

2026 AMENDMENT TO THE 2025 FOURTH ROUND HOUSING PLAN

HOUSING ELEMENT & FAIR SHARE PLAN
VILLAGE OF RIDGEWOOD
BERGEN COUNTY
NEW JERSEY

ADOPTED BY THE PLANNING BOARD

PREPARED BY:

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A SIGNED AND SEALED ORIGINAL IS ON FILE WITH THE VILLAGE CLERK





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The Village of Ridgewood adopted the *2025 Fourth Round Housing Element and Fair Share Plan* on June 23, 2025 (“*Fourth Round Housing Plan*”) and subsequently submitted it to the Affordable Housing Dispute Resolution Program (the “Program”). Two challenges to the Village’s *Fourth Round Housing Plan* were filed, one from Fair Share Housing Center (“FSHC”) and the other from Kensington Senior Living LLC (“Kensington”).

After settlement conferences conducted by the Program and additional discussions, the Village resolved both challenges. The Village’s Settlement Agreement with Kensington was executed on February 11, 2025 and it sets forth that the Kensington site, located at the corners of North Maple, Franklin Avenue and Marshall Street (Block 3611, Lots 1, 19, 22), will be modestly reduced in size as compared to the anticipated project in the 2025 Housing Plan. The Village’s Mediation Agreement with FSHC was executed on February 3, 2026 and sets forth a few changes to the Village’s Fourth Round mechanisms.

The following amends the *Fourth Round Housing Plan*, adopted on June 23, 2025, and implements the applicable terms of the Kensington Settlement Agreement and the FSHC Mediation Agreement.

REHABILITATION OBLIGATION & SATISFACTION

There are no amendments to the Village’s Rehabilitation obligation of 4 or how it shall be satisfied.

FIRST, SECOND & THIRD ROUNDS OBLIGATION & SATISFACTION

There are no amendments to the Village’s First and Second Rounds obligation of 229 or the Third Round obligation of 664, or how it shall be satisfied. These obligations are addressed through the Village’s vacant land adjustment with an RDP of 55. There is no amendment to the RDP of 55, how it is satisfied, or to the unmet need strategies for the First, Second or Third Rounds.

FOURTH ROUND OBLIGATION & SATISFACTION

There are no amendments to the Village’s Fourth Round obligation of 427. This obligation is addressed through a vacant land adjustment with an RDP of 4. There is no amendment to the RDP of 4 or how it is satisfied.

There are three adjustments to the strategies that address the Village’s Fourth Round unmet need and the 25% realistic zoning requirement. The Village’s Fourth Round unmet need is 423 (427 total obligation – 4 Round 4 RDP) and the realistic zoning requirement is 106, based on 25% of the Fourth Round unmet need (423 x .25). The adjusted strategies contribute toward the Village’s unmet need and the realistic zoning requirement.

The 2025 Housing Plan stated the Village’s Round 4 unmet need strategies would permit 143 affordable homes. The changes addressed herein will permit one (1) additional affordable home for a total of 144.



Kensington

The 2025 Housing Plan stated the 1.25 acre tract at the corners of North Maple, Franklin Avenue and Marshall Street (Block 3611, Lots 1, 19, 22) would be developed with an assisted living facility that will accommodate approximately 125 beds. The Settlement Agreement with Kensington reduces the size of the assisted living facility to no more than 115 beds within no more than 105 units.

The assisted living facility will continue to restrict not less than 10% of the beds for low and moderate income households, and will comply with the Village's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.).

The 2025 Housing Plan anticipated approximately 12 beds would be affordable and eligible to satisfy a portion of the unmet need. Given the reduction in size, it is now anticipated that approximately 10 beds will be affordable and eligible to satisfy a portion of the unmet need.

299 Goffle Road

The 2025 Housing Plan stated the 1.62 acre tract along Goffle Road (Block 2507, Lot 17.01) would be rezoned to permit townhouses, stacked townhouse and single-family homes at a density of 13 du/ac. The Mediation Agreement with FSHC commits to a density increase to 15 du/ac.

The inclusionary development, including its affordable homes, will comply with the Village's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.). This shall include but is not limited to affordability controls, income distribution, bedroom distribution, and phasing.

The 2025 Housing Plan anticipated 4 affordable homes would be created as a result of the zoning change. Given the increased density, it is now anticipated that 5 homes will be affordable and eligible to satisfy a portion of the unmet need.

Downtown B1 & B2 Districts

The 2025 Housing Plan stated the 78.25 acre area comprising the Borough's downtown would be amended to increase the permitted density for inclusionary development from 18 du/ac to 20 du/ac. The Mediation Agreement with FSHC commits to a further increase in density to 24 du/ac for an area of approximately 2.2 acres. The area subject to the increased density consists of lots with frontage along the west side of South Broad Street that are not within the Historic Preservation District or are a Historic Preservation site.

The inclusionary development, including its affordable homes, will comply with the Village's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.). This shall include but is not limited to affordability controls, income distribution, bedroom distribution, and phasing.

The 2025 Housing Plan anticipated 102 affordable homes would be created as a result of the zoning change. Given the increased density along a portion of South Broad Street, it is now anticipated that 104 homes will be affordable and eligible to satisfy a portion of the unmet need.