

**TOWNSHIP OF FAIRFIELD  
ORDINANCE #2017-04**

AN ORDINANCE AMENDING CHAPTER 45-72.5 OF THE TOWNSHIP CODE OF THE TOWNSHIP OF FAIRFIELD RELATING AFFORDABLE HOUSING MAXIMUM RENTS AND SALES PRICES

**WHEREAS**, in order to comply with the Fair Housing Act (“Act”), the Township of Fairfield enacted Fair Share Housing Regulations to assure that low- and moderate-income units ("affordable units") are created with controls on affordability over time and that low- and moderate-income households shall occupy these units; and

**WHEREAS**, as a result of recent state wide litigation, the Court’s maintain oversight of a municipalities fair share obligation and needs in accordance with the Act; and

**WHEREAS**, amendment of the Township’s Fair Share Housing Regulations is necessary to bring the code current with the Act and the Court’s oversight.

**NOW, THEREFORE BE IT ORDAINED** by the Mayor and Township Council of the Township of Fairfield, County of Essex, State of New Jersey, as follows:

**SECTION 1.** Section 45-72.5, entitled “Maximum Rents and Sales Prices”, of the Township Code of the Township of Fairfield is hereby amended as follows:

**§ 45-72.5. Maximum Rents and Sales Prices.**

...

~~e. One half (1/2) of all two (2) bedroom units will be affordable to two (2) person households and one half (1/2) of all two (2) bedroom units will be affordable to three (3) person households; and~~

~~d. One half (1/2) of all three (3) bedroom units will be affordable to four (4) person households and one half (1/2) of all three (3) bedroom units will be affordable to five (5) person households; and~~

~~c. e. ...~~

~~d. f. ...~~

~~e. g. ...~~

~~f. h.~~ ...

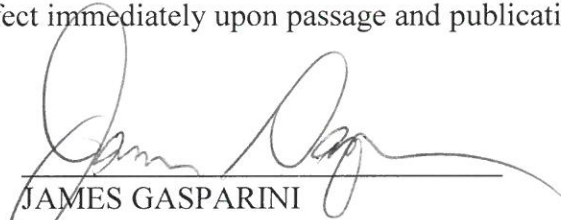
~~g. i.~~ ...

~~h. j.~~ ...

**SECTION 2.** All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

**SECTION 3.** If any section, paragraph, subdivision, clause of provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to that section, paragraph, subdivision, clause or provision so adjudged, and the remainder of this ordinance shall be deemed to be valid and effective.

**SECTION 4.** This Ordinance shall take effect immediately upon passage and publication in accordance with law.

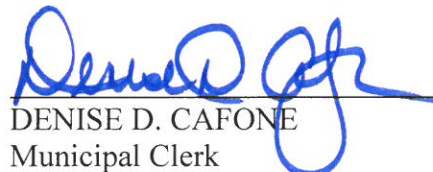
  
\_\_\_\_\_  
JAMES GASPARINI  
Mayor

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 **January 23, 2017** 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 **February 27, 2017** 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

Introduced 1/23/17  
Adopted 2/27/17

**INTRODUCTION OF ORDINANCE: JANUARY 23, 2017**

**ORDINANCE #2017-04, AN ORDINANCE AMENDING CHAPTER 45-72.5 OF THE TOWNSHIP CODE OF THE TOWNSHIP OF FAIRFIELD RELATING AFFORDABLE HOUSING MAXIMUM RENTS AND SALES PRICES**

**INTRODUCED BY: COUNCILMAN MORGAN  
SECONDED BY: COUNCILMAN LAFORGIA  
PUBLISHED: FEBRUARY 2, 2017**

**ROLL CALL VOTE**

GOVERNING BODY	AYES	NAYS	ABSTAIN	ABSENT	NOT VOTING
COUNCILPRESIDENT MICHAEL B. MCGLYNN	X				
COUNCILMAN JOSEPH CIFELLI	X				
COUNCILMAN JOHN LAFORGIA	X				
COUNCILMAN THOMAS J. MORGAN	X				
MAYOR JAMES GASPARINI	X				

**2<sup>ND</sup> READING AND PUBLIC HEARING: FEBRUARY 27, 2017**

**INTRODUCED BY: COUNCILMAN CIFELLI  
SECONDED BY: COUNCILMAN LAFORGIA  
PUBLISHED: MARCH 2, 2017**

**ROLL CALL VOTE**

GOVERNING BODY	AYES	NAYS	ABSTAIN	ABSENT	NOT VOTING
COUNCILPRESIDENT MICHAEL B. MCGLYNN				X	
COUNCILMAN JOSEPH CIFELLI	X				
COUNCILMAN JOHN LAFORGIA	X				
COUNCILMAN THOMAS J. MORGAN	X				
MAYOR JAMES GASPARINI	X				