

Intro: 2/9/2026
Adopted: 3/9/2026

TOWNSHIP OF FAIRFIELD

Ordinance No: 2026-05

**ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 45,
ZONING, AS IT RELATES TO THE MULTIFAMILY DWELLING
OVERLAY (MDO) ZONE, MIXED USE OVERLAY 1 (MUO-1) ZONE, AND
RESIDENTIAL ZONE OVERLAY 1 (RZO-1) ZONE**

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 45-5.2, "Zoning Map," Subsection b., shall be amended to insert new subsections b(13) and b(14), which shall include the following language:

13. Ordinance No. 2026-05 The Zoning Map is hereby amended to include the following properties within the MDO Multifamily Dwelling Overlay Zone. The underlying zones shall remain in effect; the overlay zone is supplemental to the underlying zones.

Block 2101 Lot 8.01

14. Ordinance No. 2026-05 The Zoning Map is hereby amended to include the following properties within the RZO-1 Residential Zone Overlay-1 Zone. The underlying zones shall remain in effect; the overlay zone is supplemental to the underlying zones.

Block 3301 Lots 36-50, inclusive

Section 2. Chapter 45, Section 45-28.4.a., establishing density requirements for the Multifamily Dwelling Overlay (MDO) Zone is hereby amended as follows:

- a. The maximum permitted multifamily residential density shall not exceed 13 dwelling units per acre, except as follows:
1. Parcels that are located in both the MDO Multifamily Dwelling Overlay Zone and the MUO-1 Mixed Use Overlay-1 Zone (inclusive of Block 1107 Lots 12 and 13 and Block 1202 Lots 7 through 20) shall be permitted a maximum density of 15 dwelling units per acre.

Section 3. Chapter 45, Section 45-28.4.d., establishing affordable housing set-aside requirements for the Multifamily Dwelling Overlay (MDO) Zone is hereby amended as follows:

- d. All rental developments shall be required to set aside a minimum of 15% of the total number of units that are proposed on site for low- and moderate-income households, while all for-sale developments 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, except as follows:
1. All developments on parcels that are located in both the MDO Multifamily Dwelling Overlay Zone and the MUO-1 Mixed Use Overlay-1 Zone (inclusive of Block 1107 Lots

12 and 13 and Block 1202 Lots 7 through 20) 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, regardless of tenure; and

2. All developments on Block 2101 Lot 8.01 and/or Block 5601 Lots 8, 9 and/or 10 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, regardless of tenure.

~~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 Repose Order.~~

Section 4. Chapter 45, Section 45-28.4., establishing additional regulatory controls for the Multifamily Dwelling Overlay (MDO) Zone is hereby amended to include a new Subsection e., which shall include the following language:

- e. 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 Repose Order.

Section 5. Chapter 45, Section 45-48.f., establishing area, yard and building requirements for the Mixed Use Overlay-1 (MUO-1) Zone is hereby amended as follows:

- f. Area, yard and building requirements.

Area, Yard and Building Requirements	MUO-1
Min. Lot Area (acres)	2.0
Min. Front Yard (feet)	45
Min. Side Yard (feet)	30
Min. Rear Yard (feet)	30
Min. Dist Betwn Bldgs (feet)	20
Min. Dist Bldg to Parking (feet)	10
Max. Building Height (st/feet)	-/35
Max. Building Coverage (%)	25
Max. Impervious Lot Coverage (%)	55
Max. Density (du/acre)	13 15
Min. Buffer Around Site (feet)	15

Section 6. Chapter 45, Section 45-48.g., establishing affordable housing requirements for the Mixed Use Overlay-1 (MUO-1) Zone is hereby amended as follows:

- g. Affordable housing requirements: All residential ~~rental~~ developments in the MUO-1 Zone shall be required to set aside a minimum of 15% of the total number of units that are proposed on site for low and moderate income households, while all residential for sale developments in the MUO-1 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. 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.

Section 7. Chapter 45, Section 45-49.g., establishing area, yard and building requirements for the Residential Zone Overlay-1 (RZO-1) Zone is hereby amended as follows:

- g. Area, yard and building requirements.

Area, Yard and Building Requirements	RZO-1
Min. Lot Area (acres)	2.0
Min. Front Yard (feet)	45
Min. Side Yard (feet)	30
Min. Rear Yard (feet)	30
Min. Dist Betwn Bldgs (feet)	20
Min. Dist Bldg to Parking (feet)	10
Max. Building Height (st/feet)	3 stories over parking/ not to exceed 45 feet total
Max. Building Coverage (%)	25
Max. Impervious Lot Coverage (%)	45
Max. Density (du/acre)	Shall not exceed 13 du/acre or 102 units in total for any development site, whichever is less*
Min. Buffer Around Site (feet)	15

*: Except that developments with frontage on Fairfield Court (inclusive of Block 2703 Lots 13 through 21) shall be permitted a maximum density of 15 dwelling units per acre.

Section 8. Chapter 45, Section 45-49.h., establishing affordable housing requirements for the Residential Zone Overlay-1 (RZO-1) Zone is hereby amended as follows:

- h. Affordable housing set-aside requirements. All rental developments in the RZO-1 Zone shall be required to set aside a minimum of 15% of the total number of units that are proposed on site for low- and moderate-income households, while all for-sale developments in the RZO-1 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, except as follows:
 1. All developments on Block 2703 Lots 13 through 21 and/or Block 3301 Lots 36 through 50 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, regardless of tenure.

~~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 Repose Order.~~

Section 9. Chapter 45, Section 45-49, establishing requirements for the Residential Zone Overlay-1 (RZO-1) Zone is hereby amended to include a new Subsection i., which shall include the following language:

- i. 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 Repose Order.

Section 10. 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 11. 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 12. 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 13. 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 14. 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.

William Galese, Mayor

ATTEST:

Denise D. Cafone, Municipal Clerk

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 **February 9, 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.

DENISE D. CAFONE, MUNICIPAL CLERK

INTRODUCTION OF ORDINANCE

Ordinance No: 2026-05 ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 45, ZONING, AS IT RELATES TO THE MULTIFAMILY DWELLING OVERLAY (MDO) ZONE, MIXED USE OVERLAY 1 (MUO-1) ZONE, AND RESIDENTIAL ZONE OVERLAY 1 (RZO-1) ZONE

INTRODUCED BY: Councilman Campisi
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				

2ND READING AND PUBLIC HEARING: MARCH 9, 2026

ADOPTED BY: Councilman LaForgia
SECONDED BY: Councilman Cifelli
PUBLISHED: March 9, 2026 posted to Township website www.fairfieldnj.org/publicnotices

ROLL CALL VOTE

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



WILLIAM GALESE
MAYOR

TOWNSHIP OF FAIRFIELD
230 FAIRFIELD ROAD, FAIRFIELD, NJ 07004
PHONE: 973-882-2700, DEPT. EXT. 2501
FAX: 973-882-0365

MUNICIPAL CLERK/QUALIFIED PURCHASING AGENT
VITAL STATISTICS DEPARTMENT

February 13, 2026

CERTIFIED MAIL/RETURN RECEIPT REQUESTED
REGULAR MAIL

Re: Township of Fairfield
Ordinance #2026-05

**“ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 45,
ZONING, AS IT RELATES TO THE MULTIFAMILY DWELLING
OVERLAY (MDO) ZONE, MIXED USE OVERLAY 1 (MUO-1) ZONE, AND
RESIDENTIAL ZONE OVERLAY 1 (RZO-1) ZONE”**

Dear Resident/Property Owner:

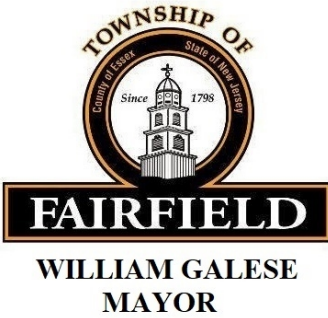
You are receiving this required notice under the Land Use Law because your property or property is within 200 feet of your property is subject to the zone change. At the meeting of the Mayor and Council on February 9, 2026, the Governing Body introduced the enclosed ordinance #2026-05 as stated above. The second reading and public hearing on this is scheduled for Monday, March 9, 2026, at 7:00pm in the Municipal Building, 230 Fairfield Road, Fairfield, NJ 07004.

If you have any questions regarding this introduced ordinance please contact James Gasparini, Township Administrator, at 973-882-2700 ext. 2500.

Sincerely,

Denise D. Cafone
Municipal Clerk

dc/file
enclosures



TOWNSHIP OF FAIRFIELD
230 FAIRFIELD ROAD, FAIRFIELD, NJ 07004
PHONE: 973-882-2700, DEPT. EXT. 2501
FAX: 973-882-0365

MUNICIPAL CLERK/QUALIFIED PURCHASING AGENT
VITAL STATISTICS DEPARTMENT

March 10, 2026

CERTIFIED MAIL/RETURN RECEIPT REQUESTED
REGULAR MAIL

Re: Township of Fairfield
Ordinance #2026-05

**“ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 45,
ZONING, AS IT RELATES TO THE MULTIFAMILY DWELLING
OVERLAY (MDO) ZONE, MIXED USE OVERLAY 1 (MUO-1) ZONE, AND
RESIDENTIAL ZONE OVERLAY 1 (RZO-1) ZONE”**

Dear Resident/Property Owner:

Enclosed please find a copy of the Township of Fairfield **Ordinance # 2026-05**
**“ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 45, ZONING, AS
IT RELATES TO THE MULTIFAMILY DWELLING OVERLAY (MDO) ZONE,
MIXED USE OVERLAY 1 (MUO-1) ZONE, AND RESIDENTIAL ZONE OVERLAY
1 (RZO-1) ZONE”** was introduced on February 9, 2026; second reading and public
hearing was held on March 9, 2026 with final adoption on that date.

If you have any questions regarding this adopted ordinance please contact James
Gasparini, Township Administrator, at 973-882-2700 x2500.

Sincerely,

Denise D. Cafone
Municipal Clerk

dc/file
enclosures