

**WOODLAND PARK MUNICIPAL COUNCIL
AGENDA FOR REGULAR MEETING OF
FEBRUARY 4, 2026**

1. INTRODUCTION:

A. POSTING OF NOTICE:

In accordance with the Open Public Meeting Law, P.L.1975, chapter 231, notice requirements for this meeting have been set forth in the resolution adopted by the Municipal Council at its Reorganization Meeting of January 7, 2026 detailing the time and place, with notice given to the public by posting a copy thereof on the bulletin board in the Municipal Building, transmitting copies to the Herald News and The Record of Woodland Park.

B. Flag salute and Prayer

C. Roll Call

2. PRESENTATION(S):

- Presentation by Timothy Eismeier of NW Financial Group, LLC
- Reverse 911 System Presentation by IT Director Adam Nemeth

3. PUBLIC SESSION:

OPEN: Motion to open the public session. Motion to open the public session by _____ Seconded by _____

- **ROLL CALL:**

CLOSE: Motion to close the public session. Motion to close the public session by _____ Seconded by _____

- **ROLL CALL:**

4. REPORTS:

A. COUNCIL COMMITTEE REPORTS

Administration & Finance – Councilman Figueroa

Public Works – Councilman Chaabane

Public Safety – Council President Torres

Health & Senior Services – Councilwoman Gatti

Recreation, Community Relations & Veterans Affairs – Councilman DeCesare

Laws & Ordinances – Councilman Sica

B. BOROUGH ADMINISTRATORS REPORT

C. MAYORS REPORT

D. MUNICIPAL ATTORNEY REPORT

E. DEPARTMENT REPORTS

1. Millenium Strategies Report dated February 2, 2026
2. Planning Board Memorialization Resolution 26-004 dated February 2, 2026
3. Annual Debt Statement filed on January 31, 2026
4. Summary Budget Status Report dated January 21, 2026

MOTION: Motion to receive and file Departmental Reports by _____, seconded by _____.

- **ALL IN FAVOR:**

5. CONSENT AGENDA:

All matters listed under the Consent Agenda are considered to be routine by the Council and will be enacted by one resolution. Any item may be removed from the Consent Agenda by the request of any member of this Governing Body, and if so removed, will be acted upon as a separate matter.

A. RESOLUTIONS

1. **Resolution R26-048, a resolution to authorize the transfers among various line items as listed in the resolution.**
2. **Resolution R26-049, a resolution to authorize refunds for USA Sports Registrations to the individuals listed in the resolution for a total amount of \$250.00.**
3. **Resolution R26-050, a resolution to authorize a refund for Travel Basketball Registration to the individual listed in the resolution for a total amount of \$250.00.**
4. **Resolution R26-051, a resolution to approve and renew the Borough of Woodland Parks membership in the North Jersey Municipal Employee Benefits Fund.**
5. **Resolution R26-052, a resolution to approve the purchase for ultra-low sulfur diesel fuel and motor gasoline from Rachels-Michele's Oil Co. Inc. located at 116 Kuller Road, Clifton, NJ 07011 under State Contract 19-FLEET-00973 for a total cost not to exceed \$50,000.00.**
6. **Resolution R26-053, a resolution to award a contract to NW financial Group, LLC, 522 Broad Street, Bloomfield, NJ for Financial Advisory Services in an amount not to exceed \$20,000.00.**
7. **Resolution R26-054, a resolution to approve the adoption of the 2026 Affordable Housing Trust Fund Spending Plan.**
8. **Resolution R26-055, a resolution to approve Valley National Bank headquartered in Morristown, New Jersey with over 230 branch locations and commercial banking offices across New Jersey to provide banking and depository services to the Borough of Woodland Park.**
9. **Resolution R26-056, a resolution to amend resolution R26-002 and approve to update the Cash Management Plan to include Valley National Bank as an additional depository.**
10. **Resolution R26-057, a resolution to approve the actions noted in the Consent Agenda, items 1. through 10, be and are hereby approved and the proper officers are directed to take necessary action on same.**

MOTION: Motion to approve the Consent Agenda by _____,
seconded by _____.

- ROLL CALL:

6. COLLECTOR/TREASURER REPORT:

A. CMFO, Stephanie Santana recommends authorization for payment:

Authorize payment of the January 30, 2026, regular and miscellaneous payroll estimated at \$406,464.47.

MOTION: Motion to approve payroll by _____, seconded by _____.

- **ROLL CALL:**

Payment of bills from voucher list of February 3, 2026 totaling \$2,695,508.66.

MOTION: Motion to approve payment of bills by _____, seconded by _____.

- **ROLL CALL:**

7. OLD BUSINESS:

A. SECOND READING & PUBLIC HEARING

1. PUBLIC HEARING on the adoption of Ordinance 26-02.

OPEN: Motion to open the public hearing for Ordinance 26-02 by _____, seconded by _____.

- **ROLL CALL:**

CLOSE: Motion to close the public hearing for Ordinance 26-02 by _____, seconded by _____.

- **ROLL CALL:**

2. **Resolution R26-058, a resolution to adopt Ordinance 26-02, AN ORDINANCE TO AMEND THE EXISTING ORDINANCE CONTAINED IN CHAPTER 22 WHICH AMENDS THE CHAPTER TITLED: ZONING. SPECIFICALLY, SECTIONS: 22-3 (DEFINITIONS) AND 22-4.5 (BULK ZONING REQUIREMENTS)**

BE IT RESOLVED, by the Governing Body of the Borough of Woodland Park that Ordinance 26-02 be and is hereby adopted as having been approved on second and final reading, and the Municipal Clerk is hereby authorized and directed to publish said Ordinance according to law.

MOTION: Motion to adopt the Ordinance 26-02 by _____, seconded by _____.

- **ROLL CALL:**

3. **PUBLIC HEARING** on the adoption of Ordinance 26-03.

OPEN: Motion to open the public hearing for Ordinance 26-03 by _____, seconded by _____.

- **ROLL CALL:**

CLOSE: Motion to close the public hearing for Ordinance 26-03 by _____, seconded by _____.

- **ROLL CALL:**

4. **Resolution R26-059, a resolution to adopt ordinance 26-03 A AN ORDINANCE OF THE BOROUGH OF WOODLAND PARK AMENDING AND SUPPLEMENTING CHAPTER 22 "ZONING", SECTION 22-4.1 "ZONE DISTRICT", SECTION 22-4.4 "SCHEDULE OF PERMITTED USES", SECTION 22-4.5 "SCHEDULE OF BULK ZONING REQUIREMENTS", AND SECTION 22-27 "RESERVED" TO CREATE A NEW RESIDENCE "J" DISTRICT (INCLUSIONARY MULTI-FAMILY RESIDENTIAL)**

BE IT RESOLVED, by the Governing Body of the Borough of Woodland Park that Ordinance 26-03 be and is hereby adopted as having been approved on second and final reading, and the Municipal Clerk is hereby authorized and directed to publish said Ordinance according to law.

MOTION: Motion to adopt the Ordinance 26-03 by _____, seconded by _____.

- **ROLL CALL:**

5. **PUBLIC HEARING** on the adoption of Ordinance 26-04

OPEN: Motion to open the public hearing for Ordinance 26-04 by _____, seconded by _____.

- **ROLL CALL:**

CLOSE: Motion to close the public hearing for Ordinance 26-04 by _____, seconded by _____.

- **ROLL CALL:**

6. **Resolution R26-060, a resolution to adopt ordinance 26-04 AN ORDINANCE OF THE BOROUGH OF WOODLAND PARK AMENDING AND SUPPLEMENTING CHAPTER 22 "ZONING", SECTION 22-4.5 "SCHEDULE OF BULK ZONING REQUIREMENTS" TO MODIFY THE CENTRAL BUSINESS DISTRICT (CBD) REQUIREMENTS, CREATING NEW SECTION 22-15.12 "AFFORDABLE HOUSING" WITHIN THE CBD REQUIREMENTS, SECTION 22-9.4 "BULK REGULATIONS" TO MODIFY THE AFFORDABLE HOUSING (R-O) OVERLAY ZONE REQUIREMENTS, CREATING NEW SECTION 22-29.10 "AFFORDABLE HOUSING" WITHIN THE R-O OVERLAY ZONE REQUIREMENTS, AND AMENDING AND SUPPLEMENTING CHAPTER 34 "AFFORDABLE HOUSING", SECTION 34-1.4 "INCLUSIONARY ZONING"**

BE IT RESOLVED, by the Governing Body of the Borough of Woodland Park that Ordinance 26-04 be and is hereby adopted as having been approved on second and final reading, and the Municipal Clerk is hereby authorized and directed to publish said Ordinance according to law.

MOTION: Motion to adopt the Ordinance 26-04 by _____, seconded by _____.

- **ROLL CALL:**

7. **PUBLIC HEARING** on the adoption of Ordinance 26-05

OPEN: Motion to open the public hearing for Ordinance 26-05 by _____, seconded by _____.

- **ROLL CALL:**

CLOSE: Motion to close the public hearing for Ordinance 26-05 by _____, seconded by _____.

- **ROLL CALL:**

8. **Resolution R26-061, a resolution to introduce ordinance 26-05 AN ORDINANCE TO REVOKE/RESCIND THE BOROUGH OF WOODLAND PARK ORDINANCE NO. 21-27, REGARDING AMEND CHAPTER 2 "ADMINISTRATION" OF THE BOROUGH OF WOODLAND PARK ESTABLISHING A RECREATION AND PARKS BOARD**

BE IT RESOLVED, by the Governing Body of the Borough of Woodland Park that Ordinance 26-05 be and is hereby adopted as having been approved on second and final reading, and the Municipal Clerk is hereby authorized and directed to publish said Ordinance according to law.

MOTION: Motion to adopt the Ordinance 26-05 by _____, seconded by _____.

- **ROLL CALL:**

9. **NEW BUSINESS:**

10. **EXECUTIVE SESSION:**

11. **AJOURNMENT:**

Sandra Olivola, RMC/QPA/CMR
Municipal Clerk

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-048**

MOTIONED BY:

SECONDED BY:

BUDGET TRANSFER

WHEREAS, the Mayor and Council of the Borough of Woodland Park did adopt a budget for the year 2025 in accordance with Municipal Budget Law N.J.S.A. 40A:4 et seq.; and

WHEREAS, it has become necessary to transfer certain funds among the various line items as contained within the aforementioned adopted municipal budget; and

WHEREAS, N.J.S.A. 40A:4-58 allows for the transfer of funds among line items of and adopted municipal budget during the last two months of the fiscal year and N.J.S.A. 40A:4-59 appropriation transfers during first three months of succeeding year; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey, that the Chief Municipal Financial Officer of the Borough of Woodland Park is hereby authorized to make the transfers as listed on the following schedule among various line items:

February 4, 2026		Current Fund	
	2025 Budget Transfers	FROM	TO
5-01-25-252-252-020	Office of Emergency Management O/E	\$2,744.00	
5-01-31-445-445-020	Fire Hydrant Services		\$2,744.00
	TOTAL	\$2,744.00	\$2,744.00

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Torres					Gatti				
Chaabane					Sica				
DeCesare					Mayor Kallert				
Figueroa									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 4th day of February 2026. Signed and sealed before me.

February 4, 2026

Sandra Olivola, Municipal Clerk Dated

I, Stephanie Santana, Chief Municipal Financial Officer for the Borough of Woodland Park do hereby confirm that there are sufficient funds available for this transfer.

February 4, 2026

Stephanie Santana, CMFO Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-049**

MOTIONED BY:
SECONDED BY:

**AUTHORIZE REFUND OF
USA SPORTS REGISTRATION**

WHEREAS, the Borough of Woodland Park Recreation Department processes registrations for USA Sports Program through Community Pass; and

WHEREAS, payments for registration are typically made using credit cards and e-check through the Community Pass website; and

WHEREAS, it is the policy of the Borough to issue refunds by check; and

WHEREAS, the Chief Financial Officer has certified the funds available in Account No. T-18-56-850-000-810.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Woodland Park that the Borough Treasurer is hereby authorized to provide the following refunds for USA Sports Registrations:

NAME	PROGRAM	REFUND
Andy Arroyo	USA Sports	\$100
Ydelka Almonte	USA Sports	\$150

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Torres					Gatti				
Chaabane					Sica				
DeCesare					Mayor Kallert				
Figueroa									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 4th day of February 2026. Signed and sealed before me.

February 4, 2026

Sandra Olivola, Municipal Clerk

Dated

I, Stephanie Santana, Certified Municipal Finance Officer for the Borough of Woodland Park do hereby confirm that there are sufficient funds available for this refund in Account No. T-18-56-850-000-810 and/or any other account deemed appropriate by the Chief Financial Officer.

February 4, 2026

Stephanie Santana, CMFO

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-050**

MOTIONED BY:
SECONDED BY:

**AUTHORIZE REFUND OF
TRAVEL BASKETBALL REGISTRATION**

WHEREAS, the Borough of Woodland Park Recreation Department processes registrations for the Travel Basketball program through Community Pass; and

WHEREAS, payments for registration are typically made using credit cards and e-check through the Community Pass website; and

WHEREAS, it is the policy of the Borough to issue refunds by check; and

WHEREAS, the Chief Financial Officer has certified the funds available in Account No. T-18-56-850-000-810.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Woodland Park that the Borough Treasurer is hereby authorized to provide the following refunds for Travel Basketball Registration:

NAME	PROGRAM	REFUND
Stephanie Gales Varlack	Travel Basketball	\$250

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Torres					Gatti				
Chaabane					Sica				
DeCesare					Mayor Kallert				
Figueroa									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 4th day of February 2026. Signed and sealed before me.

February 4, 2026

Sandra Olivola, Municipal Clerk Dated

I, Stephanie Santana, Certified Municipal Finance Officer for the Borough of Woodland Park do hereby confirm that there are sufficient funds available for this refund in Account No. T-18-56-850-000-810 and/or any other account deemed appropriate by the Chief Financial Officer.

February 4, 2026

Stephanie Santana, CMFO Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-051**

MOTIONED BY:
SECONDED BY:

**A RESOLUTION TO RENEW THE BOROUGH OF WOODLAND PARKS
MEMBERSHIP WITH THE NORTH JERSEY MUNICIPAL EMPLOYEE BENEFITS FUND**

WHEREAS, a number of public entities in the State of New Jersey have joined together to form the **North Jersey Municipal Employee Benefits Fund**, hereafter referred to as "FUND", as permitted by N.J.S.A. 11:15-3, 17:1-8.1, and 40A:10-36 et seq., and;

WHEREAS, the FUND was approved to become operational by the Departments of Insurance and Community Affairs and has been operational since that date, and;

WHEREAS, the statutes and regulations governing the creation and operation of a joint insurance fund, contain certain elaborate restrictions and safeguards concerning the safe and efficient administration of the public interest entrusted to such a FUND;

WHEREAS, the governing body of the Borough of Woodland Park, hereinafter referred to as "LOCAL UNIT" has determined that membership in the FUND is in the best interest of the LOCAL UNIT.

NOW, THEREFORE, BE IT RESOLVED that the governing body of the LOCAL UNIT hereby agrees as follows:

- i. Become a member of the FUND for the period outlined in the LOCAL UNIT's Indemnity and Trust Agreements.
- ii. Will participate in the following type (s) of coverage (s):
 - a.) Health Insurance and/or Dental and/or Prescription as defined pursuant to N.J.S.A. 17B:17-4, the FUND's Bylaws, and Plan of Risk Management.
- iii. Adopts and approves the FUND's Bylaws.
- iv. Execute an application for membership and any accompanying certifications.

BE IT FURTHER RESOLVED that the governing body of the LOCAL UNIT is authorized and directed to execute the Indemnity and Trust Agreement and such other documents signifying membership in the FUND as required by the FUND's Bylaws, and to deliver these documents to the FUND's Executive Director with the express reservation that these documents shall become effective only upon:

- i. Approval of the LOCAL UNIT by the FUND.
- ii. Receipt from the LOCAL UNIT of a Resolution accepting assessment.
- iii. Approval by the New Jersey Department of Insurance and Department of Community Affairs.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Torres					Gatti				
Chaabane					Sica				
DeCesare					Mayor Kallert				
Figueroa									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 4th day of February 2026. Signed and sealed before me.

February 4, 2026

Sandra Olivola, Municipal Clerk Dated

I, Stephanie Santana, Chief Municipal Financial Officer for the Borough of Woodland Park do hereby confirm that there are sufficient funds available for this transfer.

February 4, 2026

Stephanie Santana, CMFO Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-052**

MOTIONED BY:
SECONDED BY:

**PURCHASE AWARD FOR ULTRA
LOW SULFUR DIESEL FUEL AND MOTOR GASOLINE**

WHEREAS, the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey have the need to purchase ultra low sulfur diesel fuel and motor gasoline; and

WHEREAS, Rachels-Michele’s Oil Co Inc. located at 116 Kuller Road, Clifton, NJ 07011 can provide the ultra low sulfur diesel fuel and motor gasoline under State Contract 19-FLEET-00973, Contract Period November 01, 2019 through October 31, 2026; and

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council, of the Borough of Woodland Park, County of Passaic, State of New Jersey, hereby approve the purchase for ultra low sulfur diesel fuel and motor gasoline from Rachels-Michele’s Oil Co Inc. located at 116 Kuller Road, Clifton, NJ 07011 under the State Contract 19-FLEET-00973 for a total cost not to exceed \$50,000.00.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Torres					Gatti				
Chaabane					Sica				
DeCesare					Mayor Kallert				
Figueroa									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 4th day of February 2026. Signed and sealed before me.

February 4, 2026

Sandra Olivola, Municipal Clerk

Dated

I, Stephanie Santana, Chief Municipal Financial Officer for the Borough of Woodland Park do hereby confirm that there are sufficient funds available for this transfer.

February 4, 2026

Stephanie Santana, CMFO

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-053**

MOTIONED BY:
SECONDED BY:

**A RESOLUTION TO AWARD A CONTRACT
FOR FINANCIAL ADVISORY SERVICES**

WHEREAS, the Borough of Woodland Park has a need to acquire professional financial advisory services as a fair and open contract pursuant to N.J.S.A. 19:44A-20.5; and

WHEREAS, the Borough made requests and reviewed proposals from two or more qualified banking institutions for the provision of Financial Advisory services including Phoenix Advisors and NW Financial Group, LLC; and

WHEREAS, the Borough reviewed proposals from qualified firms for the provision of such services and determined that Timothy Eismeier/NW Financial Advisors located at 522 Broad Street, Bloomfield, NJ 07003 provides the most advantageous services and overall value to the Borough; and

WHEREAS, it is anticipated that the total value of these services shall not exceed \$20,000 to be charged to accounts 6-01-20-130-130-028 and 6-05-55-502-502-523 for a term of one (1) year; and

WHEREAS, the award of said services is subject to the Certification of Availability of Funds in the 2026 budget;

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey, that the Borough is hereby authorized to enter into a one (1) year contract for financial advisory services, ending January 31, 2027, with Timothy Eismeier/NW Financial Advisors located at 522 Broad Street, Bloomfield, NJ 07003 in an amount not to exceed \$20,000.00;

BE IT FURTHER RESOLVED that the Borough Clerk is hereby authorized and directed to publish notice of this award once in a newspaper of general circulation in accordance with law.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Torres					Gatti				
Chaabane					Sica				
DeCesare					Mayor Kallert				
Figueroa									

This resolution was approved by Mayor and Council of the Borough of Woodland Park at the regular scheduled meeting held on the 4th day of February 2026. Signed and sealed before me.

February 4, 2026

Sandra Olivola, Municipal Clerk Dated

I, Stephanie Santana, Chief Municipal Financial Officer for the Borough of Woodland Park do hereby confirm that there is sufficient funds available for this resolution

February 4, 2026

Stephanie Santana, CMFO Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-054**

MOTIONED BY:
SECONDED BY:

**RESOLUTION APPROVING AND ADOPTING THE
AFFORDABLE HOUSING TRUST FUND SPENDING PLANS**

WHEREAS, the Borough of Woodland Park, and the Passaic County, State of New Jersey, is required to adopt and implement an Affordable Housing Trust Fund Spending Plan in accordance with the Fair Housing Act, N.J.S.A. 52:27D-301 et seq., and applicable regulations; and

WHEREAS, the Spending Plan outlines the anticipated revenues, expenditures, and administrative processes for the use of affordable housing trust funds to meet the municipality's fair share housing obligations; and

WHEREAS, the Mayor and Council of Woodland Park has reviewed the proposed Spending Plan prepared by Darlene A. Green, PP/AICP, of Colliers Engineering & Design, who is the Municipal Planner/Affordable Housing Administrator, and finds it to be consistent with the municipality's Housing Element and Fair Share Plan, and approves this Plan as drafted in the form annexed to this resolution as Attachment #1; and

WHEREAS, the adoption of this Spending Plan will ensure compliance with the requirements of the New Jersey Department of Community Affairs and the Council on Affordable Housing (COAH) or its successor agency.

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF WOODLAND PARK, that:

1. The Affordable Housing Trust Fund Spending Plan dated December 15, 2025 is hereby approved and adopted.
2. The Affordable Housing Liaison is directed to submit the adopted Spending Plan to the appropriate state agency for review and approval.
3. This resolution shall take effect immediately upon adoption.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Torres					Gatti				
Chaabane					Sica				
DeCesare					Mayor Kallert				
Figueroa									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 4th day of February 2026. Signed and sealed before me.

February 4, 2026

Sandra Olivola, Municipal Clerk

Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-055**

MOTIONED BY:
SECONDED BY:

**A RESOLUTION TO APPROVE BANKING AND
DEPOSITORY SERVICES TO VALLEY NATIONAL BANK**

WHEREAS, the Mayor and Council desire to retain depository and banking services for the safekeeping of public funds and the conduct of its financial operations for the Borough of Woodland Park; and

WHEREAS, the Borough made requests and reviewed proposals from two or more qualified banking institutions for the provision of banking and depository services including Valley National Bank (aka Valley Bank), TD Bank and Providence Bank; and

WHEREAS, the Chief Financial Officer evaluated the proposals received and determined that Valley National Bank headquartered in Morristown, New Jersey with over 230 branch locations and commercial banking offices across New Jersey provides the most advantageous services, terms and overall value to the Borough; and

WHEREAS, Valley National Bank is an authorized public depository under the laws of the State of New Jersey; and

WHEREAS, the Mayor and Council find that awarding banking and depository services to Valley National Bank is in the best interest of the Borough; and

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey that Valley National Bank is hereby approved and is authorized to provide banking and depository services to the Borough of Woodland Park.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Torres					Gatti				
Chaabane					Sica				
DeCesare					Mayor Kallert				
Figueroa									

This resolution was approved by Mayor and Council of the Borough of Woodland Park at the regular scheduled meeting held on the 4th day of February 2026. Signed and sealed before me.

February 4, 2026

Sandra Olivola, Municipal Clerk Dated

I, Stephanie Santana, Chief Municipal Financial Officer for the Borough of Woodland Park do hereby approve the listed resolution.

February 4, 2026

Stephanie Santana, CMFO Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-056**

MOTIONED BY:
SECONDED BY:

**A RESOLUTION TO AMEND RESOLUTION 26-002
2026 MUNICIPALITIES CASH MANAGEMENT PLAN**

WHEREAS, the Mayor and Council at its annual stated reorganization meeting held on January 7th, 2026 approved Resolution R26-002, which adopted the municipality’s 2026 Cash Management Plan; and

WHEREAS, the Mayor and Council desire to update the plan to include Valley National Bank an additional authorized depository to the listed in the Cash Management Plan;

BE IT FURTHER RESOLVED the following Government Unit Depository Protection Act approved banks are authorized depositories for the deposit of funds:

- Capital One Bank
- New Jersey Cash Management Fund
- TD Bank
- Valley National Bank

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey hereby amend resolution R26-002 and approve to update the Cash Management Plan to include Valley National Bank as an additional depository.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Torres					Gatti				
Chaabane					Sica				
DeCesare					Mayor Kallert				
Figueroa									

This resolution was approved by Mayor and Council of the Borough of Woodland Park at the regular scheduled meeting held on the 4th day of February 2026. Signed and sealed before me.

February 4, 2026

Sandra Olivola, Municipal Clerk Dated

I, Stephanie Santana, Chief Municipal Financial Officer for the Borough of Woodland Park do hereby approve the listed resolution.

February 4, 2026

Stephanie Santana, CMFO Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-057**

MOTIONED BY:
SECONDED BY:

APPROVAL OF CONSENT AGENDA

BE IT RESOLVED, by the Mayor and Council of the Borough of Woodland Park that the actions noted in the Consent Agenda, items 1. through 10., be and are hereby approved and the proper officers are directed to take necessary action on same.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Torres					Gatti				
Chaabane					Sica				
DeCesare					Mayor Kallert				
Figueroa									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 4th day of February 2026. Signed and sealed before me.

Sandra Olivola, Municipal Clerk
February 4, 2026
Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R25-058**

**MOTIONED BY:
SECONDED BY:**

ADOPTION OF ORDINANCE 26-02

AN ORDINANCE TO AMEND THE EXISTING ORDINANCE CONTAINED IN CHAPTER 22 WHICH AMENDS THE CHAPTER TITLED: ZONING. SPECIFICALLY, SECTIONS: 22-3 (DEFINITIONS) AND 22-4.5 (BULK ZONING REQUIREMENTS)

WHEREAS, the Borough of Woodland Park, County of Passaic, State of New Jersey, desires to adopt an ordinance entitled **AN ORDINANCE TO AMEND THE EXISTING ORDINANCE CONTAINED IN CHAPTER 22 WHICH AMENDS THE CHAPTER TITLED: ZONING. SPECIFICALLY, SECTIONS: 22-3 (DEFINITIONS) AND 22-4.5 (BULK ZONING REQUIREMENTS)**; and

WHEREAS, notice of introduction and passage on first reading was published in the Herald News dated January 27, 2026 setting the date of February 4, 2026 or soon thereafter for the public hearing and consideration for final passage; and

WHEREAS, copies of the ordinance were posted on the Borough’s official bulletin board and copies made available to all those desiring same; and

WHEREAS, in compliance with State Statute, a public hearing on the above referenced ordinance was conducted on February 4, 2026 at the regularly scheduled meeting of the Mayor and Council;

NOW, THEREFORE BE IT RESOLVED, that ordinance **AN ORDINANCE TO AMEND THE EXISTING ORDINANCE CONTAINED IN CHAPTER 22 WHICH AMENDS THE CHAPTER TITLED: ZONING. SPECIFICALLY, SECTIONS: 22-3 (DEFINITIONS) AND 22-4.5 (BULK ZONING REQUIREMENTS)** be and is hereby adopted as having been approved on second and final reading, and the Municipal Clerk is hereby authorized and directed to publish said Ordinances according to law.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Torres					Gatti				
Chaabane					Sica				
DeCesare					Mayor Kallert				
Figueroa									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 4th day of February 2026. Signed and sealed before me.

February 4, 2026

Sandra Olivola, Municipal Clerk Dated

**BOROUGH OF WOODLAND PARK
COUNTY OF PASSAIC, STATE OF NEW JERSEY
ORDINANCE NO. 26-02**

**AN ORDINANCE TO AMEND THE EXISTING ORDINANCE CONTAINED IN CHAPTER 22
WHICH AMENDS THE CHAPTER TITLED: ZONING. SPECIFICALLY, SECTIONS:
22-3 (DEFINITIONS) AND 22-4.5 (BULK ZONING REQUIREMENTS)**

WHEREAS, the Borough of Woodland Park (the “Borough”) has in effect Chapter 22-3 of the General Code which is titled **Zoning** and this section includes a section subtitled: **Definitions** and a section regarding **Bulk Zoning Requirements**; and

WHEREAS, the Borough wishes to amend the aforesated Ordinance, regarding the Definition Section at Chapter 22-3, by updating this Ordinance to include the following Definitions, which shall now be included within the Zoning Code for the Borough of Woodland Park:

Floor Area of Building: The sum of the gross horizontal areas of the several floors of a building or buildings and its accessory building(s) on the same lot, except that in residential buildings the cellar, basement and attic floor area not devoted to residential use shall be excluded, but the area of roofed porches and roofed terraces shall be included. All dimensions shall be measured between exterior faces of walls.

Floor Area Ratio: The floor area of all buildings on a lot, divided by the area of such lot; and

WHEREAS, the Mayor and Borough Council have determined that the adoption of the amendments within this Resolution are for the best interests of the Borough and for the benefit of the health and welfare of its citizens, and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Woodland Park, County of Passaic, and State of New Jersey, that the following amendments shall be adopted:

1. Chapter 22 of the Borough Code at Section 22-3 (Definitions) and Section 22-4.5 (Schedule of Bulk Zoning Requirements) are hereby amended to state that the Borough’s Ordinance(s) regarding Zoning as codified for the Borough of Woodland Park, shall now expand the Definitions listed therein, and the Floor Area Ratio (F.A.R.), as follows:

- (a) **New and Updated Definitions**

Floor Area of Building: The sum of the gross horizontal areas of the several floors of a building or buildings and its accessory building(s) on the same lot, except that in residential buildings the cellar, basement and attic floor area not devoted to residential use shall be excluded, but the area of roofed porches and roofed terraces shall be included. All dimensions shall be measured between exterior faces of walls.

Floor Area Ratio: The floor area of all buildings on a lot, divided by the area of such lot; and

- (b) Amendment to schedule of **Bulk Zoning Requirements** contained in Chapter 22-4.5, contained in 22 Attachment 3.

Through this Amendment, the **Floor Area Ratio (F.A.R.)** for a building on the schedule of **Bulk Zoning Requirements** (sub section 22-4.5) shall be amended as follows:

Zone: R-A, Lot Area: ½ acre,	F.A.R.: 30%
Zone: R-B, Lot Area: 10,000 s.f.,	F.A.R.: 30%
Zone: R-L, Lot Area: 6,000 s.f.,	F.A.R.: 40%

Note: Also see the codified Amendments to this section of the Ordinance titled: 22 Attachment 3. A copy is annexed hereto as **Exhibit A**.

2. If any section, subsection, paragraph, sentence or any other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance.
3. All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.
4. This Ordinance shall take effect upon passage and publication as required by law.

Attest:

Approved:

Sandra Olivola, Municipal Clerk

Tracy Kallert, Mayor

Introduced: January 21, 2026

Adopted:

ZONING
 22 Attachment 3
 Borough of Woodland Park
 SCHEDULE OF BULK ZONING REQUIREMENTS
 (Subsection 22-4.5)
 (Amended 3-6-2024 by Ord. No. 24-05 and by Ord. No. 26-02)

Zone	Lot Area	Lot Width	Lot Depth	Front Yard	Side Yard (one/both) Note 1	Rear Yard	Building Coverage	Lot Coverage	Height (ST/FT) Note 2	Density	F.A.R.	Buffer
R-A	½ acre	100'	200'	35'	15'/30'	30% of depth, not less than 25'	35%	50%	2 ½ / 35'	N/A	30%	N/A
R-B	10,000 SF	100'	100'	25'	5'/15'	30% of depth, not less than 25'	35%	50%	2 ½ / 35'	N/A	30%	N/A
R-C	6,000 SF	60'	100'	20'	5'/15'	30% of depth, not less than 25'	40%	55%	2 ½ / 35'	N/A	40%	N/A
R-D (Garden Apt.)	10 acres	200' (frontage on public street)	N/A	50'	50'	50'	20%	N/A	2 ½ / 35'	16 du/ac: 18 du/ac with 10% of total area for recreation	N/A	N/A
R-E (Townhouse)	15 acres	200' (frontage on public street)	N/A	50' (public street) 25' (private street)	35' to residential (average) 25' to residential (minimum)	35' to residential (average) 25' to residential (minimum)	20%	50%	2 ½ / 35'	7 du/ac	N/A	25' adjacent to residential
R-F (PRD)	15 acres	N/A	N/A	40' (public street) 25' (private)	35'	35'	20%	50%	2 ½ / 35'	6 du/ac	N/A	25'

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-059**

**MOTIONED BY:
SECONDED BY:**

ADOPTION OF ORDINANCE 26-03

AN ORDINANCE OF THE BOROUGH OF WOODLAND PARK AMENDING AND SUPPLEMENTING CHAPTER 22 “ZONING”, SECTION 22-4.1 “ZONE DISTRICT”, SECTION 22-4.4 “SCHEDULE OF PERMITTED USES”, SECTION 22-4.5 “SCHEDULE OF BULK ZONING REQUIREMENTS”, AND SECTION 22-27 “RESERVED” TO CREATE A NEW RESIDENCE “J” DISTRICT (INCLUSIONARY MULTI-FAMILY RESIDENTIAL)

WHEREAS, the Borough of Woodland Park, County of Passaic, State of New Jersey, desires to adopt an ordinance entitled **AN ORDINANCE OF THE BOROUGH OF WOODLAND PARK AMENDING AND SUPPLEMENTING CHAPTER 22 “ZONING”, SECTION 22-4.1 “ZONE DISTRICT”, SECTION 22-4.4 “SCHEDULE OF PERMITTED USES”, SECTION 22-4.5 “SCHEDULE OF BULK ZONING REQUIREMENTS”, AND SECTION 22-27 “RESERVED” TO CREATE A NEW RESIDENCE “J” DISTRICT (INCLUSIONARY MULTI-FAMILY RESIDENTIAL)**; and

WHEREAS, notice of introduction and passage on first reading was published in the Herald News dated January 27, 2026 setting the date of February 4, 2026 or soon thereafter for the public hearing and consideration for final passage; and

WHEREAS, copies of the ordinance were posted on the Borough’s official bulletin board and copies made available to all those desiring same; and

WHEREAS, in compliance with State Statute, a public hearing on the above referenced ordinance was conducted on February 4, 2026 at the regularly scheduled meeting of the Mayor and Council;

NOW, THEREFORE BE IT RESOLVED, that ordinance **AN ORDINANCE OF THE BOROUGH OF WOODLAND PARK AMENDING AND SUPPLEMENTING CHAPTER 22 “ZONING”, SECTION 22-4.1 “ZONE DISTRICT”, SECTION 22-4.4 “SCHEDULE OF PERMITTED USES”, SECTION 22-4.5 “SCHEDULE OF BULK ZONING REQUIREMENTS”, AND SECTION 22-27 “RESERVED” TO CREATE A NEW RESIDENCE “J” DISTRICT (INCLUSIONARY MULTI-FAMILY RESIDENTIAL)** be and is hereby adopted as having been approved on second and final reading, and the Municipal Clerk is hereby authorized and directed to publish said Ordinances according to law.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Torres					Gatti				
Chaabane					Sica				
DeCesare					Mayor Kallert				
Figueroa									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 4th day of February 2026. Signed and sealed before me.

February 4, 2026

Sandra Olivola, Municipal Clerk Dated

**BOROUGH OF WOODLAND PARK
COUNTY OF PASSAIC, STATE OF NEW JERSEY
ORDINANCE NO. 26-03**

AN ORDINANCE OF THE BOROUGH OF WOODLAND PARK AMENDING AND SUPPLEMENTING CHAPTER 22 “ZONING”, SECTION 22-4.1 “ZONE DISTRICT”, SECTION 22-4.4 “SCHEDULE OF PERMITTED USES”, SECTION 22-4.5 “SCHEDULE OF BULK ZONING REQUIREMENTS”, AND SECTION 22-27 “RESERVED” TO CREATE A NEW RESIDENCE “J” DISTRICT (INCLUSIONARY MULTI-FAMILY RESIDENTIAL)

WHEREAS, the Borough of Woodland Park has a constitutionally mandated requirement to provide affordable housing; and

WHEREAS, the Mayor and Borough Council desire to create opportunities for the creation of affordable housing within the Borough; and

WHEREAS, the Borough has determined that Block 32, Lot 1 is appropriate to be rezoned to permit inclusionary development.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Borough Council of the Borough of Woodland Park, in the County of Passaic and State of New Jersey, that:

SECTION 1. Chapter 22 “Zoning”, Section 22-4.1 “Zone District”, is hereby amended and supplemented to add the following underlined text and remove text in ~~strikeout~~:

The ~~2120~~ districts into which the Borough is divided are:

Insert the text Residence “J” District (Inclusionary Multi-Family Residential) between “Residence “I” Districts (Inclusionary Multi-Family Residential Districts)” and “Senior Citizen Residential Districts”.

SECTION 2. Chapter 22 “Zoning”, Section 22-4.4 “Schedule of Permitted Uses”, which includes Attachment 2, “Schedule of Permitted Uses”, is hereby amended and supplemented to add the following underlined text as shown in Appendix A included in this Ordinance.

SECTION 3. Chapter 22 “Zoning”, Section 22-4.5, “Schedule of Bulk Zoning Requirements”, which includes Attachment 3, “Schedule of Bulk Zoning Requirements”, is hereby amended and supplemented to add the following underlined text as shown in Appendix B included in this Ordinance.

SECTION 4. Chapter 22, “Zoning”, Section 22-27 “(RESERVED)” is hereby amended and supplemented to add the following underlined text and remove text in ~~strikeout~~:

~~§22-27 (RESERVED)~~ R-J Residence “J” District (Inclusionary Multi-Family Residential)

a. Objectives.

1. To provide a realistic opportunity for affordable housing development.

b. Uses. In the R-J Residence “J” District, no lot shall be used, and no building shall be erected, altered, or occupied for any purposes other than the following:

1. Permitted Principal Uses. See the Schedule of Permitted Uses in Subsection 22-4.4.

2. Permitted Accessory Uses. See the Schedule of Permitted Uses in Subsection 22-4.4.

c. Bulk Regulations.

1. Minimum lot area: 7.5 acres.
2. Minimum tract setbacks:
 - (a) From Squirrelwood Road: 200 feet.
 - (b) From New Street: 100 feet.
 - (c) From Northern Property Line: 150 feet.
 - (d) From Western Property Line: 45 feet.
3. Maximum building coverage: 15%
4. Maximum lot coverage: 65%
5. Maximum density: 20 units per acre.
6. Maximum building height: 5 stories and 60 feet.

d. Affordable Housing Requirements.

1. The R-J Residence "J" District shall have an obligation to deed-restrict a minimum of 20% of the units built as affordable units, regardless of tenure. The units shall meet the very-low, low-, and moderate-income split required by the Uniform Housing Affordability Controls and 13% of the required units shall be very-low-income as defined by the Fair Housing Act (30% of the region's median income).
2. Any such affordable units shall comply with Uniform Housing Affordability Code, applicable COAH affordable housing regulations, the Fair Housing Act, any applicable order of the Court, and other applicable laws.
3. The developer/owner shall be responsible for retaining a qualified administrative agent, subject to the reasonable approval of the Mayor and Council to oversee the sales/rentals of the affordable housing units, at the developer's sole cost and expense.
4. The affordable units shall be compliant with Chapter 34, Affordable Housing.
5. All necessary steps shall be taken to make the affordable units provided creditworthy pursuant to applicable law for purposes of addressing the Borough's affordable housing obligation.

e. Parking.

1. Off-street parking shall be subject to the requirements of Section 22-4.6.
2. Parking spaces shall measure nine feet wide by 18 feet long.
3. There shall be no parking of recreational vehicles, trailers, or boats.
4. Hairpin striping shall be utilized to delineate parking spaces.

f. Landscaping.

1. Landscaping shall be provided to promote a desirable visual environment, to accentuate building design, define entranceways, screen parking areas, mitigate adverse visual impacts and enhance buffer areas. The landscape design shall create visual diversity and contrast through variation in size, shaped, texture, and color. The selection of plants in terms of susceptibility to disease and insect damage, wind damage, habitat (wet-side, drought, sun, and shade tolerance), soil conditions, growth rate, maintenance requirements, etc., shall be considered.
2. Foundation plantings. The landscape plan shall include foundation plantings that provide an attractive visual setting for the development. These plantings shall include species that provide seasonal interest at varying heights to complement and provide pedestrian scale to the proposed architectural design of the buildings. The foundation planting shall incorporate evergreen shrubs and groups of small trees in order to provide human scale to the building facades and winter interest. Foundation plantings shall be planted along the front facades of all buildings and along/beside primary building access points.

3. Parking lot landscaping.
 - (a) For every 20 surface parking spaces, there shall be one landscaped area, which may include the end caps, that is at least 162 square feet.
 - (b) The landscape area shall contain trees and/or shrubs.
 - (c) Trees shall be planted at a minimum two and one-half-inch caliper.
 - (d) Shrubs shall be planted at a minimum height of 24 inches.
4. Landscaping within sight triangles shall not exceed a mature height of 30 inches.
5. The landscape plan shall be prepared by a certified landscape architect certified by the New Jersey State Board of Landscape Architects.

g. Signs.

1. The following types of signs are permitted in the R-J Residence District:
 - (a) Monument signs.
 - (1) One sign per street frontage is permitted.
 - (2) The maximum sign area, excluding the base, shall be 40 square feet per side.
 - (3) The maximum sign height shall be six feet above grade.
 - (4) Monument signs shall be setback a minimum of 10 feet from any property line and located outside of any sight triangles.
 - (5) Monument signs may be externally or internally illuminated.

h. Architectural Standards.

1. Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. Building wall offsets, including projections such as balconies, canopies and recesses shall be used to add architectural interest and variety and to relieve the visual effect of a simple, long wall.
2. The maximum spacing between building wall offsets shall be 50 feet.
3. The minimum projection or depth of any individual vertical offset shall not be less than one foot.
4. Roofline offsets, which include dormers and gables, shall be provided to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof. The maximum spacing between roof offsets shall be 80 feet.
5. The architectural treatment of the front facade shall be continued in its major features around all visibly exposed sides of a building. All sides of a building shall be architecturally designed to be consistent regarding style, materials, colors, and details.
6. Fenestration shall be architecturally compatible with the style, materials, colors, and details of the building. Windows shall be vertically proportioned.
7. All entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, etc.
8. Heating, ventilating and air-conditioning systems, utility meters and regulators, exhaust pipes and stacks, satellite dishes and other telecommunications receiving devices shall be screened or otherwise specially treated to be, as much as possible, inconspicuous as viewed from the public right-of-way and adjacent properties.
9. All rooftop mechanical equipment shall be screened from view.

i. Lighting.

1. Parking lot lighting shall be no more than 20 feet in height.
2. A minimum average of at least 0.5 footcandles shall be maintained within parking lots and over all pedestrian walkways.
3. Footcandles at any property line shall not exceed 0.5 footcandle, except where there are entrance/exit driveways.
4. Parking lot fixtures shall be full cut-off.
5. Low-pressure sodium or mercury vapor lighting is prohibited.

- j. Fences and walls. In addition to the requirements provided in §22-34.1, the following regulations shall also apply to fences and walls:
1. The use of retaining walls should be in the form of terraces to accommodate severe grade changes, rather than single, tall retaining walls. No individual retaining wall shall exceed a height of 15 feet. Where provided, retaining walls shall be screened with a variety of landscaping materials, in groupings, rather than utilizing hedges or uniform plant species and spacing. Retaining walls shall be offset from one another so the face of each retaining wall is no closer than five feet.
 2. Fences and walls shall not be located in any required sight triangles.
 3. Fences or walls around trash receptacles or compactors may be a maximum of eight feet tall.
- k. Trash.
1. Trash and recycling receptacles and compactors shall not be visible from any public street.
 2. All trash and recycling receptacles and compactors shall be screened by a solid fence or solid decorative masonry wall on three sides and heavy-duty gate closures on the fourth side.
 3. The trash and recycling enclosure shall be surrounded and screened on three sides by a mixture of deciduous and evergreen plant species.
- l. Utilities. All utilities shall be underground.
- m. Off-site improvements.
1. Off-tract improvements are required whenever an application for development requires the construction of off-tract improvements that are clearly, directly and substantially related to or necessitated by the proposed development. The Planning Board, as the case may be, shall require as a condition of final site plan or subdivision approval that the applicant provide for such off-tract improvements. Off-tract improvements shall include water, sanitary sewer, drainage, and street improvements, including such easements as are necessary or as may otherwise be permitted by law.
 2. Determination of cost. When off-tract improvements are required, the Borough Engineer shall calculate the cost of such improvements in accordance with the procedures for determining performance guaranty amounts in N.J.S.A. 50:55-D-53.4. Such costs may include, but not be limited to, any or all costs of planning, surveying, permit acquisition, design, specification, property and easement acquisition, bidding, construction, construction management, inspection, legal, traffic control and other common and necessary costs of the construction of improvements. The Borough Engineer shall also determine the percentage of off-tract improvements that are attributable to the applicant's development proposal and shall expeditiously report his findings to the board of jurisdiction and the applicant.
 3. Improvements required solely for the application's development. Where the need for an off-tract improvement is necessitated by the proposed development and no other property owners receive a special (i.e., more than incidental) benefit thereby, or where no planned capital improvement by a governmental entity is contemplated, or the improvement is required to meet the minimum standard of the approving authority, the applicant shall be solely responsible for the cost and installation of the required off-tract improvements. The applicant shall elect to either install the off-tract improvements or pay the municipality for the cost of the installation of the required off-tract improvements.

4. Improvements required for the applicant's development and benefiting others. Where the off-tract improvements would provide capacity in infrastructure in excess of the requirements in Subsection C(4) above, or address an existing deficiency, the applicant shall elect to either install the off-tract improvements, pay its pro rata share of the cost to the Borough, or pay more than its pro rata share of the cost to facilitate the construction of the improvement(s) and accept future reimbursement so as to reduce its payment to an amount equal to its pro rata share. If a developer elects to address the required off-tract improvement(s) by making a payment, such payment shall be made prior to the issuance of any building permit. If the applicant elects to install the off-tract improvements or to pay more than its pro rata share of the cost of the improvements, it shall be eligible for partial reimbursement of costs of providing such excess. The calculation of excess shall be based on an appropriate and recognized standard for the off-tract improvement being constructed, including but not limited to gallonage, cubic feet per second and number of vehicles. Nothing herein shall be construed to prevent a different standard from being agreed to by the applicant and the Borough Engineer. The process, procedures and calculation used in the determination of off-tract costs shall be memorialized in a developer's agreement to be reviewed and approved by the Borough Attorney, who may request advice and assistance from the Board Attorney. Future developers benefiting from the excess capacity provided or funded by the initial developer shall be assessed in their pro rata share of off-tract improvement cost based on the same calculation used in the initial calculation. Such future developers shall pay their assessment, plus a two-percent administration fee not to exceed \$2,000, to the Borough at the time of the signing of the final plat or final site plan as a condition precedent to such signing. The Borough shall forward the assessment payment to the initial developer, less any administration fee, within 90 days of such payment.
5. Performance guaranty. If the applicant elects to construct the improvements, the applicant shall be required to provide, as a condition of final approval, a performance guaranty for the off-tract improvements in accordance with N.J.S.A. 50:55D-53.
6. Certification of costs. Once the required off-tract improvements are installed and the performance bond released, the developer shall provide a certification to the Borough Engineer of the actual costs of the installation. The Borough Engineer shall review the certification of costs and shall either accept them, reject them, or conditionally accept them. In the review of costs, the Borough Engineer shall have the right to receive copies of invoices from the developer sufficient to substantiate the certification. Failure of the developer to provide such invoices within six months of the Borough Engineer's request shall constitute forfeiture of the right of future reimbursement for improvements that benefit other.
7. Time limit for reimbursement. Notwithstanding any other provisions to the contrary, no reimbursement for the construction of off-tract improvements providing excess capacity shall be made after 10 years has elapsed from the date of the acceptance of the certification of costs by the Borough Engineer.

SECTION 5. Any article, section, paragraph, subsection, clause, or other provision of the Code of the Borough of Woodland Park, inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

SECTION 6. If any section, paragraph, subsection, clause, or other provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

SECTION 7. This ordinance shall take effect upon its passage and publication and filing with the Passaic County Planning Board, and as otherwise provided for by law.

Attest:

Sandra Olivola, Municipal Clerk

Approve:

Tracy Kallert, Mayor

Introduced: January 21, 2026

Adopted:

Borough of Woodland Park SCHEDULE OF PERMITTED

USES

(Subsection 22-4.4)

[Amended 4-4-2018 by Ord. No. 18-06; 9-4-2019 by Ord. No. 19-11]

Zone	Permitted Uses	Conditional Uses*	Accessory Uses
R-A (1/2 acre)	<ul style="list-style-type: none"> • Single-family dwellings • Municipal buildings • Parks, playgrounds, recreational uses 	<ul style="list-style-type: none"> • House of worship • Home occupations • Rooming/boardinghouse • Satellite antenna 	<ul style="list-style-type: none"> • Incidental to single-family residential use • Solar panels
R-B (10,000 SF)	<ul style="list-style-type: none"> • Single-family dwellings • Parks, playgrounds, recreational uses • Municipal buildings 	<ul style="list-style-type: none"> • House of worship • Home occupations • Rooming/boardinghouse • Satellite Antenna 	<ul style="list-style-type: none"> • Incidental to single-family residential use • Solar panels
R-C (6,000 SF)	<ul style="list-style-type: none"> • Single-family dwellings • Parks, playgrounds, recreational uses • Municipal buildings 	<ul style="list-style-type: none"> • House of worship • Two-family dwellings • Home occupations • Rooming/boardinghouse • Satellite antenna 	<ul style="list-style-type: none"> • Incidental to single-family or two-family residential use • Solar panels
R-D (Garden Apt.) – 10 acres	<ul style="list-style-type: none"> • Garden apartments of 2 stories or less • Parks, playgrounds, recreational uses • Municipal buildings 	<ul style="list-style-type: none"> • House of worship • Home occupations • Rooming/boardinghouse • Satellite antenna 	<ul style="list-style-type: none"> • Solar panels
R-E (Townhouse) – 15 acres	<ul style="list-style-type: none"> • Townhouses • Single-family dwellings • Parks, playgrounds, recreational uses • Municipal buildings 	<ul style="list-style-type: none"> • House of worship • Solar panels • Home occupations • Rooming/boardinghouse • Satellite antenna 	
R-F (PRD - MF) (Inclusionary) – 15 acres	<ul style="list-style-type: none"> • Townhouses • Single-family dwellings • Parks, playgrounds, recreational uses • Municipal buildings 	<ul style="list-style-type: none"> • House of worship • Solar panels • Home occupations • Rooming/boardinghouse • Satellite antenna 	<ul style="list-style-type: none"> • Recreational uses serving the townhouse development

Zone	• Permitted Uses	• Conditional Uses*	• Accessory Uses
R-G (Adult 55+ MF) – 15 acres	<ul style="list-style-type: none"> • Attached and multifamily dwellings, such as townhouses, garden-style homes, and villas • Parks, playgrounds, recreational uses • Community center • Municipal buildings • Residential A or Residential B permitted uses 	<ul style="list-style-type: none"> • House of worship • Solar panels • Home occupations • Rooming/board inghouse • Satellite antenna 	<ul style="list-style-type: none"> • Clubhouse or related structures used for exercise, athletic, and recreational facilities • Meeting rooms club rooms and other facilities for social activities • Homeowners' association offices • Swimming pool • Maintenance and equipment storage • Ancillary kitchen facilities
R-H (Inclusionary MF) – 5 acres	<ul style="list-style-type: none"> • Attached and multifamily dwellings, such as townhouses, garden-style homes, and villas 	<ul style="list-style-type: none"> • House of worship • Home occupations • Rooming/board inghouse 	<ul style="list-style-type: none"> • Clubhouse or related structures used for exercise, athletic, and recreational facilities • Meeting rooms, club rooms and other facilities for social activities • Homeowners' association offices • Swimming pool • Maintenance and equipment storage • Ancillary kitchen facilities • Maintenance, storage and utility facilities, inclusive of garages and communication equipment • Solar panels

Zone	• Permitted Uses	• Conditional Uses*	• Accessory Uses
R-I (Inclusionary Multi-Family Residential)	<ul style="list-style-type: none"> • Multiple-family dwellings • Townhouses • Stacked townhouses • Public or private open space and recreation areas 	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Clubhouses • Common or centralized mailboxes • Fences and walls, including retaining walls • Gatehouse/guardhouse • Lounge, mail room, and similar residential amenities incorporated into a larger building design • Off-street surface parking and parking garages incorporated into the principal building design • Public and private utilities • Public or private recreational facilities, including, but not limited to, community pools, tennis courts, and playgrounds • Trash enclosures and compactors
R-J (Inclusionary Multi-Family Residential)	<ul style="list-style-type: none"> • <u>Multiple-family dwellings</u> 	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • <u>Fences and walls, including retaining walls</u> • <u>Lounge, mail room, fitness facilities, and similar interior common residential amenities incorporated into a larger building design</u> • <u>Off-street surface parking and parking garages incorporated into the principal building design</u> • <u>Public and private utilities</u> • <u>Public or private recreational facilities, including but not limited to, community pools, tennis courts, and playgrounds</u> • <u>Trash enclosures and compactors</u> • <u>Solar panels</u>
Senior Citizen District (55+) – 5 acres	<ul style="list-style-type: none"> • Multifamily dwellings for seniors 55+ 	<ul style="list-style-type: none"> • House of worship • Solar panels • Satellite antenna 	<ul style="list-style-type: none"> • Customarily incidental to primary use

Zone	Permitted Uses	Conditional Uses*	Accessory Uses
CBD	<ul style="list-style-type: none"> • Art galleries and studios • Workshops for craftsmen with a retail component only • Banks (no drive-throughs) • Business, professional, and medical offices • Financial institutions • Multifamily residential above the first story of any structure in which the first floor is devoted to retail and/or service commercial use • Retail and service commercial uses, including spas, gyms, dry cleaners, tailors, retail florists, ice cream shops, coffee shops, educational uses, and drugstores • Recreational uses (karate, dance studio, etc.) • Movie theaters, concert halls and exhibition galleries, and other similar entertainment uses (requiring a license by the Borough) • Package liquor stores • Indoor farmers' market • Hotels • Sit-down or fast-casual restaurants (eating and drinking establishments) • Municipal buildings • Parks and playgrounds 	<ul style="list-style-type: none"> • Essential services • Child-care centers • Bowling alley • Skating rink • Outdoor dining, provided a 10-foot sidewalk or a courtyard is provided • Alcohol and drug rehabilitation centers • Advertising billboard signs • Outdoor farmers' market requiring a permit by the Borough • Home occupations • Satellite antenna 	<ul style="list-style-type: none"> • Off-street parking and loading facilities • Signs • Accessory storage within a fully enclosed permanent structure for materials, goods and supplies intended for sale or consumption on the premises • Live entertainment to a restaurant use (requiring a license by the Borough) • Recreation facilities • Fences and walls • Other customary accessory uses and buildings which are clearly incidental to the principal uses and buildings permitted in this zone • Solar panels
NC Neighborhood Commercial (Local Commercial on Land Use Plan)	<ul style="list-style-type: none"> • General retail uses • Personal service uses • Restaurant – fast-casual • Restaurant – sit down, with bar • Restaurant – sit down, without bar • Restaurant, take-out • Convenience store • Professional business offices • Finance, real estate, and insurance services • Commercial schools • Child-care centers • Municipal buildings • Parks and playgrounds • Veterans and civic clubs 	<ul style="list-style-type: none"> • Satellite antenna • Convenience stores with gas stations 	<ul style="list-style-type: none"> • Solar panels

Zone	Permitted Uses	Conditional Uses*	Accessory Uses
RGC Regional Commercial	<ul style="list-style-type: none"> • Hotels • Hotels with banquet facilities • Restaurant – fast-casual • Restaurant – sit down, with bar • Restaurant – sit down, without bar • Restaurant - take-out • Restaurant – fast-food, no drive-through • Restaurant – fast-food with drive through • Shopping centers • Furniture or major appliance store • Grocery stores • Building materials or home improvement store • Banks – with drive- through • Banks – no drive-through • Auto sales • Auto sales and repair • Car wash • Car wash with oil lube • Retail sales • Personal service uses • Tattoo parlors and body piercing establishments • Massage establishments 	<ul style="list-style-type: none"> • Satellite antenna • Adult entertainment • Convenience stores with gas stations 	<ul style="list-style-type: none"> • Solar panels
MO (Mid-Rise Office)	<ul style="list-style-type: none"> • Professional and medical offices • Hotels • Hotels with banquet facilities 	<ul style="list-style-type: none"> • Satellite antenna 	<ul style="list-style-type: none"> • Food sales accessory to the office use • Child-care centers accessory to the office use • Solar panels
HO (High Rise Office)	<ul style="list-style-type: none"> • Professional and medical offices • Hotels • Hotels with banquet facilities 	<ul style="list-style-type: none"> • Satellite antenna 	<ul style="list-style-type: none"> • Food sales accessory to the office use • Child-care centers accessory to office use • Solar panels

Zone	Permitted Uses	Conditional Uses*	Accessory Uses
AIR - Adaptive Industrial Reuse Zone	<ul style="list-style-type: none"> • Light industrial and manufacturing uses within a fully enclosed building • Warehousing, except storage of highly combustible or explosive matter, or any other material deleterious to the health, safety, and welfare of the public • Art galleries and studios • Workshops for craftsmen with or without a wholesale component; if provided, showroom will not exceed 10% of the total square footage of the use • Business and professional offices • Recreational uses, including karate, gymnastics, specialized training centers for sports, dancing schools, and other similar uses, including indoor fields • Food co-ops and indoor farmers' markets • Spas and fitness facilities • Dog and cat grooming facilities • Auto detailing facilities • Commercial laundries • Self-storage • Skating rinks 	<ul style="list-style-type: none"> • Houses of worship • Satellite antenna • Veterans and civic clubs • Repair automotive uses 	<ul style="list-style-type: none"> • Off-street parking and loading facilities • Signs • Accessory storage within a fully enclosed permanent structure for materials, goods and supplies intended for sale or consumption on the premises • Cafes • Fences and walls • Other customary accessory uses and buildings which are clearly incidental to the principal uses and buildings permitted in this zone • Solar panels
OSR Open Space and Recreation Zone	<ul style="list-style-type: none"> • Parks • Open space • Recreational activities, including, but not limited to, ballfields, skating rinks, playgrounds, shuffleboard, etc. 		
MXD Mixed Use	See § 22-21		

Notes:

*See § 22-24 for regulations regarding conditional uses.

ZONING

22 Attachment 3

Borough of Woodland Park

SCHEDULE OF BULK ZONING REQUIREMENTS

(Subsection 22-4.5)

[Amended 3-6-2024 by Ord. No. 24-05; 01-21-2026 by Ord. No. 26-03]

Zone	Lot Area	Lot Width	Lot Depth	Front Yard	Side Yard (one/both) Note 1	Rear Yard Note 1	Building Coverage	Lot Coverage	Building Height (ST/ FT) Note 2	Density	F.A.R.	Buffer
R-A	½ acre	100'	200'	35'	15'/30'	30% of depth, not less than 25'	35%	50%	2 ½ / 35'	N/A	N/A	N/A
R-B	10,000 SF	100'	100'	25'	5'/15'	30% of depth, not less than 25'	35%	50%	2 ½ / 35'	N/A	N/A	N/A
R-C	6,000 SF	60'	100'	20'	5'/15'	30% of depth, not less than 25'	40%	55%	2 ½ / 35'	N/A	N/A	N/A
R-D (Garden Apt.)	10 acres	200' (frontage on public street)	N/A	50'	50'	50'	20%	N/A	2 ½ / 35'	16 du/ac; 18 du/ac with 10% of total area for recreation	N/A	N/A
R-E (Townhouse)	15 acres	200' (frontage on public street)	N/A	50' (public street) 25' (private street)	35' to residential (average) 25' to residential (minimum)	35' to residential (average) 25' to residential (minimum)	20%	50%	2 ½ / 35'	7 du/ac	N/A	25' adjacent to residential
R-F (PRD)	15 acres	N/A	N/A	40' (public street) 25' (private street)	35'	35'	20%	50%	2 ½ / 35'	6 du/ac	N/A	25'
R-G (55+)	15 acres	N/A	N/A	40' (3 stories) 60' (4 stories)	N/A	40' (3 stories) 50' (4 stories)	30%	60%	4/ 60'	11.5 du/ac	N/A	25'

WOODLAND PARK CODE

Zone	Lot Area	Lot Width	Lot Depth	Front Yard	Side Yard (one/both) Note 1	Rear Yard Note 1	Building Coverage	Lot Coverage	Building Height (ST/ FT) Note 2	Density	F.A.R.	Buffer
R-H (Multi-family Inclusionary)	5 acres	N/A	N/A	40' (3 stories; townhouses) 60' (4 stories; apartments)	N/A	40' (3 stories) 50' (4 stories)	30%	60%	4 ½ ST / 60' (multi-family); 3 ST/ 40' townhouses, garden-style homes	20 du/ac	N/A	10'
R-I (Inclusionary Multi-Family Residential)	See Section 22-22											
R-J (Inclusionary Multi-Family Residential)	See Section 22-27											
Senior Citizen Multi-Family Housing	5 acres	200' frontage on public street		50'; 100' to existing residential	50'; 100' to existing residential	50'; 100' to existing residential	20%	40%	5 ST/ 75'	10 du/ac	N/A	15' along any residential property
CBD	N/A	N/A	N/A	0' minimum; 10' maximum	0' to non-residential use; 10' to residential use; 12' if access to parking in rear	0'; 10' buffer to residential use	50% minimum	75% minimum; 85% maximum; 100% if green building materials are used	3ST / 35'; 4 ST/ 45' if 4 th story setback 6' or greater	35 du/ac; 40 du/ac if affordable housing is provided	2.4; 2.65 if affordable housing is provided	N/A
NC Neighborhood Commercial	20,000 SF	N/A	N/A	15'	15'/30'	20' except for through lots	45%	80%	2 ST/35'	N/A	N/A	10' along any residential property or zone

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-060**

MOTIONED BY:
SECONDED BY:

ADOPTION OF ORDINANCE 26-04

AN ORDINANCE OF THE BOROUGH OF WOODLAND PARK AMENDING AND SUPPLEMENTING CHAPTER 22 “ZONING”, SECTION 22-4.5 “SCHEDULE OF BULK ZONING REQUIREMENTS” TO MODIFY THE CENTRAL BUSINESS DISTRICT (CBD) REQUIREMENTS, CREATING NEW SECTION 22-15.12 “AFFORDABLE HOUSING” WITHIN THE CBD REQUIREMENTS, SECTION 22-9.4 “BULK REGULATIONS” TO MODIFY THE AFFORDABLE HOUSING (R-O) OVERLAY ZONE REQUIREMENTS, CREATING NEW SECTION 22-29.10 “AFFORDABLE HOUSING” WITHIN THE R-O OVERLAY ZONE REQUIREMENTS, AND AMENDING AND SUPPLEMENTING CHAPTER 34 “AFFORDABLE HOUSING”, SECTION 34-1.4 “INCLUSIONARY ZONING”

WHEREAS, the Borough of Woodland Park, County of Passaic, State of New Jersey, desires to adopt an ordinance entitled **AN ORDINANCE OF THE BOROUGH OF WOODLAND PARK AMENDING AND SUPPLEMENTING CHAPTER 22 “ZONING”, SECTION 22-4.5 “SCHEDULE OF BULK ZONING REQUIREMENTS” TO MODIFY THE CENTRAL BUSINESS DISTRICT (CBD) REQUIREMENTS, CREATING NEW SECTION 22-15.12 “AFFORDABLE HOUSING” WITHIN THE CBD REQUIREMENTS, SECTION 22-9.4 “BULK REGULATIONS” TO MODIFY THE AFFORDABLE HOUSING (R-O) OVERLAY ZONE REQUIREMENTS, CREATING NEW SECTION 22-29.10 “AFFORDABLE HOUSING” WITHIN THE R-O OVERLAY ZONE REQUIREMENTS, AND AMENDING AND SUPPLEMENTING CHAPTER 34 “AFFORDABLE HOUSING”, SECTION 34-1.4 “INCLUSIONARY ZONING”**; and

WHEREAS, notice of introduction and passage on first reading was published in the Herald News dated January 27, 2026 setting the date of February 4, 2026 or soon thereafter for the public hearing and consideration for final passage; and

WHEREAS, copies of the ordinance were posted on the Borough’s official bulletin board and copies made available to all those desiring same; and

WHEREAS, in compliance with State Statute, a public hearing on the above referenced ordinance was conducted on February 4, 2026 at the regularly scheduled meeting of the Mayor and Council;

NOW, THEREFORE BE IT RESOLVED, that ordinance **AN ORDINANCE OF THE BOROUGH OF WOODLAND PARK AMENDING AND SUPPLEMENTING CHAPTER 22 “ZONING”, SECTION 22-4.5 “SCHEDULE OF BULK ZONING REQUIREMENTS” TO MODIFY THE CENTRAL BUSINESS DISTRICT (CBD) REQUIREMENTS, CREATING NEW SECTION 22-15.12 “AFFORDABLE HOUSING” WITHIN THE CBD REQUIREMENTS, SECTION 22-9.4 “BULK REGULATIONS” TO MODIFY THE AFFORDABLE HOUSING (R-O) OVERLAY ZONE REQUIREMENTS, CREATING NEW SECTION 22-29.10 “AFFORDABLE HOUSING” WITHIN THE R-O OVERLAY ZONE REQUIREMENTS, AND AMENDING AND SUPPLEMENTING CHAPTER 34 “AFFORDABLE HOUSING”, SECTION 34-1.4 “INCLUSIONARY ZONING”** be and is hereby adopted as having been approved on second and final reading, and the Municipal Clerk is hereby authorized and directed to publish said Ordinances according to law.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Torres					Gatti				
Chaabane					Sica				
DeCesare					Mayor Kallert				
Figueroa									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 4th day of February 2026. Signed and sealed before me.

Sandra Olivola, Municipal Clerk
February 4, 2026
Dated

**BOROUGH OF WOODLAND PARK
COUNTY OF PASSAIC, STATE OF NEW JERSEY
ORDINANCE NO. 26-04**

AN ORDINANCE OF THE BOROUGH OF WOODLAND PARK AMENDING AND SUPPLEMENTING CHAPTER 22 "ZONING", SECTION 22-4.5 "SCHEDULE OF BULK ZONING REQUIREMENTS" TO MODIFY THE CENTRAL BUSINESS DISTRICT (CBD) REQUIREMENTS, CREATING NEW SECTION 22-15.12 "AFFORDABLE HOUSING" WITHIN THE CBD REQUIREMENTS, SECTION 22-9.4 "BULK REGULATIONS" TO MODIFY THE AFFORDABLE HOUSING (R-O) OVERLAY ZONE REQUIREMENTS, CREATING NEW SECTION 22-29.10 "AFFORDABLE HOUSING" WITHIN THE R-O OVERLAY ZONE REQUIREMENTS, AND AMENDING AND SUPPLEMENTING CHAPTER 34 "AFFORDABLE HOUSING", SECTION 34-1.4 "INCLUSIONARY ZONING"

WHEREAS, the Borough of Woodland Park has a constitutional obligation to provide affordable housing; and

WHEREAS, in response to the Amended Fair Housing Act, the Borough prepared and adopted a 2025 Housing Element & Fair Share Plan ("2025 HEFSP"); and

WHEREAS, Fair Share Housing Center ("FSHC") filed an objection to the 2025 HEFSP; and

WHEREAS, the Borough and FSHC mediated to resolve the issues, which resulted in a Consent Order; and

WHEREAS, the Consent Order requires minor modifications to the CBD and R-O Overlay Zone bulk standards and affordable housing set-aside.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Borough Council of the Borough of Woodland Park, in the County of Passaic and State of New Jersey, that:

SECTION 1. Chapter 22 "Zoning", Section 22-4.5, "Schedule of Bulk Zoning Requirements", which includes Attachment 3, "Schedule of Bulk Zoning Requirements", is hereby amended and supplemented to add the following underlined text and delete text in ~~strikeout~~ as shown in Appendix A included in this Ordinance for the CBD Zone.

SECTION 2. Chapter 22 "Zoning", Section 22-15.12 entitled "Affordable Housing" is hereby created for the CBD Zone, which shall read as follows:

§22-15.12 Affordable Housing.

- a. Any developer constructing five or more units shall have an obligation to deed-restrict a minimum of 20% of the units built as affordable units, regardless of tenure. The units shall meet the very-low, low-, and moderate-income split required by the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.) and 13% of the required units shall be very-low-income as defined by the Fair Housing Act (N.J.S.A. 52:27D-30 et seq.), which is 30% of the region's median income.
- b. Any such affordable units shall comply with Uniform Housing Affordability Controls, applicable COAH affordable housing regulations, the Fair Housing Act, any applicable order of the Court, and other applicable laws.
- c. The developer/owner shall be responsible for retaining a qualified administrative agent, subject to the reasonable approval of the Mayor and Council, to oversee the sales/rentals of the affordable housing units, at the developer's sole cost and expense.
- d. The affordable units shall be compliant with Chapter 34, Affordable Housing.
- e. All necessary steps shall be taken to make the affordable units provided creditworthy pursuant to applicable law for purposes of addressing the Borough's affordable housing obligation.

SECTION 3. Chapter 22, "Zoning", Section 22-29.4, "Bulk Regulations", is hereby amended and supplemented to add the following underlined text and remove text in ~~strikeout~~ for the R-O Overlay Zone:

§22-29.4 Bulk Regulations.

- c. Minimum side yard: ~~4550~~ feet.
- e. Maximum building coverage: ~~4535~~%.
- g. Maximum building height: ~~five eight~~ residential stories/~~6080~~ feet.
- j. Buffer: A minimum buffer of ~~40100~~ feet shall be provided along all property lines abutting a single-family residence or zone. Such buffer shall include evergreen and deciduous trees, shrubs, fences, walls, and berms or any combination which will provide a visual separation and screening. The buffer area shall be kept in its natural state where wooded; and where natural vegetation is sparse or nonexistent, the area shall be planted to provide a year-round screen in accordance with a landscaping plan approved by the Board. The developer may consider donating this buffer strip as a conservation easement to the Borough.

SECTION 4. Chapter 22 “Zoning”, Section 22-29.10 entitled “Affordable Housing” is hereby created for the R-O Overlay Zone, which shall read as follows:

§22-29.10 Affordable Housing.

- a. Any developer constructing five or more units shall have an obligation to deed-restrict a minimum of 20% of the units built as affordable units, regardless of tenure. The units shall meet the very-low, low-, and moderate-income split required by the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.) and 13% of the required units shall be very-low-income as defined by the Fair Housing Act (N.J.S.A. 52:27D-30 et seq.), which is 30% of the region’s median income.
- b. Any such affordable units shall comply with Uniform Housing Affordability Controls, applicable COAH affordable housing regulations, the Fair Housing Act, any applicable order of the Court, and other applicable laws.
- c. The developer/owner shall be responsible for retaining a qualified administrative agent, subject to the reasonable approval of the Mayor and Council, to oversee the sales/rentals of the affordable housing units, at the developer’s sole cost and expense.
- d. The affordable units shall be compliant with Chapter 34, Affordable Housing.
- e. All necessary steps shall be taken to make the affordable units provided creditworthy pursuant to applicable law for purposes of addressing the Borough’s affordable housing obligation.

SECTION 5. Chapter 34 “Affordable Housing”, Section 1.4 “Inclusionary Zoning”, is hereby amended to add the following underlined text and remove text in ~~strikeout~~:

§34-1.4 Inclusionary Zoning.

- n. Presumptive densities and set-asides. To ensure the efficient use of land through compact forms of development and to create realistic opportunities for the construction of affordable housing, inclusionary zoning permits minimum presumptive densities and presumptive maximum affordable housing set-asides as follows:
 - 1. For-sale developments.
 - (a) The zoning of the R-N Zone provides for a 20% set-aside for restricted units and a density of 22 units per acre.
 - (b) The zoning of the R-N Overlay Zone provides for a 20% set-aside for restricted units and a density of 22 units per acre.
 - ~~(c) The zoning of the R-O Overlay Zone provides for a 20% set-aside for restricted units and a density of 22 units per acre.~~
 - (c) ~~(d)~~ The zoning of the R-M Zone provides for a 20% set-aside for restricted units and a density of nine units per acre.
 - ~~(e) The zoning of the CBD Zone provides for a 20% set-aside for restricted units and a density of 40 units per acre.~~
 - 2. Rental developments.
 - (a) The zoning of the R-N Zone provides for a 15% set-aside for restricted units and a density of 22 units per acre.
 - (b) The zoning of the R-N Overlay Zone provides for a 15% set-aside for restricted units and a density of 22 units per acre.
 - ~~(c) The zoning of the R-O Overlay Zone provides for a 20%15% set-aside for restricted units and a density of 22 units per acre.~~
 - (c) ~~(d)~~ The zoning of the R-M Zone provides for a 15% set-aside for restricted units and a density of nine units per acre.
 - ~~(e) The zoning of the CBD Zone provides for a 20%15% set-aside for restricted units and a density of 40 units per acre.~~

SECTION 2. Any article, section, paragraph, subsection, clause, or other provision of the Code of the Borough of Woodland Park, inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, paragraph, subsection, clause, or other provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

SECTION 4. This ordinance shall take effect upon its passage and publication and filing with the Passaic County Planning Board, and as otherwise provided for by law.

Attest:

Approve:

Sandra Olivola, Municipal Clerk

Tracy Kallert, Mayor

Introduced: January 21, 2026

Adopted:

ZONING

22 Attachment 3

Borough of Woodland Park

SCHEDULE OF BULK ZONING REQUIREMENTS

(Subsection 22-4.5)

[Amended 3-6-2024 by Ord. No. 24-05; 1-21-2026 by Ord No. 26-04

Zone	Lot Area	Lot Width	Lot Depth	Front Yard	Side Yard (one/both) Note 1	Rear Yard Note 1	Building Coverage	Lot Coverage	Building Height (ST/ FT) Note 2	Density	F.A.R.	Buffer
R-A	½ acre	100'	200'	35'	15'/30'	30% of depth, not less than 25'	35%	50%	2 ½ / 35'	N/A	N/A	N/A
R-B	10,000 SF	100'	100'	25'	5'/15'	30% of depth, not less than 25'	35%	50%	2 ½ / 35'	N/A	N/A	N/A
R-C	6,000 SF	60'	100'	20'	5'/15'	30% of depth, not less than 25'	40%	55%	2 ½ / 35'	N/A	N/A	N/A
R-D (Garden Apt.)	10 acres	200' (frontage on public street)	N/A	50'	50'	50'	20%	N/A	2 ½ / 35'	16 du/ac; 18 du/ac with 10% of total area for recreation	N/A	N/A
R-E (Townhouse)	15 acres	200' (frontage on public street)	N/A	50' (public street) 25' (private street)	35' to residential (average) 25' to residential (minimum)	35' to residential (average) 25' to residential (minimum)	20%	50%	2 ½ / 35'	7 du/ac	N/A	25' adjacent to residential
R-F (PRD)	15 acres	N/A	N/A	40' (public street) 25' (private street)	35'	35'	20%	50%	2 ½ / 35'	6 du/ac	N/A	25'
R-G (55+)	15 acres	N/A	N/A	40' (3 stories) 60' (4 stories)	N/A	40' (3 stories) 50' (4 stories)	30%	60%	4/ 60'	11.5 du/ac	N/A	25'

WOODLAND PARK CODE

Zone	Lot Area	Lot Width	Lot Depth	Front Yard	Side Yard (one/both) Note 1	Rear Yard Note 1	Building Coverage	Lot Coverage	Building Height (ST/ FT) Note 2	Density	F.A.R.	Buffer
R-H (Multi-family Inclusionary)	5 acres	N/A	N/A	40' (3 stories; townhouses) 60' (4 stories; apartments)	N/A	40' (3 stories) 50' (4 stories)	30%	60%	4 ½ ST / 60' (multi-family); 3 ST/ 40' townhouses, garden-style homes	20 du/ac	N/A	10'
R-I (Inclusionary Multi-Family Residential)	See Section 22-22											
R-J (Inclusionary Multi-Family Residential)	See Section 22-27											
Senior Citizen Multi-Family Housing	5 acres	200' frontage on public street		50'; 100' to existing residential	50'; 100' to existing residential	50'; 100' to existing residential	20%	40%	5 ST/ 75'	10 du/ac	N/A	15' along any residential property
CBD	N/A	N/A	N/A	0' minimum; 10' maximum	0' to non-residential use; 10' to residential use; 12' if access to parking in rear	0'; 10' buffer to residential use	50% minimum	75% minimum; 85% maximum; 100% if green building materials are used	3ST / 35'; 4 ST/ 45' if 4 th story setback 6' or greater	4035 du/ac; 40 du/ac if affordable housing is provided	2.65 2-4; 2.65 if affordable housing is provided	N/A
NC Neighborhood Commercial	20,000 SF	N/A	N/A	15'	15'/30'	20' except for through lots	45%	80%	2 ST/35'	N/A	N/A	10' along any residential property or zone

ZONING

Zone	Lot Area	Lot Width	Lot Depth	Front Yard	Side Yard (one/both) Note 1	Rear Yard Note 1	Building Coverage	Lot Coverage	Building Height (ST/ FT) Note 2	Density	F.A.R.	Buffer
RGC Regional Commercial	1 acre	N/A	N/A	60'	20'/40'	30' except for through lots	50%	90%	8 ST/96'	N/A	N/A	20' along any residential property
MO Mid-Rise Office	1 acre	N/A	N/A	60'	8'/20'; 15'/25' abutting residential zone	20' except for through lots	50%	75%	2 ½ ST/35'; 3 ST/40' with first floor parking	N/A	N/A	10' along all property lines
HO High-Rise Office	6 acres	N/A	N/A	100'	100'/ 200' from residential zone	100'/ 200' from residential zone	40%	65%	12 ST/144'	N/A	N/A	100' along all property lines abutting other zones
AIR	0.5 acres	N/A	N/A	20'	20'	30'	70%	85%	2 ST/ 35'	N/A	2.0	15' to R.O.W.
OSR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MXD*	See Section 22-21											

Note 1: Nothing herein contained shall prevent the projection of an open fire escape or stairway into a rear or side yard for a distance not to exceed eight (8) feet.

Note 2: Nothing herein contained shall be interpreted to limit or restrict the height of a church spire, belfry, clock tower, elevator bulkhead, stage tower, scenery lift or similar structure.

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R26-061**

**MOTIONED BY:
SECONDED BY:**

ADOPTION OF ORDINANCE 26-05

AN ORDINANCE TO REVOKE/RESCIND THE BOROUGH OF WOODLAND PARK ORDINANCE NO. 21-27, REGARDING AMEND CHAPTER 2 “ADMINISTRATION” OF THE BOROUGH OF WOODLAND PARK ESTABLISHING A RECREATION AND PARKS BOARD

WHEREAS, the Borough of Woodland Park, County of Passaic, State of New Jersey, desires to adopt an ordinance entitled **AN ORDINANCE TO REVOKE/RESCIND THE BOROUGH OF WOODLAND PARK ORDINANCE NO. 21-27, REGARDING AMEND CHAPTER 2 “ADMINISTRATION” OF THE BOROUGH OF WOODLAND PARK ESTABLISHING A RECREATION AND PARKS BOARD**; and

WHEREAS, notice of introduction and passage on first reading was published in the Herald News dated January 27, 2026 setting the date of February 4, 2026 or soon thereafter for the public hearing and consideration for final passage; and

WHEREAS, copies of the ordinance were posted on the Borough’s official bulletin board and copies made available to all those desiring same; and

WHEREAS, in compliance with State Statute, a public hearing on the above referenced ordinance was conducted on February 4, 2026 at the regularly scheduled meeting of the Mayor and Council;

NOW, THEREFORE BE IT RESOLVED, that ordinance **AN ORDINANCE TO REVOKE/RESCIND THE BOROUGH OF WOODLAND PARK ORDINANCE NO. 21-27, REGARDING AMEND CHAPTER 2 “ADMINISTRATION” OF THE BOROUGH OF WOODLAND PARK ESTABLISHING A RECREATION AND PARKS BOARD** be and is hereby adopted as having been approved on second and final reading, and the Municipal Clerk is hereby authorized and directed to publish said Ordinances according to law.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Torres					Gatti				
Chaabane					Sica				
DeCesare					Mayor Kallert				
Figueroa									

This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 4th day of February 2026. Signed and sealed before me.

February 4, 2026

Sandra Olivola, Municipal Clerk Dated

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
ORDINANCE NO. 26-05**

**AN ORDINANCE TO REVOKE/RESCIND THE BOROUGH OF WOODLAND PARK ORDINANCE NO.
21-27, REGARDING AMEND CHAPTER 2 “ADMINISTRATION” OF THE BOROUGH OF
WOODLAND PARK ESTABLISHING A RECREATION AND PARKS BOARD**

WHEREAS, the Borough of Woodland Park previously adopted Ordinance No.: 21-27, to establish a Recreation and Parks Advisory Board.

Specifically through this Ordinance, Section 2-44.1 through section 2-44.4 of Chapter 2 was repealed and added new Section 2-44.1 entitled “Recreation and Parks Advisory Board” and 2-44.2 “Code of Conduct; Code of conduct Advisory Board Committee” Shall be established.

WHEREAS, Insufficient Board attendance causes lack of a quorum or consistent participation which prevents the Board from fulfilling its oversight duties and reduces the visibility of the decision-making process for the Borough, and the Recreation Department, now this Ordinance is hereby advanced to rescind the prior Ordinance known as No.: 21-27, which has been published in the Borough’s Code Book at Chapter 2 – Administration. Administrative Policies and Procedures; §2-44.1 through Section 2-44.4; Titled: “Recreation and Parks Advisory Board”.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Woodland Park, County of Passaic, State of New Jersey, hereby revokes and rescinds Ordinance No.: 21-27.

Attest:

Approved:

Sandra Olivola, Municipal Clerk

Tracy Kallert, Mayor

Introduced: January 21, 2026

Adopted: