

**Intro: 2/9/2026**

**TOWNSHIP OF FAIRFIELD**

**Ordinance No: 2026-06**

**ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 45,  
ZONING, TO ESTABLISH A NEW MUO-2 MIXED USE OVERLAY-2 ZONE  
AND TO SET FORTH THE STANDARDS AND CRITERIA APPLICABLE  
THERE TO**

**NOW, THEREFORE, BE IT ORDAINED** by the Township Council of the Township of Fairfield, County of Essex, State of New Jersey, that the proposed amendments to the Fairfield Township Zoning Ordinance are hereby adopted as follows:

**Section 1.** Chapter 45, Section 45-5.1, “Zones Established” is hereby amended and supplemented by inserting the following new zone district into the list of zones:

MUO-2            Mixed Use Overlay 2

**Section 2.** Chapter 45, Section 45-5.2, “Zoning Map,” Subsection b., shall be amended to insert a new subsections b(15), which shall include the following language:

15. Ordinance No. 2026-\_\_\_\_. The Zoning Map is hereby amended to include the following new overlay zone. The underlying zone shall still be in effect; the overlay zone is supplemental to the underlying zone.

MUO-2 Mixed Use Overlay-2 Zone: Block 3909, Lot 33.01.

**Section 3.** Chapter 45 is hereby amended and supplemented by adding a new Section 45-50, “MUO-2 Mixed Use Overlay-2 Zone,” which shall include the following language:

**45-50 MUO-2 MIXED USE OVERLAY-2 ZONE**

- a. Permitted uses: The MUO-2 Zone permitted uses shall include mixed use at-grade retail or office uses and age-restricted apartments above the at-grade uses.
- b. Accessory uses: Uses and structures customarily and incidental to the principal use and building.
- c. Conditional uses: None.
- d. Site plan requirements: As specified in Article IX.
- e. Off-street parking and loading: As specified in §45-19, Off-Street Parking and Loading Regulations, except as follows:
  1. Notwithstanding the provisions of §45-19.2, parking stalls in the MUO-2 Zone shall be 9 x 18 feet in dimension.

2. The location of off-street parking in the MUO-2 Zone shall be consistent with the provisions of the C-1 Zone, as set forth at §45-19.7.
3. Notwithstanding the provisions of §45.19.8.f., curbed planting islands of at least seven feet in width shall be placed at the end of each row of parking spaces along an internal traffic aisle in the MUO-2 Zone.
4. Notwithstanding the provisions of §45.19.8.g., a curbed planting island shall not be required to break up a row of more than 20 parking spaces in the MUO-2 Zone if said row of parking spaces is prepared with EVSE or make-ready equipment.
5. The provisions of §45.19.8.h., requiring the subdivision of parking lots with more than 100 stalls into modules, shall not apply in the MUO-2 Zone.
6. Notwithstanding the provisions of §45.19.3.b., loading space(s) shall be permitted between the building and the front lot line in the MUO-2 Zone, provided that said loading space(s) shall be set back at least 150 feet from the right-of-way and shall be fully screened from view from the street.

f. Area, yard and building requirements.

Area, Yard and Building Requirements	MUO-2
Min. Lot Area (acres)	2.0
Min. Front Yard (feet)	50
Min. Side Yard (feet)	50
Min. Rear Yard (feet)	50
Min. Dist Betwn Bldgs (feet)	25
Min. Dist Bldg to Parking / Drive Aisles (feet)	10 / 4
Max. Building Height (st / feet)	4 / 48
Max. Building Coverage (%)	25
Max. Impervious Lot Coverage (%)	75
Max. Density (du/acre)	17.5, not to exceed 42 units
Min. Buffer Where Side Yards Abut R1 Zone (feet)	10

\* This maximum building height limitation shall not be interpreted to apply to parapets above the roofline, provided that same do not extend more than 3 feet above the height limit, nor shall the maximum building height limitation apply to any bulkheads, elevator enclosures, or other rooftop appurtenances, provided that same do not exceed the height limit by more than 10 feet.

- g. Affordable housing requirements: All residential developments in the MUO-2 Zone shall be required to set aside a minimum of 20% of the total number of units that are proposed on site for low- and moderate-income households. Where this requirement results in a fraction of a unit, the fraction shall be rounded to the nearest whole unit. Fractions of less than one half (1/2) shall be rounded down to the lower whole unit and fractions of one half (1/2) or greater shall be rounded up to the higher whole unit. All affordable units to be produced pursuant to this section shall comply with the Township's Affordable Housing Ordinance at Article XIV, Chapter 45, § 45-74A of the Township Code, the Uniform Housing Affordability Controls

("UHAC")(N.J.A.C. 5:80-26.1 et seq.), the Township's Housing Element and Fair Share Plan, as may be amended from time to time, and any applicable Order of the Court, including a Judgment of Compliance and Response Order.

- h. Signs: Signage the MUO-2 Zone shall be consistent with the provisions of the C-1 Zone, as set forth at §45-63.2.

**Section 4.** Chapter 45, Section 45-12.7, “Buffer Area and Screening Requirements,” Subsection a., shall be amended to include the MUO-2 Zone in the table of buffer and landscaping requirements with a required buffer width of 10 feet, as follows:

Zone	Buffer Width (feet)
MUO-2	10

**Section 5.** Chapter 45, Section 45-19.7, “Location of Off-Street Parking in Non-residential Zones,” Subsection a., shall be amended to include the MUO-2 Zone in the chart of off-street parking location requirements with location requirements as per the C-1 Zone, as follows:

Zone	Front	Side	Rear	Minimum Distance to ROW Line	Minimum Buffer to Residential Zone
MUO-2	As per C-1 Zone				

**Section 6.** If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

**Section 7.** In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Township of Fairfield, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Revised General Ordinances of the Township of Fairfield are hereby ratified and confirmed, except where inconsistent with the terms hereof.

**Section 8.** The Township Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this ordinance to the Essex County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15, and N.J.S.A. 40:55D-63 (if required).

**Section 9.** After introduction, the Township Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Township of Fairfield for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64.

**Section 10.** This Ordinance shall take effect immediately upon (1) adoption; (2) approval by the Mayor pursuant to N.J.S.A. 40:69A-149.7; (3) publication in accordance with the laws of the State of New Jersey; and (4) filing of the final form of adopted ordinance by the Clerk with (a) the Essex

County Planning Board pursuant to N.J.S.A. 40:55D-16, and (b) the Township Tax Assessor as required by N.J.S.A. 40:49-2.1.

**NOTICE**

Notice is hereby given that the foregoing Ordinance was submitted in writing at a meeting of the Mayor and Council of the Township of Fairfield, County of Essex, State of New Jersey, held on **January 27, 2026** introduced and read by title and passed first reading and that said Governing Body will further consider the same for second reading and final passage thereof at a meeting that is to be held on **March 9, 2026** at 7:00 p.m.; at the Municipal Building, 230 Fairfield Road, Fairfield, New Jersey, at which time and place a public hearing will be held thereon by the Governing Body and all persons and citizens of interest shall have an opportunity to be heard concerning same.

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DENISE D. CAFONE, MUNICIPAL CLERK

**INTRODUCTION OF ORDINANCE**

**Ordinance No: 2026-06 ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 45, ZONING, TO ESTABLISH A NEW MUO-2-MIXED USE OVERLAY-2 ZONE AND TO SET FORTH THE STANDARDS AND CRITERIA APPLICABLE THERETO**

**INTRODUCED BY:** Councilman LaForgia  
**SECONDED BY:** Council President McGlynn  
**PUBLISHED:** February 12, 2026

**ROLL CALL VOTE**

GOVERNING BODY	AYES	NAYS	ABSTAIN	ABSENT	NOT VOTING
COUNCILPRESIDENT MICHAEL B MCGLYNN	X				
COUNCILMAN PETER CAMPISI	X				
COUNCILMAN JOHN LAFORGIA	X				
COUNCILMAN JOSEPH CIFELLI				X	
MAYOR WILLIAM GALESE	x				

**2<sup>ND</sup> READING AND PUBLIC HEARING: MARCH 9, 2026**

**ADOPTED BY:**  
**SECONDED BY:**  
**PUBLISHED:**

**ROLL CALL VOTE**

GOVERNING BODY	AYES	NAYS	ABSTAIN	ABSENT	NOT VOTING
COUNCILPRESIDENT MICHAEL B MCGLYNN					
COUNCILMAN PETER CAMPISI					
COUNCILMAN JOHN LAFORGIA					
COUNCILMAN JOSEPH CIFELLI					
MAYOR WILLIAM GALESE					