

NOTICE OF PENDING ORDINANCES FOR PUBLIC HEARING
AND FINAL ADOPTION

NOTICE IS HEREBY GIVEN that the following ordinances were introduced and passed on first reading at a meeting of the Common Council of the City of Linwood, in the County of Atlantic, State of New Jersey, held on February 11, 2026, and will be considered for second reading and final passage after public hearing at a regular meeting of the governing body to be held on March 11, 2026, at 6:00 p.m., at Linwood City Hall, 400 Poplar Avenue, Linwood, NJ 08221:

ORDINANCE NO. 2, 2026

AN ORDINANCE OF THE CITY OF LINWOOD REPEALING AND REPLACING CHAPTER 78 OF THE LAND DEVELOPMENT ORDINANCE ENTITLED “AFFORDABLE HOUSING”, AND REPEALING OTHER ORDINANCES HERETOFORE ADOPTED, THE PROVISIONS OF WHICH ARE INCONSISTENT HERewith

The Ordinance, the summary terms of which are included herein, was introduced and passed upon first reading at a meeting of the governing body of the City of Linwood, in the County of Atlantic, State of New Jersey, held on February 11, 2026, at the Linwood City Hall. It will be further considered for final passage, after public hearing thereon, at a meeting of the governing body to be held on February 25, 2026 at 6:00 o’clock p.m. at the Linwood City Hall. During the week prior to and up to and including the date of such meeting, copies of the full ordinance will be available at no cost and during regular business hours, at the Clerk’s office located in the City Hall, 400 Poplar Avenue, Linwood, New Jersey for the members of the general public who shall request the same. The summary of the terms of such Ordinance follows:

1. This section of the Code sets forth regulations regarding the very low-, low- and moderate-income housing units in City of Linwood consistent with the provisions outlined in P.L. 2024, Chapter 2, including the amended Fair Housing Act (“FHA”) at N.J.S.A. 52:27D-301 et seq., as well as the Department of Community Affairs, Division of Local Planning Services (“LPS”) at N.J.A.C. 5:99 et seq., statutorily upheld existing regulations of the now-defunct Council on Affordable Housing (“COAH”) at N.J.A.C. 5:93 and 5:97, the Uniform Housing Affordability Controls (“UHAC”) at N.J.A.C. 5:80-26.1 et seq., and as reflected in the adopted municipal Fourth Round Housing Element and Fair Share Plan (“HEFSP”).
2. This Ordinance is intended to ensure that very low-, low- and moderate-income units (“affordable units”) are created with controls on affordability over time and that very low-, low- and moderate-income households shall occupy these units pursuant to statutory requirements. This Ordinance shall apply to all inclusionary developments, individual affordable units, and 100% affordable housing developments except where inconsistent with applicable law. Low-Income Housing Tax Credit financed developments shall adhere to the provisions set forth below in item 5.c. below.
3. The City of Linwood Planning Board has adopted a HEFSP pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, et seq. The Fair Share Plan describes the ways the municipality shall address its fair share of very low-, low- and moderate-income housing as approved by the Superior Court and documented in the Housing Element.

4. This Ordinance implements and incorporates the relevant provisions of the HEFSP and addresses the requirements of P.L 2024, Chapter 2, the FHA, N.J.A.C. 5:99, NJ Supreme Court upheld COAH regulations at N.J.A.C. 5:93 and 5:97, and UHAC at N.J.A.C. 5:80-26.1, as may be amended and supplemented.

ORDINANCE NO. 3, 2026

AN ORDINANCE OF THE CITY OF LINWOOD REPEALING AND REPLACING CHAPTER 124 OF THE LAND DEVELOPMENT ORDINANCE ENTITLED "DEVELOPMENT FEES", AND REPEALING OTHER ORDINANCES HERETOFORE ADOPTED, THE PROVISIONS OF WHICH ARE INCONSISTENT HEREWITH.

The Ordinance, the summary terms of which are included herein, was introduced and passed upon first reading at a meeting of the governing body of the City of Linwood, in the County of Atlantic, State of New Jersey, held on February 11, 2026, at the Linwood City Hall. It will be further considered for final passage, after public hearing thereon, at a meeting of the governing body to be held on February 25, 2026 at 6:00 o'clock p.m. at the Linwood City Hall. During the week prior to and up to and including the date of such meeting, copies of the full ordinance will be available at no cost and during regular business hours, at the Clerk's office located in the City Hall, 400 Poplar Avenue, Linwood, New Jersey for the members of the general public who shall request the same. The summary of the terms of such Ordinance follows:

"This section establishes standards for the collection, maintenance, and expenditure of development fees that are consistent with the amended Fair Housing Act (P.L.2024, c.2), N.J.A.C. 5:99, and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7). Fees collected pursuant to this Ordinance shall be used for the sole purpose of providing very low-, low- and moderate-income housing in accordance with a Court-approved Spending Plan. The municipality previously adopted a Development Fee Ordinance, which established the Municipal Affordable Housing Trust Fund. The municipality shall not spend development fees until the court has approved a Spending Plan for spending such fees."

At such time and place, all persons interested will be given an opportunity to be heard concerning the above ordinances.

Copies of the full ordinances are available for public inspection in the Office of the Municipal Clerk at 400 Poplar Avenue, Linwood, NJ 08221, during regular business hours.

The full text of the Ordinance can be found at
<http://www.linwoodcity.org/government/council-ordinances.asp>

By Order of the Governing Body.

Leigh Ann Napoli, RMC
Municipal Clerk
City of Linwood