

**BOROUGH OF ALLENTOWN  
COUNTY of MONMOUTH  
STATE OF NEW JERSEY**

**ORDINANCE NO. 06-2026**

**AN ORDINANCE AMENDING CHAPTER 28, LAND DEVELOPMENT REGULATIONS OF THE  
BOROUGH'S ZONING REGULATIONS TO AMEND AND/OR ADD SECTION 28-10.1, SECTION 28-  
10.2, AND SECTION 28-10.9.14 – MULTI-FAMILY RESIDENTIAL OVERLAY ZONE**

**WHEREAS**, the Borough adopted Resolution 71-2025 on January 28, 2025 committing to the Department of Community Affairs (DCA) fourth round obligation; and

**WHEREAS**, on January 30, 2025 the Borough filed a complaint for Declaratory Relief pursuant to the ACO Directive 14-24, requesting that the Borough review and approve the Borough's Housing Plan Element and Fair Share Plan and issue a Certificate of Compliance to the Borough; and

**WHEREAS**, the Planning Board has prepared an Amended Housing Plan Element and Fair Share Plan covering Round 1 through 4; and

**WHEREAS**, the Amended Housing Plan Element and Fair Share Plan includes an affordable housing obligation which the Borough desires to comply with as part of its Housing Plan; and

**WHEREAS**, one of the proposed compliance mechanisms is to provide for an overlay zone which permits inclusionary development for affordable housing; and

**WHEREAS**, a vacant site off Breza Road on a portion of the underdeveloped Towne Mews property was identified in the Housing Plan Element to provide the Borough with potential credits to satisfy its Round 1-4 obligation; and

**WHEREAS**, the Planning Board recommends this site be an overlay zone to permit multi-family housing with required affordable housing set aside of 20 percent; and

**WHEREAS**, zoning standards for this overlay zone are provide for herein;

**NOW, THEREFORE BE IT ORDAINED** by the Borough Council of the Borough of Allentown, County of Monmouth, and State of New Jersey is amended as follows

(Deletions are shown with strikethroughs and additions are underlined):

## I

**PURPOSES:** The purposes of this Ordinance are to amend Chapter 28 - Land Development Regulations as follows:

1. To amend the Zoning Map to provide for an Affordable Housing Overlay zoning district entitled "Multi-Family Residential Overlay Zone"
2. To amend existing sections: Section §28-10.2, "Zoning Map"; Section 28-10.1, "District Classes" and create new section: Section §28-10.9.13 entitled "Multi-Family Residential Overlay Zone".

## II

Chapter 28, Land Development Regulations, Section §28-10.1, District Classes, is hereby amended to add "Multi-Family Residential Overlay Zone" as follows:

### **§28-10 ZONING.**

#### **§28-10.1 District Classes**

For the purposes of this chapter, the Borough of Allentown is divided into the following classes of districts:

##### a. Non-Historic:

1. R-20 Residential.

2. R-13 Residential.

3. R-10 Residential.

4. R-6 Residential.

5. Multi-Family Residential (MF).

6. Multi-Family Residential - Overlay Zone

##### b. Historic:

1. HR-80 Historic Residential.
2. HR-30 Historic Residential.
3. HR-20 Historic Residential.
4. HR-15 Historic Residential.
5. HR-10 Historic Residential.
6. HR-5 Historic Residential.
7. HB-D Historic Business District.

### III

Chapter 28, Land Development Regulations, Section §28-10.2, Zoning Map, is hereby to add the “Multi-Family Residential Overlay Zone” comprised of a portion of Block 18, lot 2.01. The area is delineated on the attached map (Exhibit 1) entitled “Proposed Zoning Map Revision” dated January 22, 2026.

*Description:*

*The overlay area shall contain that portion of Block 18, lot 2.01. extending from the northern boundary of the R-13 zone and northward to the existing Towne Mews development which comprises approximately 2.1 acres. This area is between the right-of-way of Breza Rd. and the rear of lots (or portions of lots) Block 18, lots 2, 3, 4 and extends along a parallel line 130’ from and parallel to the right-of-way line Allentown-Yardville Rd. and extending from a point at the northwest corner of Block 18, lot 4 to a point at the Breza Road right-of-way line along a line that is parallel to Building 1 (apartments 1-10) at the Towne Mews Apartments.*

Following adoption by the Borough Council, Section §28-10.2 is hereby amended to add this Ordinance number and the date of adoption to the list of Zoning Map Amendments.

### IV

Chapter 28, Land Development Regulations, Zoning provisions, Section “§28-10.9.14 – Multi-Family Residential Overlay Zone”, is hereby added as follows:

#### 25-10.9.14. MULTI-FAMILY RESIDENTIAL OVERLAY ZONE

- a. Purpose. The purpose of the Multi-Family Residential Overlay Zone is intended for the development of a total of 30 townhouse and multifamily housing of which 20 percent (6 units) is restricted to occupancy by households of very low, low and moderate income persons. Affordable housing dwelling shall be integrated with and indistinguishable in outward appearance from the market-rate housing.
  
- b. Applicability. The use, bulk, design, and performance standards of the Multi-Family Residential Overlay Zone shall supersede all other provisions of the Allentown Land Development Regulations. However, where the regulations and standards of the overlay zone are silent, the standards of the Land Development Regulations shall apply.
  
- c. Principal Uses
  1. Multi-family dwellings including an inclusionary component of very-low, low, and moderate-income housing units in accordance with affordable housing regulations of Section §28-17 – Affordable Housing Regulations.
  
- d. Accessory Uses
  1. Patios
  
  2. Fences and walls
  
  3. Conservation areas, recreation, open space and public purposes uses
  
  4. Stormwater management and other utilities

5. Structures for maintenance and storage of maintenance equipment
  - e. Area and Bulk Requirements
    1. Maximum density – 15 dwelling units/acre – a total of 30 units
    2. Maximum height – 35 feet / 2 ½ stories
    3. Minimum front yard setback - 75 feet
    4. Minimum rear yard setback – 50 feet
    5. Minimum side yard setback - 50 feet
    6. Minimum distance between buildings – side-to-side – 35 feet
    7. Minimum distance between buildings – back-to-back – 60 feet
    8. Maximum lot coverage
      - a. Building - 40% of lot area
      - b. Impervious - 65% of lot area

f. Other Provisions and Requirements.

1. Parking is required subject to the requirements of Section 28-10.10.1 – Parking
2. Sidewalks shall be provided in accordance with Section 28-11.6.
3. A planted buffer shall be provided to adjacent lots zoned for detached single family uses.

**BE IT FURTHER ORDAINED** that should any section, paragraph, sentence, clause, or phase of this ordinance be declared unconstitutional or invalid for any reason, the remaining portion of this ordinance shall not be affected thereby and shall remain in full force and effect, and to that end the provisions of this ordinance are hereby declared to be severable; and

**BE IT FURTHER ORDAINED** that, after introduction, the Borough Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Borough of Allentown 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's 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; and

**BE IT FURTHER ORDAINED** that, after adoption of this Ordinance, the Borough Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the County of Monmouth for its review and approval in accordance with N.J.S.A. 40:55D-97.

**BE IT FURTHER ORDAINED** that this Ordinance shall take effect upon its (1) adoption; (2) publication in accordance with the laws of the State of New Jersey; and (3) approval by the Monmouth County Planning Board pursuant to N.J.S.A. 40:55D-97.

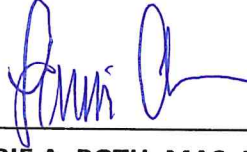
**BE IT FURTHER ORDAINED** that all ordinances or parts of ordinances inconsistent with the amending ordinance are hereby repealed to the extent of their inconsistencies only.



**THOMAS FRITTS**  
Mayor

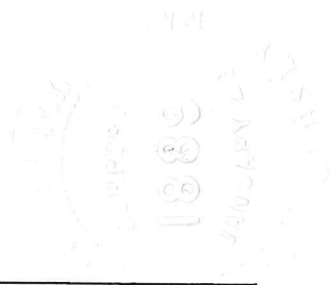
DATED: March 10, 2026

**ATTEST:**



**LAURIE A. ROTH, MAS, RMC, CMR, CPM**  
Municipal Clerk

DATED: March 10, 2026



**EXHIBIT 1**  
**Proposed Multi-Family Residential Overlay Zone**  
**Borough of Allentown**