-2) in the Borough of Leonia. This memorandum examines whether this ordinance is consistent with the Borough's Master Plan as required by the M.L.U.L., pursuant to N.J.S.A. 40:55-26.a.

Background

The Borough Planning Board adopted via resolution a Housing Element and Fair Share Plan (HEFSP) on June 22, 2022, and the Borough Council endorsed the Plan via Resolution No. 2022-187 on July 18, 2022. The 2022 HEFSP recommended that the Borough implement affordable housing inclusionary overlay zones in order to address the Borough's affordable housing obligation in accordance with N.J.A.C. 5:93-4.2(h)(2).

One of the recommended locations for an affordable housing inclusionary overlay zone in the HEFSP is the property located at 106 Grand Avenue, which consists of three lots – Block 1501, Lots 22, 23, and 24. The proposed Ordinance No. 2023-10 establishes an affordable housing overlay zone over these lots at a maximum density of 27 dwelling units per acre, as recommended by the 2022 HEFSP. The ordinance provides additional standards to regulate the development of inclusionary multifamily housing within the proposed Affordable Housing Overlay Zone (AH-2).

Master Plan Consistency for Ordinance 2023-10

The proposed ordinance supports the following Goals of the 2022 Master Plan:

Land Use Element Goals:

#1.b Promote greater diversity of housing options while maintaining existing character of Borough's residential neighborhoods.

#2 Promote growth in appropriate areas that meet current and future land use trends.

Additionally, the Land Use Element under "Future Land Use Guide" recommends creation of an affordable housing overlay zone and identifies Grand Avenue as one of the locations that provide the best opportunities for affordable housing.

The proposed ordinance supports the following recommendations of the 2022 Housing Element and Fair Share Plan:

- Strategy 3 – 106 Grand Avenue Overlay Inclusionary Zoning (pg. 39)
 - The Housing Element and Fair Share Plan envisions the 3.05-acre property to be developed at a density of approximately 27 dwelling units per acre to produce 80 multifamily units, 16 of which will be affordable to low- and moderate-income households. The 16 units are intended to address the Borough’s RDP and a portion of the Unmet Need.

In conclusion, the proposed ordinance is consistent with the Borough’s 2022 Master Plan and 2022 Housing Element and Fair Share Plan.