

**BOROUGH OF SADDLE RIVER  
BERGEN COUNTY, NEW JERSEY  
LEGAL NOTICE**

NOTICE IS HEREBY GIVEN that the following proposed ordinance was introduced and passed on first reading at a meeting of the Borough Council of the Borough of Saddle River, in the County of Bergen, State of New Jersey, held on the 26th day of March 2026, and that said ordinance will be taken up for further consideration for final passage at the meeting of said Borough Council to be held in the Municipal Building, 100 E. Allendale Road, Saddle River, New Jersey, on the 20th day of April 2026, at 7:00 P.M., or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning the same.

A copy of this ordinance has been posted on the Bulletin Board upon which public notices are customarily posted in the Municipal Building of the Borough, and a copy is available up to and including the time of such meeting to the members of the general public of the Borough who shall request such copies, at the office of the Clerk in said Municipal Building in the Borough of Saddle River, New Jersey.

Cindy Kirkpatrick, RMC  
Borough Clerk  
Borough of Saddle River  
County of Bergen  
State of New Jersey

**ORDINANCE 26-1117**

**BOROUGH OF SADDLE RIVER**

**AN ORDINANCE TO AMEND SECTION 99-4 OF THE ORDINANCES OF THE  
BOROUGH OF SADDLE RIVER, COUNTY OF BERGEN AND STATE OF NEW  
JERSEY RELATING TO RESIDENTIAL DEVELOPMENT FEES**

Section 1. Be it ordained by the Mayor and Council of the Borough of Saddle River that Section 99-4 of the Borough Code of Saddle River be amended as follows:

**§ 99-4. Residential development fees.**

A. Imposed fees.

- (1) Within all zone districts, residential developers, except for developers of the types of development specifically exempted below, shall pay a fee of one and one-half percent (1.5%) of the equalized assessed value for new residential development, provided no increased density is permitted. For additions of twenty-five percent (25%) or more of square footage to existing residential homes, a development fee of one and one-half percent (1.5%) of the increase in assessed value shall also be collected. Additions or alterations to existing residential homes which do not increase square footage by twenty-five percent (25%) shall not result in a Residential development fee.

- (2) When an increase in residential density pursuant to N.J.S.A. 40:55D-70d(5) (known as a "d" variance) has been permitted, developers may be required to pay a development fee of 6% of the equalized assessed value for each additional unit that may be realized. However, 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 the filing of the variance application.

B. Eligible exactions, ineligible exactions and exemptions for residential development.

- (1) Affordable housing developments shall be exempt from development fees. All other forms of new construction shall be subject to development fees unless exempted below.
- (2) Developers of low- and moderate-income units shall be exempt from paying development fees.
- (3) Developments that have received preliminary or final approval prior to the effective date of the Borough's amended development fee ordinance shall be subject to the law in effect at the time of such approval, unless the developer seeks a substantial change in the approval.
- (4) All single-family residential additions, renovations and accessory structures shall be exempt; however, all new residential dwelling units shall be subject to a development fee.
- (5) All multifamily additions, renovations and accessory structures not requiring site plan approval shall be exempt; however, all new residential dwelling units shall be subject to a development fee.

Section 2. All other provisions of Chapter 99 shall remain unchanged.

Section 3. This Ordinance shall take effect upon adoption as provided by law.

Section 4 Except as provided for herein, all other provisions of the Ordinance shall remain in full force and effect.