

BOROUGH OF GLEN ROCK
COUNTY OF BERGEN, STATE OF NEW JERSEY

Ordinance Procedure: # 1867
Date of Final Reading: March 23, 2022
Date of Introduction: February 23, 2022

Resolution No.: 120-22
Introduced by Council Member Cole
Seconded by Council Member Dill

AN ORDINANCE IMPLEMENTING GLEN ROCK'S THIRD ROUND HOUSING PLAN ELEMENT AND FAIR SHARE PLAN CONSISTENT WITH THE TERMS OF A SETTLEMENT AGREEMENT REACHED BETWEEN THE BOROUGH OF GLEN ROCK AND THE FAIR SHARE HOUSING CENTER IN ACCORDANCE WITH THE NEW JERSEY FAIR HOUSING ACT AND RELEVANT REGULATIONS AND POLICIES ADOPTED BY THE NEW JERSEY COUNCIL ON AFFORDABLE HOUSING

Be passed upon second and final reading, and that the Borough Clerk be, and is hereby authorized and directed, to advertise the same according to law by publishing the same by title in the Bergen Record.

ROLL CALL:

Council Member Martin - yes
Council Member Gilbreath - yes
Council Member Cole - yes

Council Member Barchetto - yes
Council Member Dill - yes
Council Member Orlich - yes

I, the Borough Clerk of the Borough of Glen Rock, hereby certify that this is a true copy of a resolution passed by the Council of the Borough of Glen Rock at a meeting held this 23rd day of March, 2022.

Jacqueline Scalia, Borough Clerk

BOROUGH OF GLEN ROCK

ORDINANCE # 1867

**BOROUGH OF GLEN ROCK
COUNTY OF BERGEN**

AN ORDINANCE IMPLEMENTING GLEN ROCK'S THIRD ROUND HOUSING PLAN ELEMENT AND FAIR SHARE PLAN CONSISTENT WITH THE TERMS OF A SETTLEMENT AGREEMENT REACHED BETWEEN THE BOROUGH OF GLEN ROCK AND THE FAIR SHARE HOUSING CENTER IN ACCORDANCE WITH THE NEW JERSEY FAIR HOUSING ACT AND RELEVANT REGULATIONS AND POLICIES ADOPTED BY THE NEW JERSEY COUNCIL ON AFFORDABLE HOUSING.

WHEREAS, the Borough of Glen Rock ("Borough") filed a Mt. Laurel declaratory judgment action in the Superior Court of New Jersey, Law-Division bearing the caption In the Matter of the Application of the Borough of Glen Rock, Docket No. BER-L-6276-15 following the New Jersey Supreme Court's decision in Mt. Laurel IV; and

WHEREAS, the Borough entered into a Settlement Agreement with Fair Share Housing Center on or about September 25, 2019 establishing the Borough's Third Round affordable housing obligation for the period 1999-2025 and the compliance mechanisms by which the Borough will meet its constitutional obligation to provide for its fair share of affordable housing; and

WHEREAS, the Court entered an order on July 22, 2020 approving the Settlement Agreement by and between the Borough and Fair Share Housing Center finding on a preliminary basis that the Settlement Agreement is fair to very-low, low and moderate-income households; and

WHEREAS, the Court Order approving the Settlement Agreement requires the Borough to adopt a development fee ordinance incorporating the requirements of the Fair Housing Act and its implementing regulations including the Uniform Housing Affordability Controls into the Borough code;

WHEREAS, the Borough Council finds it is in the best interest of the Borough to implement the terms and conditions of the Settlement Agreement and the requirements of the Court's order approving the Settlement Agreement.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Glen Rock, County of Bergen, and State of New Jersey that Chapter 101 Fees, Section 101-21 Development Fees of the "1978 Zoning Ordinance" of the Borough of Glen Rock is hereby repealed and deleted in its entirety and is and shall be replaced with a new Chapter 101 Fees, Section 101-21 Development Fees which read as follows:

Section 1.

101-21.1 Development Fees.

A. In *Holmdel Builder's Ass'n v. Holmdel Township*, 121 N.J. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the Fair Housing Act of 1985, N.J.S.A. 52:27D-301 et seq., and the State Constitution, subject to the Council On Affordable Housing's (COAH) adoption of rules.

B. Pursuant to P.L.2008, c.46 section 8 (C. 52:27D-329.2) and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7), COAH is authorized to adopt and promulgate regulations necessary for the establishment, implementation, review, monitoring and enforcement of municipal affordable housing trust funds and corresponding spending plans. Municipalities that are under the jurisdiction of the Council or court of competent jurisdiction and have a COAH approved spending plan may retain fees collected from non-residential development.

C. This section establishes standards for the collection, maintenance and expenditure of development fees pursuant to COAH's rules and in accordance P.L.2008, c.46, sections 8 and 32-38. Fees collected pursuant to this ordinance shall be used for the sole purpose of providing very low-, low-and moderate-income housing. This ordinance shall be interpreted within the framework of COAH's rules on development fees, codified at N.J.A.C. 5:93-8.

101-21.2 Basic Requirements.

A. This section shall not be effective until approved by the Court, COAH, or a successor agency.

B. The Borough of Glen Rock shall not spend development fees until the Court, COAH, or a successor agency has approved a plan for spending such fees (Spending Plan).

101-21.3 Definitions.

A. The following terms, as used in this section, shall have the following meanings:

"Development Fee". Money paid by a developer for the improvement of property as permitted by applicable COAH regulations.

"Equalized Assessed Value". The assessed value of a property divided by the current average ratio of assessed to true value for the Municipality in which the property is situated, as determined in accordance with sections 1, 5, and 6 of P.L. 1973, c. 123 (C.54:135a through C.54:1-35c).

“Green Building Strategies”. Those strategies that minimize the impact of development on the environment, and enhance the health, safety and well-being of residents by producing durable, low-maintenance, resource-efficient housing while making optimum use of existing infrastructure and community services.

101-21.4. Residential Development Fees.

A. Imposition of Fees

(1). Within the Borough of Glen Rock, all residential developers, except for developers of the types of development specifically exempted below, shall pay a fee of one (1.0%) percent of the equalized assessed value for residential development provided no increased density is permitted. Development fees shall also be imposed and collected when an additional dwelling unit is added to an existing residential structure; in such cases, the fee shall be calculated based on the increase in the equalized assessed value of the property due to the additional dwelling unit.

(2). When an increase in residential density pursuant to a “d” variance is granted under N.J.S.A. 40:55D-70d(5) (known as a “d” variance), developers shall be required to pay a “bonus” development fee of six (6%) percent of the equalized assessed value for each additional unit that may be realized, except that this provision shall not be applicable to a development that will include affordable housing. If the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding filing of the “d” variance application.

Example: If an approval allows four (4) units to be constructed on a site that was zoned for two (2) units, the development fees will equal one (1 %) percent of the equalized assessed value on the first two (2) units; and six (6%) percent of the equalized assessed value for the two (2) non-age-restricted additional units, provided zoning on the site has not changed during the two-year period preceding the filing of such a variance application.

(a). Eligible Exactions, Ineligible Exactions and Exemptions for Residential Development.

[1]. Affordable housing developments and developments where the developer is providing for the construction of affordable units elsewhere in the Borough, if permitted by Ordinance or by Agreement with the Borough of Glen Rock, shall be exempt from development fees.

[2]. Developments that have received preliminary or final site plan approval prior to the adoption of the first development fee

ordinance shall be exempt from development fees, unless the developer seeks a substantial change in the approval. Where a site plan approval is not applicable, the issuance of a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for the purpose of determining the right to exemption. In all cases, the applicable fee percentage shall be determined based upon the Development Fee Ordinance in effect on the date that building permit is issued.

[3]. In addition to the construction of new principal buildings, development fees shall be imposed and collected when an existing structure is demolished and replaced, or is expanded, if the expansion is not otherwise exempt from the development fee requirement. The development fee shall be calculated on the increase in the equalized assessed value of the new structure. Furthermore:

[a] No development fee shall be collected for a demolition and replacement of an owner occupied residential building resulting from a natural disaster.

[b] No development fee shall be collected for the construction of an "accessory structure" as defined in the 1978 Zoning Ordinance of the Borough of Glen Rock.

[c] Alterations to existing detached single-family dwellings are exempt from the payment of a development fee.

[d] Alterations to existing detached two-family dwellings are exempt from the payment of a development fee.

[4]. Nonprofit organizations which have received tax-exempt status pursuant to Section 501(c)(3) of the Internal Revenue Code, providing current evidence of that status is submitted to the Municipal Clerk, together with a certification that services of the organization are provided at reduced rates to those who establish an inability to pay existing charges, shall be exempted from paying a development fee.

[5]. Federal, state, county, and local governments shall be exempted from paying a development fee.

101-21.5. Nonresidential Development Fees.

A. Imposition of Fees

(1). Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted below, shall pay a fee equal to two and one-half (2.5) percent of the increase in equalized assessed value of the land and improvements, for all new nonresidential construction on an unimproved lot or lots.

(2). Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to two and one-half (2.5) percent of the increase in equalized assessed value resulting from any additions to existing structures to be used for non-residential purposes.

(3). Eligible exactions, ineligible exactions and exemptions for nonresidential development:

(a). The nonresidential portion of a mixed-use inclusionary or market rate development shall be subject to the two and one-half percent (2.5%) development fee, unless otherwise exempted below.

(b). The two and one-half percent (2.5%) fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.

(c). Nonresidential projects that have received a Certificate of Occupancy or general development plan approval or have entered into a developer's agreement or a redevelopment agreement, all prior to July 17, 2008 (the effective date of P.L. 2008, c.46), shall be exempt from the payment of nonresidential development fees, provided that an affordable housing fee of at least one percent (1%) of the equalized assessed value of the improvements is included in the development plan, developer's agreement or redevelopment agreement.

(d). Nonresidential developments shall be exempt from the payment of nonresidential development fees in accordance with the exemptions required as specified in the Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption". Any exemption claimed by a developer shall be substantiated by that developer.

(e). A developer of a non-residential development exempted from the non-residential Borough development fee shall be subject to the fee at such time the basis for the exemption no longer applies and shall make the payment of the nonresidential development fee, in that event, within three (3) years after that event or after the issuance of the final Certificate of Occupancy of the non-residential development, whichever is later.

(f). If a property which was exempted from the collection of a non-residential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within forty-five (45) days of the termination of the property tax exemption. Unpaid nonresidential development fees under these circumstances may be enforceable by the Borough of Glen Rock as a lien against the real property of the owner.

101-21.6. Collection Procedures.

A. The Borough of Glen Rock shall collect development fees for affordable housing in accordance with the following:

(1). Upon the granting of a preliminary, final or other applicable approval, for a development, the applicable approving authority shall direct its staff to notify the Borough Construction Code Official responsible for the issuance of a building permit of the applicable approval.

(2). For nonresidential developments only, the developer shall also be provided with a copy of Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption," to be completed by the developer as per the instructions provided. The Borough Construction Official shall verify the information submitted by the nonresidential developer as per the instructions provided in the Form N-RDF. The Borough Tax Assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.

(3). The Borough Construction Official responsible for the issuance of a building permit shall notify the Borough Tax Assessor of the issuance of the first building permit for a development that is subject to a development fee.

(4). Within ninety (90) days of receipt of that notice, the Borough Tax Assessor, based on the plans filed, shall provide an estimate of the equalized assessed value of the development.

(5). The Construction Official responsible for the issuance of a final Certificate of

Occupancy shall notify the Borough Tax Assessor of any and all requests for the scheduling of a final inspection on a property that is subject to a development fee.

(6). Within ten (10) business days of a request for the scheduling of a final inspection, the Borough Tax Assessor shall confirm or modify the previously estimated equalized assessed value of the improvements of the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.

(7). Should the Borough fail to determine or notify the developer of the amount of the development fee within ten (10) business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in subsection b. of section 37 of P.L.2008, c.46 (C.40:55D-8.6).

(8). Fifty percent (50%) of the initially calculated development fee shall be collected at the time of the issuance of the building permit. The remaining portion shall be tendered to the Borough of Glen Rock at the time of the issuance of a Certificate of Occupancy. The developer shall be responsible for paying any difference between the fee calculated at the issuance of the building permit and the fee determined at issuance of Certificate of Occupancy.

(9). Upon tender of the remaining development fee, provided the developer is in full compliance with all other applicable laws and regulations, the Borough shall issue a final Certificate of Occupancy for the subject property.

(10). Regardless of the time of collection of the development fee, the fee shall be based upon the percentage that applies on the date that the construction permit is issued.

(11). The Construction Code Official shall forward all collected development fees to the Borough of Glen Rock's Chief Financial Officer who shall deposit such fees into the established "Housing Trust Fund."

101-21.7. Appeal of Development Fees.

A. A developer may challenge residential development fees imposed due to a disagreement as to the equalized assessed value of the property by filing a challenge with the Bergen County Board of Taxation. Such a challenge must be made within 45 days from the issuance of the Certificate of Occupancy. Pending a review and determination by the Board, collected fees shall be placed in an interest-bearing escrow account established by the Borough of Glen Rock. Appeals from a determination of the Board may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S.54:48-1 et seq., within ninety (90) days after

the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party. Other challenges to the imposition of a residential development fee must be brought in the Superior Court as a prerogative writ challenge.

B. A developer may challenge non-residential development fees imposed by filing a challenge with the Director of the Division of Taxation. Pending a review and determination by the Director, which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest-bearing escrow account established by the Borough of Glen Rock. Appeals from a determination of the Director may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S.54:48-1 et seq., within ninety (90) days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

101-21.8. Affordable Housing Trust Fund.

A. All collected development fees and any proceeds from the sale of units with extinguished controls shall be deposited by the Chief Financial Officer of the Borough of Glen Rock into a separate designated interest-bearing "Housing Trust Fund", which shall be maintained by the Borough Chief Financial Officer.

B. The following additional funds shall be deposited in the "Housing Trust Fund" and shall at all times be identifiable by source and amount:

- (1). Recapture funds;
- (2). Proceeds from the sale of affordable units;
- (3). Rental income from municipally operated units;
- (4). Affordable housing enforcement fines and application fees;
- (5). Developer contributed funds for barrier free affordable housing pursuant to N.J.A.C. 5:97-8.5;
- (6). Repayments from affordable housing program loans; and
- (7). Any other funds collected in connection with the Borough's affordable housing program.

C. In the event of a failure by the Borough of Glen Rock to comply with trust fund monitoring and reporting requirements or to submit accurate monitoring reports; or a failure to comply with the conditions of any Judgment of Compliance or a revocation of a Judgment of Compliance; or a failure to implement the approved Spending Plan and to expend funds within the applicable required time period as set forth in In re Tp. of Monroe, 442 NJ Super. 565 (Law Div. 2015) (aff'd 442 NJ Super. 563); or the expenditure of funds on activities not approved by the Court; or for other good cause demonstrating the unapproved use(s) of funds, the Court may authorize the State of New Jersey, Department of Community Affairs, Division of Local Government Services (NJLGS), to direct the manner in which the funds in

the Affordable Housing Trust Fund shall be expended, provided that all such funds shall, to the extent practicable, be utilized for affordable housing programs within the Borough of Glen Rock, or, if not practicable, then within the county or the housing region.

D. Any party may bring a motion before the Superior Court presenting evidence of such condition(s), and the Court may, after considering the evidence and providing the Borough a reasonable opportunity to respond and/or to remedy the non-compliant condition(s), and upon a finding of continuing and deliberate non-compliance, determine to authorize NJLGS to direct the expenditure of funds in the trust fund or impose such other remedies as may be reasonable and appropriate to the circumstances.

E. Interest accrued in the Affordable Housing Trust Fund shall only be used on eligible affordable housing activities approved by the Court.

101-21.9. Use of Funds.

A. The expenditure of all funds shall conform to a spending plan approved by the Court, COAH, or its successor agency. Funds deposited in the Affordable Housing Trust Fund may be used for any activity approved by the Court to address the Borough's fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to:

- (1). A housing rehabilitation program;
- (2). New construction of affordable housing units and related costs; in the case of inclusionary developments, eligible costs shall be prorated based on the proportion of affordable housing units included in the development;
- (3). Accessory apartment, market to affordable, or regional affordable housing partnership programs;
- (4). Financial assistance designed to increase affordability;
- (5). Conversion of existing nonresidential buildings to create new affordable units;
- (6). Purchase of and/or improvement of land to be used for affordable housing;
- (7). Purchase of existing market rate or affordable housing for the purpose of maintaining or implementing affordability controls
- (8). Extensions or improvements of roads and infrastructure directly serving affordable housing sites; in the case of inclusionary developments, costs shall be pro-rated based on the proportion of affordable housing units included in the development;
- (9). Green building strategies designed to be cost saving and in accordance with accepted national or State standards,
- (10). Administration necessary for implementation of the Housing Plan Element and Fair Share Plan, or any other activity as specified in the approved spending plan and as permitted by the Court and specified in the approved Spending Plan.

B. Funds shall not be expended to reimburse the Borough of Glen Rock for past housing activities.

C. At least thirty percent (30%) of all development fees collected and interest earned shall be used to provide affordability assistance to very-low, low and moderate-income households in affordable units included in the Housing Element and Fair Share Plan. One-third (1/3) of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to those households earning thirty percent (30%) or less of median income for Housing Region 1, in which Glen Rock is located.

(1). Affordability assistance programs may include down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowner's association or condominium fees and special assessments, and assistance with emergency repairs. The specific programs to be used for affordability assistance shall be identified and described within the Spending Plan.

(2). Affordability assistance to households earning thirty percent (30%) or less of median income may include buying down the cost of low or moderate-income units in the municipal Fair Share Plan to make them affordable to households earning thirty percent (30%) or less of median income. The specific programs to be used for very low-income affordability assistance shall be identified and described within the Spending Plan.

(3). Payments in lieu of constructing affordable units on site, if permitted by Ordinance or by Agreement with the Borough of Glen Rock, and funds from the sale of units with extinguished controls shall be exempt from the affordability assistance requirement.

D. The Borough of Glen Rock may contract with a private or public entity to administer any part of its Housing Plan Element and Fair Share Plan, including the requirement for affordability assistance.

E. No more than twenty percent (20%) of development fee revenues collected in any given year from the development fees may be expended on administration, including, but not limited to, the salaries and benefits for Glen Rock Borough employees or consultant fees necessary to develop or implement a new affordable housing program, a Housing Element and Fair Share Plan, and/or an affirmative marketing program.

(1). In the case of a rehabilitation program, the administrative costs of the rehabilitation program shall be included as part of the twenty percent (20%) of the collected development fees that may be expended on administration.

(2). Administrative funds may be used for income qualification of households, monitoring the turnover of sale and rental units, and compliance with COAH and or its successor agency, and/or Court monitoring requirements. All other housing rehabilitation costs are considered programmatic and not administrative. Legal or other fees related to litigation opposing affordable housing sites or related to securing or appealing a judgment from the Court are not eligible uses of the Affordable Housing Trust Fund.

F. Approval by the Court of this Spending plan constitutes a "commitment" for expenditure pursuant to N.J.S.A. 52:27D-329.2 and -329.3, with the four-year time period for expenditure designated pursuant to those provisions beginning to run with the entry of a final judgment approving the Borough of Glen Rock's most recent Settlement Agreement with Fair Share Housing Center, in accordance with the provisions of *In re Tp. Of Monroe*, 442 N.J. Super. 565 (Law Div. 2014) (aff'd 442 N.J. Super. 53).

101-21.10. Monitoring.

A. The Borough of Glen Rock "Municipal Housing Liaison" shall provide annual reporting of Affordable Housing Trust Fund activity to the State of New Jersey, Department of Community Affairs, Council on Affordable Housing or Local Government Services, or other entity designated by the State of New Jersey, with a copy provided to Fair Share Housing Center and posted on the municipal website, using forms developed for this purpose by the New Jersey Department of Community Affairs, Council on Affordable Housing or Local Government Services. The reporting shall include an accounting of all Affordable Housing Trust Fund activity, including the sources and amounts of funds collected and the amounts and purposes for which any funds have been expended. Such reporting shall include an accounting of development fees collected from residential and non-residential developers, payments in lieu of constructing affordable units on site (if permitted by Ordinance or by Agreement with the Borough), funds from the sale of units with extinguished controls, barrier free escrow funds, repayments from affordable housing program loans, and any other funds collected in connection with the Borough's housing program, as well as an accounting of the expenditures of the revenues and implementation of the Spending Plan approved by the Court.

101-21.11. Ongoing Collection of Development Fees.

A. The ability for the Borough of Glen Rock to impose, collect and expend development fees shall expire with its substantive certification unless Glen Rock Borough has filed an adopted Housing Element and Fair Share Plan with the Court, COAH or its successor agency, has petitioned for substantive certification, and has received the Court's or COAH's approval of its development fee

ordinance. If the Borough of Glen Rock fails to renew its ability to impose and collect development fees prior to the date of expiration of substantive certification, it may be subject to forfeiture of any or all funds remaining within its municipal trust fund. Any funds so forfeited shall be deposited into the "New Jersey Affordable Housing Trust Fund" established pursuant to section 20 of P.L. 1985, c.222 (C.52:27D-320). The Borough of Glen Rock shall not impose a residential development fee on a development that receives preliminary or final site plan approval after the expiration of its substantive certification, or judgment of compliance.

Section 2. 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 3. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of Glen Rock, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Revised General Ordinances of the Borough of Glen Rock are hereby ratified and confirmed, except where inconsistent with the terms hereof.

Section 4. The Borough Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this ordinance to the Bergen 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 5. After introduction, the Borough Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Borough of Glen Rock for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Borough Council, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

Section 6. This Ordinance shall be presented to the Mayor for her approval and signature, which approval shall be granted or denied within ten (10) days of receipt of same, pursuant to N.J.S.A. 40:69A-149.7. If the Mayor fails to return this Ordinance with either her approval or objection to same within ten (10) days after it has been presented to her, then this Ordinance shall be deemed approved.

Section 7. 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 Bergen County Planning Board pursuant to N.J.S.A. 40:55D-16, and (b) the Borough Tax Assessor as required by N.J.S.A. 40:49-2.1.

ATTEST:

APPROVED:
BOROUGH OF GLEN ROCK

Jacqueline Scalia, Borough Clerk

Kristine Morieko, Mayor