LEGAL NOTICE BOROUGH OF ALPINE COUNTY OF BERGEN ORDINANCE NO. 832

Notice is hereby given that an Ordinance entitled "An Ordinance to Amend Chapter 220 Entitled "Zoning" of the Code of the Borough of Alpine to Establish a New "COAH-3" Zone District" was submitted in writing at a regular meeting of the Mayor and Council of the Borough of Alpine, County of Bergen, State of New Jersey, held on June 26, 2024 and was introduced, read by title and passed on first reading. A Statement of Purpose of the Ordinance is contained below. The Governing Body of the Borough of Alpine will further consider the Ordinance for second reading and final passage thereof at their regular meeting to be held on August 28, 2024 at 7:30 p.m. prevailing time, at the Borough of Alpine Municipal Building located at 100 Church Street, Alpine, New Jersey, at which time and place a public hearing will be heard thereon by the Governing Body and all parties in interest and citizens shall have an opportunity to be heard concerning said Ordinance.

Statement of Purpose of Ordinance

The purpose of the above Ordinance is to amend Chapter 220 entitled "Zoning" of the Code of the Borough of Alpine to establish a new "COAH-3" Zone District that will allow for the construction of an inclusionary development on the property located at Block 55 Lots 25.01, 26, 27, 28, 29 and 30 on the Official Tax Map of the Borough of Alpine that will assist the Borough in satisfying a portion of its affordable housing obligation.

A copy of the full Ordinance is available to any member of the general public, without cost, at the Borough of Alpine Municipal Building, 100 Church Street, Alpine, New Jersey, at the Office of the Municipal Clerk, between the hours of 9:00 a.m. and 4:30 p.m.

LEGAL NOTICE

BOROUGH OF ALPINE COUNTY OF BERGEN ORDINANCE NO. 833

Notice is hereby given that an Ordinance entitled "An Ordinance Amending, Supplementing and Revising Chapter 220, "Zoning", of the Code of the Borough of Alpine, County of Bergen, State of New Jersey to Establish Accessory Apartment Requirements" was submitted in writing at a regular meeting of the Mayor and Council of the Borough of Alpine, County of Bergen, State of New Jersey, held on June 26, 2024 and was introduced, read by title and passed on first reading. A Statement of Purpose of the Ordinance is contained below. The Governing Body of the Borough of Alpine will further consider the Ordinance for second reading and final passage thereof at their regular meeting to be held on August 28, 2024 at 7:30 p.m. prevailing time, at the Borough of Alpine Municipal Building located at 100 Church Street, Alpine, New Jersey, at which time and place a public hearing will be heard thereon by the Governing Body and all parties in interest and citizens shall have an opportunity to be heard concerning said Ordinance.

Statement of Purpose of Ordinance

The purpose of the above Ordinance is to amend Chapter 220 entitled "Zoning" of the Code of the Borough of Alpine by the addition of Section 220-11, entitled "Accessory Apartments", allowing for the creation of at least four (4) units of accessory apartments affordable to very-low, low- and moderate-income households.

A copy of the full Ordinance is available to any member of the general public, without cost, at the Borough of Alpine Municipal Building, 100 Church Street, Alpine, New Jersey, at the Office of the Municipal Clerk, between the hours of 9:00 a.m. and 4:30 p.m.

LEGAL NOTICE

BOROUGH OF ALPINE COUNTY OF BERGEN ORDINANCE NO. 834

Notice is hereby given that an Ordinance entitled "An Ordinance Creating a New Chapter 60, "Affordable Housing", of the Code of the Borough of Alpine, County of Bergen, State of New Jersey to Address the Borough's Affordable Housing Obligations Under the Fair Housing Act and the Uniform Housing Affordability Controls (UHAC)" was submitted in writing at a regular meeting of the Mayor and Council of the Borough of Alpine, County of Bergen, State of New Jersey, held on June 26, 2024 and was introduced, read by title and passed on first reading. A Statement of Purpose of the Ordinance is contained below. The Governing Body of the Borough of Alpine will further consider the Ordinance for second reading and final passage thereof at their regular meeting to be held on August 28, 2024 at 7:30 p.m. prevailing time, at the Borough of Alpine Municipal Building located at 100 Church Street, Alpine, New Jersey, at which time and place a public hearing will be heard thereon by the Governing Body and all parties in interest and citizens shall have an opportunity to be heard concerning said Ordinance.

Statement of Purpose of Ordinance

The purpose of the above Ordinance is to create a new Chapter 60 entitled "Affordable Housing" of the Code of the Borough of Alpine to assure that affordable housing units are created with controls on affordability that comply with applicable law governing affordable housing, including but not limited to the Uniform Housing Affordability Controls (UHAC), and that low- and moderate-income households occupy those affordable housing units.

A copy of the full Ordinance is available to any member of the general public, without cost, at the Borough of Alpine Municipal Building, 100 Church Street, Alpine, New Jersey, at the Office of the Municipal Clerk, between the hours of 9:00 a.m. and 4:30 p.m.

LEGAL NOTICE

BOROUGH OF ALPINE COUNTY OF BERGEN ORDINANCE NO. 835

Notice is hereby given that an Ordinance entitled "An Ordinance Amending, Supplementing and Revising Chapter 220, "Zoning", of the Code of the Borough of Alpine, County of Bergen, State of New Jersey as it Relates to Development Fee Requirements" was submitted in writing at a regular meeting of the Mayor and Council of the Borough of Alpine, County of Bergen, State of New Jersey, held on June 26, 2024 and was introduced, read by title and passed on first reading. A Statement of Purpose of the Ordinance is contained below. The Governing Body of the Borough of Alpine will further consider the Ordinance for second reading and final passage thereof at their regular meeting to be held on August 28, 2024 at 7:30 p.m. prevailing time, at the Borough of Alpine Municipal Building located at 100 Church Street, Alpine, New Jersey, at which time and place a public hearing will be heard thereon by the Governing Body and all parties in interest and citizens shall have an opportunity to be heard concerning said Ordinance.

Statement of Purpose of Ordinance

The purpose of the above Ordinance is to amend, supplement and revise Chapter 220 of the Code of the Borough of Alpine with regard to the collection, maintenance and expenditure of both non-residential and residential development as directed by the Superior Court and consistent with the statutes of the State of New Jersey (P.L.2008, C.46, Sections 8 and 32-38), the Uniform Housing Affordability Control rules (N.J.A.C. 5:80-26.1), COAH's substantive rules (N.J.A.C. 5:93), and the Fair Housing Act (N.J.S.A. 52:27D-301. et seq.), which fees are to be used to assist the Borough in satisfying its affordable housing obligation.

A copy of the full Ordinance is available to any member of the general public, without cost, at the Borough of Alpine Municipal Building, 100 Church Street, Alpine, New Jersey, at the Office of the Municipal Clerk, between the hours of 9:00 a.m. and 4:30 p.m.

LEGAL NOTICE BOROUGH OF ALPINE, COUNTY OF BERGEN ORDINANCE NO. 836

Notice is hereby given that an Ordinance entitled "An Ordinance Amending, Supplementing and Revising Chapter 220, "Zoning", of the Code of the Borough of Alpine, County of Bergen, State of New Jersey to Establish Mandatory Affordable Housing Set-Aside Requirements" was submitted in writing at a regular meeting of the Mayor and Council of the Borough of Alpine, County of Bergen, State of New Jersey, held on June 26, 2024 and was introduced, read by title and passed on first reading. A Statement of Purpose of the Ordinance is contained below. The Governing Body of the Borough of Alpine will further consider the Ordinance for second reading and final passage thereof at their regular meeting to be held on August 28, 2024 at 7:30 p.m. prevailing time, at the Borough of Alpine Municipal Building located at 100 Church Street, Alpine, New Jersey, at which time and place a public hearing will be heard thereon by the Governing Body and all parties in interest and citizens shall have an opportunity to be heard concerning said Ordinance.

Statement of Purpose of Ordinance

The purpose of the above Ordinance is to amend, supplement and revise Chapter 220 of the Code of the Borough of Alpine by the addition of a new Section 220-21, entitled Mandatory Affordable Housing Set-Aside, which requires that all new multi-family residential development of 5 or more units that becomes permissible through either a use variance, a density variance increasing the permissible density at the site, a rezoning permitting multi-family residential housing where not previously permitted, or a new or amended redevelopment/rehabilitation plan produces affordable housing at a set-aside rate of twenty percent (20%).

A copy of the full Ordinance is available to any member of the general public, without cost, at the Borough of Alpine Municipal Building, 100 Church Street, Alpine, New Jersey, at the Office of the Municipal Clerk, between the hours of 9:00 a.m. and 4:30 p.m.

LEGAL NOTICE BOROUGH OF ALPINE, COUNTY OF BERGEN ORDINANCE NO. 837

Notice is hereby given that an Ordinance entitled "An Ordinance to Amend Chapter 220 Entitled "Zoning" of the Code of the Borough of Alpine to Establish a New "COAH-4" Overlay Zone District" was submitted in writing at a regular meeting of the Mayor and Council of the Borough of Alpine, County of Bergen, State of New Jersey, held on June 26, 2024 and was introduced, read by title and passed on first reading. A Statement of Purpose of the Ordinance is contained below. The Governing Body of the Borough of Alpine will further consider the Ordinance for second reading and final passage thereof at their regular meeting to be held on August 28, 2024 at 7:30 p.m. prevailing time, at the Borough of Alpine Municipal Building located at 100 Church Street, Alpine, New Jersey, at which time and place a public hearing will be heard thereon by the Governing Body and all parties in interest and citizens shall have an opportunity to be heard concerning said Ordinance.

Statement of Purpose of Ordinance

The purpose of the above Ordinance is to amend Chapter 220 entitled "Zoning" of the Code of the Borough of Alpine to establish a new "COAH-4" Overlay Zone District for the property known and designated at Block 80 Lots 10 and 11 on the Official Tax Map of the Borough of Alpine that will encourage the production of affordable housing units.

A copy of the full Ordinance is available to any member of the general public, without cost, at the Borough of Alpine Municipal Building, 100 Church Street, Alpine, New Jersey, at the Office of the Municipal Clerk, between the hours of 9:00 a.m. and 4:30 p.m.

Stephanie Wehmann, RMC, CMR Borough of Alpine County of Bergen, State of New Jersey